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

District Sub-Registrar-V
Altpore, South 24 Pargana

21 MAR 2022

DEVELOPMENT AGREEMENT

S DEVELOPMENT AGREEMENT is made on this 11th day of March, 2022 (Two Thousand and Twenty Two).

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11/3/22

7165

No. _____ Date _____
 Name Buildoheaven Construction
 Address PVT - LTD.
 Value Baripura ward-17th
 Vendor Sahabuddin Gazi
 SAHABUDDIN GAZI
 Baripura Civil & Criminal Court

Kaf 144.



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 SOUTH 24 PGS, ALIPORE
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Sahabuddin Kabir
 90 - Mirgajan Kabir
 villa - Raban pm.
 f.o - Mir pmr Daulat pm
 f.s - Baruni pm.
 Dist - South m
 Pin - 743610
 o.c.c - Business

(2)

BETWEEN

1. **SRI SANJAY MALHOTRA**, PAN-AGQPM7816C and Aadhaar No. 4513 1571 9390, Mobile- 9038099884, son of Late Pran Nath Malhotra, by faith - Hindu, by Occupation-Business, by Nationality-Indian, residing at Shantiban Housing Complex, Block - Topor, Flat No. B/202, 7, Umakanta Sen Lane, P.O.- Ghughudanga, P.S.-Chitpur, Kolkata - 700030, District - South 24 Parganas.
2. **SMT. SHUKLA MALHOTRA**, PAN-AGSPM6672J and Aadhaar No. 7775 8903 4203, Mobile- 9831220055, wife of Sanjay Malhotra, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Shantiban Housing Complex, Block - Topor, Flat No - B/202, 7, Umakanta Sen Lane, P.O.- Ghughudanga, P.S.- Chitpur, Kolkata - 700030, District - South 24 Parganas.
3. **SRI MADAN CHANDRA PRAMANIK**, PAN-AUKPP3159K and Aadhaar No.9160 4317 6300, Mobile- 9239308911, son of Late Dashurathi Pramanik @ Dashu Pramanik, by faith-Hindu, by Occupation- Cultivation, by Nationality-Indian, residing at Baikunthapur, P.O.-Dakshin Gobindapur P.S.-Baruipur, Kolkata-700145, District-South 24 Parganas, hereinafter jointly called and referred to as the "**LAND OWNERS/FIRST PARTY**" (which term or expression shall unless excluded by or

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repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, legal representatives and/or and assignees) of the ONE PART.

AND

BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED, PAN-AAKCB3068Q, a company limited by shares, registered under the companies Act 2013, having its office C/o- Khayrul Hassan Molla, Nazrul Sarani, Ward No.17, within Baruipur Municipality, P.O. & P.S.- Baruipur, Dist.- South 24 Parganas, Kolkata-700144, represented by its Directors, **1) MD. KHAYRUL HASSAN MOLLA**, PAN-AWYPM0181A and Aadhaar No. 6059 6809 0009, Mobile-9836737365, Son of Late Abdul Khalil Molla @ Khalil Abdul Molla, by faith-Islam, by Occupation-Business, by Nationality-Indian, residing at Vill-Beramara, P.O.- Beramara, P.S.- Magrahat, PIN-743609, District -South 24 Parganas, **2) ABDUS SALIM GHARAMI**, PAN-BCOPG0372G and Aadhaar No.9289 2067 0419, Mobile-8584050552, Son of Late Abdus Samad Gharami, by faith-Islam, by Occupation-Business, by Nationality-Indian, residing at Sajahan Road, PO.+ P.S.- Baruipur, PIN-700144, District-South 24 Parganas, hereinafter jointly called and referred to as the "**DEVELOPER/SECOND PARTY**" (which expressions shall unless excluded by or repugnant to the context shall mean and be deemed to include its executors, administrators, legal representatives and assignees) of the **OTHER PART**.

AND

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WHEREAS ALL THAT piece and parcel of vacant land measuring about 3 Decimal out of 45 Decimal comprising in R.S. & L.R. Dag No. 256, under R.S. Khatian No. 600, under L.R. Khatian No. 1538, 2343 and 2344, by nature - Danga and an area of 30 Decimal more or less comprising in R.S. & L.R. Dag No. 257 under R.S Khatian Nos. 178 corresponding to L.R. Khatian No. 1538, 2343 and 2344, by nature- Shali, total being an area of 33 Decimal more or less, lying and situated at Mouza- Khasmallick, J.L. No. 35, R.S. No. 190, Touzi No. 250, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Baruipur, Police Station- Baruipur, within the jurisdiction of Hariharpur Gram Panchayat, in the District of South 24 Parganas, more fully and more particularly described in the Schedule written hereunder, hereinafter referred to as the SAID LAND/PROPERTY which be developed in future by the aforesaid DEVELOPER/ SECOND Party which is butted and bounded by:

Butted and Bounded of R.S. Dag No - 256:

On the North : Land of R.S. Dag No. - 257

On the South : Road/Bye Pass (E.M. Bye Pass Extension)

On the East : Part of Land in R.S. Dag No - 256

On the West : Part of Land in R.S. Dag No.- 256

Butted and Bounded of R.S. Dag No - 257

On the North : Land of R.S. Dag No. - 864

On the South : Part of Land in R.S. Dag No - 256

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On the East : Part of Land in R.S. Dag No - 258

On the West : Part of Land in R.S. Dag No.- 257

AND WHEREAS the land measuring 15 decimals out of 45 decimals comprising in plot No. 256 recorded under R.S. Khatian No. 600, of Mouza- Khas Mollick belonged to one Ram Narayan Roy and in his life time he was in possession the same by doing various acts of possession thereon. After demise the said Ramnarayan Roy his heirs and legal representatives on 13.02.1985 by dint of a registered deed of Kobala being deed No. 1846 (the same has recorded in Book No. 1, Volume No. 25, Page No. 237 to 244, deed No. 1846 in the Sub-registrar Baruipur) sold out 13 decimals Danga land comprising in R.S. & L.R. Plot No. 256 in favour of one Smt. Kanchanbala Mondal and duly delivered the physical possession thereon in favour of the said purchaser.

AND WHEREAS the said Smt. Kanchan Bala Mondal becoming the original Owner in respect of her above noted purchased property has been in possession over the same by doing various acts of possession thereon and on 28.07.1992 by dint of registered deed of Kobala being deed No. 5439/1992 sold out northern portion of 10.25 decimals comprising in the R.S. & L.R. plot No. 256 in favour of one Sri Dashurathi Pramanik (the said deed has been registered in Book No. 1, Volume No. 62, Page No. 7 to 12 being deed No. 5439/1992 in the A.D.S.R.

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Baruipur) and duly delivered the possession there of in favour of the said purchaser.

AND WHEREAS the Shali land measuring 30 decimals comprising in R.S. & L.R. Dag No. 257 recorded under R.S. Khatian No. 178 of Mouza Khas mollick belonged to Hari Narayan Roy, Ram Narayan Roy and Deb Narayan Roy to the extent of 1/3rd share each and their name had correctly been recorded in the R.S.R.O.R being R.S. Khatian No. 178.

AND WHEREAS the said Ram Narayan Roy being the one of the raiyat in respect of the aforesaid land in R.S. & L.R. plot No. 257 of Mouza - Khas mollick died intestate leaving behind wife Chhayarani Roy two sons namely Sri Subhrangshu Kumar Roy, Dipangshu Kumar Roy two daughters namely Archana Roy and Bandana Roy as his heirs and legal representatives.

AND WHEREAS the said Hari Narayan Roy, Deb Narayan Roy and the aforesaid heirs of the deceased Ram Narayan Roy on 03.09.1976 by dint of a registered deed of Kobala sold and transferred the entire 30 decimals of shali land comprising in R.S. & L.R. Plot No. 257 of Mouza - Khas mollick in favour of one Dasurathi Pramanik (the said deed has been registered in Book No. 1, Volume No. 99, Page No. 73 to 77 being deed No.

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7004/1976, in the Sub-Registrar Baruipur) and duly delivered the possession thereof in favour of the above note purchaser.

AND WHEREAS by the manner stated above the said Sri Dasurathi Pramanik became the owner in respect of the Danga land 10.25 decimals comprising in R.S. & L.R. Dag No. 256 and shali land 30 decimals comprising in R.S. & L.R. Dag No. 257 and had been in possession the same by doing various acts of possession thereon and being the Raiyat in respect of aforesaid 40.25 decimals of land died intestate leaving behind wife Smt. Kalyani Pramanik one son namely Madan Chandra Pramanik and one daughter namely Smt. Shilpi Santra as his heirs and legal representatives.

AND WHEREAS the said Smt. Kalyani Pramanik and Smt. Shilpi Santra becoming the Raiyat in respect of 2/3rd share in the property left by the aforesaid Dasurathi Pramanik have been in possession jointly and being the joint raiyat of the same to the extent of 2/3rd share therein on 11.7.2011 by executing a deed of gift jointly gifted their interest in respect of land aforesaid comprising in Dag No. 256 & 257 and other property in favour of Sri Madan Chandra Pramanik and duly executed and registered deed of gift being deed No. 5208 for the year 2011 (registered in Book No. 1, Volume No. 17, Page No. 4024 to 4041 being Deed No. 5208 for the year 2011 in the D.S.R.-IV Alipore) and duly delivered the possession thereof in favour of the said donee. The said Madan Chandra Pramanik accepted

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Smt. Shilpi Santra



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said gift and since then has been in possession thereon by doing various acts of possession thereof.

AND WHEREAS the said Madan Chandra Pramanik being the Raiyat in respect of the 10.25 decimals land comprising in plot No. 256 and 30 decimals comprising in Plot No. 257 on 21.02.2017 sold out 5 Cottah of land out of which 1 decimal from the Dag No. 256 and 7.25 decimals from the Plot No. 257 in favour of Shukla Malhotra and duly executed and registered a deed of sale in favour of the said Shukla Malhotra and the said deed has been registered in Book No. 1, Volume No. 1901-2017, Page No. 30510 to 30530 being deed No. 0978 for the year 2017 in the A.R.A. -I Kolkata and on 20.09.2017 the said Madan Chandra Pramanik further sold out 5 Cottah of land (1.29 decimals in Dag No. 256 and 6.96 decimals in Dag No. 257) in favour of Sanjoy Malhotra and duly executed and registered in Book No. 1, Volume No. 1901-2017, Page No. 208201 to 208223 being deed No. 06228 for the year 2017 in A.R.A.-I Kolkata, and the said Madan Chandra Pramanik duly have delivered the possession of the aforesaid land in favour of the purchasers. The said Sanjoy Malhotra, Shukla Malhotra and the Sri Madan Chandra Pramanik are the owners herein in this indenture.

S. Madan Pramanik
(Signature)



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AND WHEREAS the said Sanjoy Malhotra the owners No. 1 herein and the Shukla Malhotra the owners No. 2 herein since their purchase have been possessing their respective land by doing various acts of possession thereon and their name have duly been recorded in the L.R.R.O.R. The said Madan Chandra Pramanik the owner No. 3 herein is in possession in respect of his land and his name has also been recorded in the L.R.R.O.R.

AND WHEREAS the owners are the owner of the Danga land measuring 10.25 decimals comprising in R.S. & L.R. Plot No. 256 and 30 decimals Shali land comprising in R.S. & L.R. Plot No. 257 of Mouza- Khas mollick within P.S.- Baruipur, Dist. South 24 Parganas out of which the land owners are to develop an area of 3 Decimal land out of their own area of 10.25 Decimal, more or less, in R.S. Dag No - 256 under R.S. Khatian No - 600 corresponding to L.R. Dag No - 256 under L.R. Khatian No 1538, 2343 and 2344, by nature - Danga and an area of 30 Decimal more or less, in R.S. Dag No. - 257 under R.S. Khatian No - 178 corresponding to L.R. Dag No - 257 under L.R. Khatian Nos. - 1538, 2343 and 2344, by Nature - Shali, total being 33 Decimal more or less, lying and situated at Mouza-Khasmallick, J.L. No- 35, R.S. No- 190, Touzi No.- 250, District Sub-Registrar Office at Alipore, Additional District Sub-

Sanjoy Malhotra
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Registrar Office at Baruipur, P.S.- Baruipur, within the jurisdiction of Hariharpur Gram Panchayat, in the District of South 24 Parganas, more fully and particularly described in the First Schedule written hereunder, hereinafter referred to as the SAID LAND/PROPERTY which will be developed in future by the aforesaid Developer/Second Party.

ANDWHEREAS since date of being Owner of the property mentioned herein above and in the schedule herein below, the 1st party/owners are in peaceful khas possession of the said property herein below, the 1st party/owners are in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authority and as the lawful owners, the 1st party/owners have been enjoying the absolute right, title and interest of the same till date which is free from all encumbrances such as loan and/ on mortgage, charges, lines, lispendences, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner and the 1st party/owners have solemnly affirm and oathly declared that they have good marketable title and have every right to transfer the same to anybody against valuable consideration.

ANDWHEREAS there is no notice of acquisition or requisition or pending in respect of the said property or any part thereof and the said property does not contain any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976.

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ANDWHEREAS there is no proceeding pending or even initiated in connection the levy under Article 226 of the constitution of India in the Hon'ble High Court at Calcutta.

ANDWHEREAS the land was/is never subject of any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) of the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).

ANDWHEREAS the Owners jointly declare that the schedule land given for development, is free from any loan/mortgage etc.

ANDWHEREAS the Owners to this agreement before entering into this agreement entered into a Memorandum of Understanding (MOU) on March 28, 2019 with S.K.D. Enterprise and Others and Subsequently that MOU has been cancelled by way of executing a deed of cancellation dated November 25, 2021. The owners herein further declared that the amount received by the owners in terms of the said Memorandum of Understanding dated March 28, 2019 was refunded to the Second Party of the said MOU AND as such the Owners herein have no embargo for entering into this development agreement.

AND WHEREAS the developer herein approached the owners herein to enter into a development agreement for the construction of a multistoried building in respect of his

S. K. D. Enterprise



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aforesaid property more fully described in the schedule 'A' below and the owners herein also agreed thereto. Considering all these facts the owners herein and the developer herein are entering into the instant development agreement on the terms and conditions as set out herein below:-

NOW THIS INDENTURE WITNESSETS as follows, and the following terms and conditions have been agreed by and between the parties hereto:-

ARTICLE - I COMMENCEMENT:

- 1.1. This agreement shall have effect from the date, month and year written at the outset and shall remain in force until such time all the terms and conditions set forth herein are complied and fulfilled by both the parties.
- 1.2 Before this agreement in between the parties a Memorandum of Understanding had been made and it is agreed that the developer will have to pay Rs. 42,00,000/- (Rupees Forty two lakhs) only as refundable but non-adjustable security deposit money and out of the said security money each of the land owners No. 1 & 2 will receive the amount of 10,50,000/- (Rupees Ten lakh fifty thousand) only and the land owners No.3 will receive alone the amount of Rs.21,00,000/- (Rupees twenty one

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lakhs) only. It is further agreed that the developer shall pay to the first party owners the amounting to Rs.20,00,000/- (Rupees Twenty lakhs) only before the execution of the aforesaid MOU Agreement and thereafter the remaining Rs.22,00,000/- (Rupees twenty two lakhs) the developers will pay to the owners on the date of execution in this agreement. According to the agreement of MOU the land owners shall refunded Rs.14,00,000/- (Rupees fourteen lakhs) to the developer after completion of the total flooring/marbel works. The owners shall be refund amounting to rupees further Rs.14,00,000/- (Fourteen lakhs) to the developer at the time of getting possession and the owners shall be refunded the balance amount of further rupees 14,00,000/- (Rupees Fourteen lakhs) to the developer after obtaining completion certificate or occupation certificate which is applicable at the place of this project.

ARTICLE - II DEFINITIONS :

- 2.1. Owner shall mean and include the party of the first part of this development agreement.
- 2.2. **THE DEVELOPER** shall mean and include the party of the second part of this development agreement.

S. M. Khan
Feb.

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2.3. THE SAID PROPERTY / PREMISES shall mean the property more particularly described in the Schedule - A below.

2.4. THE NEW BUILDING shall mean the MULTISTORIED building to be constructed on the said property / premises mentioned aforesaid, in accordance with the sanctioned/approved building plan which will be prepared under the instructions of the developer by a registered architect / LBS deputed by the developer and which will be sanctioned / approved by the office of the competent authority at the cost of the developer. It may be mentioned here that after completion the building to be constructed in pursuant to this agreement if any further construction be allowed by the competent authority that would be constructed by the Developer according to the same same ratio mention herein in this development agreement.

2.5. BUILDING PLAN which will be prepared under the instructions of the developer by a Registered Architect / LBS deputed by the developer and which will be sanctioned / approved by the office of the Zilla Parishad Alipore or any other competent authority at the cost of the Developer.

2.6. SPECIFICATIONS shall mean the specifications of materials, nature and quality of things to be used for the construction of the new building including doors,



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windows fittings, fixtures etc. detailed in Article - VIII below.

2.7. STAIR CASE shall mean the stairs leading from the ground floor up to the landing space on the roof and as the space kept in the ground floor below the stairs.

2.8. COMMON AREAS AND AMENITIES shall mean and include path, passage, drains, drive ways, pump room, overhead water tank on the roof, water reservoir at ground floor water pump and motor landing spaces from stairs etc. described in schedule 'E' below.

2.9. OWNER'S ALLOCATION shall mean the constructed portion except the developer's allocation detailed in schedule - 'C' below.

2.10. DEVELOPER'S ALLOCATION shall mean and include that constructed area except the portion retained by the owner as owner's allocation which is saleable to outsiders on receipt of payment by the developer, detailed in schedule - 'D' below.

2.11. TRANSFER means by a registered deed of conveyance executed by the owners/or by any other person / persons duly authorized by them lawfully and legally in favour of the prospective purchaser of Flat/Commercial spaces/ Garage / Shop etc. of the building to be constructed.

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- 2.12. TRANSFEREE** The purchaser / purchasers who will buy any flat or portion of the proposed building.
- 2.13. CONSIDERATION** The constructed area of the building proposed to be built at the cost of the Developer and to be given to the owners as owners allocation without taking any money.
- 2.14. AND WHEREAS** in case of difference and / or conflict between the parties to this agreement is arise then the dispute and differences would be adjudicated according to the law of the land.

ARTICLE - III OWNERS' RIGHT AND OBLIGATIONS :

- 3.1.** The owners above named are seized and possessed of and well and sufficiently entitled to the property mentioned in the schedule - A below.
- 3.2.** The owners shall hand over all the original documents, relevant papers in regard to the said property, mentioned above, Tax receipt from the Govt. and non-Govt. authority in regard to the said property, against property receipts to the developer on the date of execution of this agreement.
- 3.3.** The owners have delivered physical vacant possession of the land to the developer only at the time of execution of this development agreement.
- 3.4.** The owners shall give and / or execute a development power of attorney in favour of the developer for obtaining

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Adv.*



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the sanction plan, executing the building and for doing all acts, deeds and things for fulfillment of the terms of this agreement, for execution and registration of the sale deed, agreement for sale in respect of the schedule 'A' property and the flats and car parking spaces of the developer's allocation.

- 3.5. The owners shall execute and register the deed of conveyances in respect of the developer's allocation in favour of the intending purchaser/purchasers at the request of the developer and they shall not or will not claim any money in this respect.
- 3.6. The owners shall not claim or demand any unreasonable constructed area except that has been earmarked in their allocation i.e. owners' allocation.
- 3.7. The owners shall not obstruct the developer and its' employee, labor etc. to enter into the said premises and they shall not object to any advertisement made on the spot or display any sign board, for the purpose of sale of the developer's allocation and / or for other purpose and the owners and / or their men and agents will not create any obstruction in the smooth running of the construction job of the proposed building.
- 3.8. The owners shall get their allocated portion as soon as the construction of the building is completed but not later than 45 months as mentioned hereunder this Agreement.

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- 3.9.** The owners shall not object to the execution of any agreement between the developer and the intending flat / flats purchaser / purchasers of the portion allotted to the developer. It is pertinent to mention here that if the developer makes any agreement with the intending flat / flats purchaser / purchasers in respect of developer's allocation contrary to this agreement, the developer shall be responsible for that and the owners shall not be in any way responsible for the same and in that event the proposed flat / flats purchaser / purchasers shall have no right to sue against the owners.
- 3.10.** If the owners violate the terms of the agreement they shall be liable to pay adequate compensation to the developer.
- 3.11.** The common portions shall be enjoyed both by the owners and by the developer and/or by the respective purchaser from them.
- 3.12.** The owners shall not be responsible for any laches in the construction or for use of sub-standard materials, if used by the developer or its men and agents. The developer will be fully responsible for those acts of affairs and shall be liable to pay compensation for use of sub-standard materials.
- 3.13.** During the continuance of this agreement the owners shall not let out, make lease or mortgage the premises and/or enter into any development agreement or execute

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Adv.*



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and register any sale deed and/or enter into any agreement for sale in respect of the schedule 'A' property or building or any portion thereof to any third party.

- 3.14. The possession of the schedule 'A' property is being delivered by the owners to the developer at the time of execution of this development agreement is in furtherance and part performance of this agreement.
- 3.15. A supplementary agreement for specification of allotments will be made between the parties to this agreement within 60 days after the plan sanctioned by the competent authority.

ARTICLE - IV DEVELOPER'S RIGHTS AND OBLIGATIONS:

- 4.1. The developer has already taken possession of the schedule 'A' property and does all works in connection with the construction job, after obtaining the sanctioned/approved building plan from the office of the competent authority.
- 4.2. The developer/promoter shall take all measures for construction of the multistoried building in accordance with the sanctioned/approved building plan, according to the rules and laws at its, own expenses and shall complete the construction within 45 (Forty five) months

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from the date of execution of this Agreement and shall handover the owners allocation within the aforesaid 45 (Forty five) months. The sanction building Plan from the competent authority to be obtained within 6 months from execution of this agreement. Thus the new building to be constructed in pursuant to this development agreement and will be completed within 45 (forty five) months from the date of this registered development agreement failing which the development agreement will be cancelled or terminated.

- 4.3. From the date of execution of this agreement and during the period of construction the developer shall pay and clear up all the due taxes up to the time of obtaining the C.C. and/or delivering possession to the owners in respect of the owners' allocation whichever is later.
- 4.4. The developer is authorized to get papers, petitions, documents etc. ready and get the same signed by the Developer on behalf of the owners when needed and/or required.
- 4.5. The developer shall have full power and authority to enter into any agreement with anybody to sell the portions allotted to the developer according to the specified in the supplementary agreement (which will be made after the plan sanctioned) and in doing so, it may realize money or price from the intending purchaser/s, in respect of the developer's allocation only. It is pertinent to mention here

S. Manohar
for




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that the owners are in no way responsible for the same and the intending purchaser/s will have no right and authority to sue against the owners for any latches in the part of the developer in any regard, in respect of the developer's allocation.

- 4.6. The developer without any objection from the owners or anybody else may fix up price of the flat/flats to be sold by it in respect of the developer's allocation.
- 4.7. The developer shall incur all expenses in the matter of construction of the proposed multistoried building to be constructed in accordance with the sanctioned/ approved building plan on the land more fully described in the schedule 'A' hereunder written.
- 4.8. The developer is permitted to hang up notice and sign boards on the spot and may make any advertisement for the purpose of sale of the developer's allocation to the different intending purchaser/purchasers as to be decided by the developer exclusively.
- 4.9. The developer shall make the construction of the proposed multistoried building according to the specifications stated below.
- 4.10. The developer may appoint any person, such as Architect, Engineers, Labours, or any employee in this regard and it shall bear the expenses for such employees.

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- 4.11. The developer shall ensure bringing of water connection from the competent authority.
- 4.12. The developer shall arrange to take electric connection from the WBSEDCL/CESE to install main meter.
- 4.13. The developer shall also complete the work of sanitation sewerage etc. and make the flats, habitable and usable and shop or shops also without any trouble or difficulty and obtain Completion Certificate from the competent authority at its own cost.
- 4.14. The developer shall be responsible for any deviation in the construction beyond the sanction/approved building plan.
- 4.15. The developer shall be liable to pay any fine or penalty or charges if imposed by the competent authority or any statutory authority for unauthorized construction or deviation in the said job.
- 4.16. The developer shall allow the owners or their men and agents to inspect the construction work but in no case they or their men and agents shall disturb the developer or its men and agents to continue the construction work.
- 4.17. The rights of the developer will not come to an end till the completion of construction of the proposed new building and transfer of all Flats to respective purchaser/purchasers, in respect of Developer's allocation and till delivery of possession of the portion earmarked for the

H. N. Adv.

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owners allocation along with the C.C. from the competent authority.

- 4.18. The developer shall use the materials of good and standard quality.
- 4.19. The developer shall construct the building at its own cost and expenses according to the sanctioned/approved building plan which is to be prepared by the Architect or Consultant of the Developer at the cost of the developer.
- 4.20. The developer shall do piling job according to the views recommended/stipulated in Soil Test Report by Soil Experts and architect or engineer.
- 4.21. The developer will handed over the possession of the owners allocations with habitable condition by measurement of a cover area.

ARTICLE - V GENERAL :

- 5.1. Both parties shall render co-operation to each other.
- 5.2. This agreement shall always be treated as an agreement by and between 'Principal', the owner and the developer and they have entered into this agreement purely as a contract and nothing stated herein shall be deemed to be as-partnership between them.

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
21 MAR 2022

- 5.3. Nothing shall be done to prejudice or hinder the interest of either party.
- 5.4. The construction shall be completed within **45** (Forty five) months and also handover the owners allocated shares from the date of this agreement and the developer shall handed over the owners allocated portion within the said period of 45 months, if any delay is caused by natural calamity or act of God that will be considered by mutual discussion.
- 5.5. Each party shall be liable for payment of respective share of taxes after taking delivery of possession of their respective allocations after obtaining the C.C. from the competent authority.
- 5.6. The allocations of the owners and the same of the developer have been detailed below separately.
- 5.7. The common areas and common amenities and facilities have been shown in schedule - 'E' below.
- 5.8. The specifications and nature and standard of materials to be used in the construction of the new building have been detailed in ARTICLE VIII below. Common expenses are being set out in the schedule 'F' below.
- 5.9. Until installation of separate electric meters for supply of electric energy to the respective flats/units, the total bill is to be paid by the developer.

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

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- 5.10. Expenses of sweepers, subsequent outside painting and other common expenses to be borne by the flat owners jointly.
- 5.11. Not to use the building or premises or any part of it for carrying on any illegal or immoral trade or for an commercial purpose such activity that may cause disturbance annoyance or hazard to others.
- 5.12. The developer is permitted to make any addition or alteration in the structure or common walls of the building after getting written approval from the competent authority. Any expenses in this regard should be paid by the developer and the developer shall not claim any amount from the owners for the same.
- 5.13. That the developer is permitted to hang up any hoarding, glow sign board or any kind or notice whatsoever relating other than this project on the schedule 'A' property till completion.
- 5.14. That the developer will bear the entire expenses for installation of the transformer, if so is required.
- 5.15. **AND WHEREAS** within 60 days after obtaining the sanctioned building plan from the competent authority a supplementary agreement for specification of allotment of the flats between the parties in respect of the building proposed would have to be signed by the parties to this agreement.

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
21 MAR 2022

- 5.16. The owners and the developer will have forty-sixty share (40:60) in the building to be constructed in the 'A' schedule property.
- 5.17. There will be a society (under the society registration act 1961), registration amongst the owner, owners, developer, intending purchaser for maintained and supervise and other acts and deeds of the building to be constructed.

ARTICLE - VI OWNERS ALLOCATION:

- 6.1. The owner's allocation in the multistoried building to be constructed on the schedule 'A' property is more fully described in the schedule 'C' below. And the developer allocation is more fully and more particularly in the schedule 'D' hereunder.
- 6.2. The owners may sell/lease out/induct tenant or transfer any portion from his allotment, i.e., owner's allocation to any intending person/persons by way of registered documents and the developer will not have any objection in this regard. It is pertinent to mention here that if at any point of time the owners intend to sell out any portion of their allocation i.e., owners' allocation by way of registered deed of conveyance the developer is bound to confirm that deed of conveyance by putting its signature as confirming party.

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
21 MAR 2022

ARTICLE - VII DEVELOPER'S ALLOCATION :

- 7.1. The developer will be allotted the entire constructed area after delivering the owner's allocation as mentioned in ARTICLE - VI above written. The developer's allocation is being more fully described in the schedule 'D' below.
- 7.2. That the developer will be entitled to delivered any portion of the building to be constructed to any purchaser/purchasers before delivering the owners to his allocation in a habitable condition.

ARTICLE - VIII SPECIFICATIONS:

(Specification of Construction of the Building)

- 8.1. NUMBER OF FLOORS: As per sanctioned building plan.
 - 8.2. GENERAL : The Building shall be R.C.C. Frame Structure.
 - 8.3. **BRICK WORK** : 200/250 mm thickness brick work shall be done on outside wall with first class brick and 75/125 mm thick inside partition wall. Inside of flat as necessary.
 - 8.4. **FLOORING** : All rooms, verandah and kitchen will be laid with floor tiles and skirting of 6 inches height Kitchen will have black stone over kitchen-shelf and mosaic up to 3 ft. height over kitchen shelve. In the toilet, cast-in-situ grey mosaic floor and dado of six feet height.
 - 8.5. **PLASTERING**: Standard thickness.
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SOUTH 24 PGS, ALIPORE

21 MAR 2022

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- 8.6. DOORS & WINDOWS:** Main entrance and other doors to the flat shall be of commercial door, window steel frame glass panel with grill.
- 8.7. TOILET & KITCHEN:** Commode with cistern shower, wash-basin with one tap shall be provided. Kitchen - One mosaic sink, tow taps, black stone kitchen shelves. 8.8. INSIDE OF FLAT WALL. Finished with plaster of paris.
- 8.8** Inside of the flat wall will be finished by putty.
- 8.9. STAIR CASE RAILING :** 2 feets 3 inches height.
- 8.10. ELECTRICAL INSTALLATION :**
- a) Two lights, one fan and one plug point in multi room.
 - b) Two lights, one fan, one plug and one plug for A.C. installation in bed room.
 - c) Two light points in toilet, kitchen and one point for gizar connection. One Amp. Plug in one toilet.
 - d) Concealed wiring with copper wire with appropriate inside gauge will be provided.
- 8.11. EXTRA WORK :** All extra work other than the standard specification shall be entertained by the promoter and charged at a rate as calculated by the promoter before start of the work.
- 8.12. WATER SUPPLY :** Overhead Tank and Reservoir at ground floor in the common area and connected internal

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

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lines as necessary in kitchen, toilet. Water Pump with motor in Ground Floor.

- 8.12. LIFT:** lift facility will be provided and a small lift containing 300 K.G. will be available for indoor and outdoor in the building to be constructed.

ARTICLE - IX LEGAL JURISDICTION :

- 9.1.** The High Court at Calcutta and its Subordinate Courts in the District of South 24 Parganas and at Baruipur or if any other Court specially empowered for the same.

SCHEDULE - A

ALL THAT piece and parcel of vacant land measuring about 3 Decimal out of 45 Decimal comprising in R.S. & L.R. Dag No. 256, under R.S Khatian No. 600, under L.R. Khatian No. 1538, 2343 and 2344, by nature - Danga and an area of 30 Decimal more or less comprising in R.S. & L.R. Dag No.- 257 under R.S Khatian No. 178 corresponding to L.R. Khatian No. 1538,2343 and 2344, by nature- Shali, total being an area of 33 Decimal more or less, lying and situated at Mouza- Khasmallick, J.L No. - 35, R.S. No.- 190, Touzi No. - 250, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Baruipur, Police Station - Baruipur, within the jurisdiction of Hariharpur Gram Panchayat, in the District of South 24

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

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Parganas, more fully and more particularly described in the Schedule hereinafter referred to as the SAID LAND/PROPERTY which be developed in future by the aforesaid Developer/ Second Party which is butted and bounded by:

Butted and Bounded of R.S. Dag No - 256:

On the North : Land of R.S. Dag No. - 257

On the South Road/Bye Pass (E.M. Bye Pass Extension)

On the East: Part of Land in R.S. Dag No - 256

On the West: Part of Land in R.S. Dag No.- 256

Butted and Bounded of R.S. Dag No - 257

On the North Land of R.S. Dag No. - 864

On the South: Part of Land in R.S. Dag No - 256

On the East Part of Land in R.S. Dag No - 258

On the West: Part of Land in R.S. Dag No.- 257

SCHEDULE-C

(Owners allocation)

The owners shall have 40% share of the building to be constructed sanctioned by the competent authority in the land described in the Schedule "A" hereunder and out of which the owners will have 50% residential Flats and 50% commercial space of the building to be constructed. The specification

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
21 MAR 2022

agreement will be made within one month after getting the plan sanctioned. And it is agreed that half share of the owners allocations will be chosen by the owners and remaining half share will be chosen by the other side developer. It may be mentioned here that 40% Car parking space will be allotted to the owners as per mutually agreed by the parties to this agreement. It further be mentioned here that the roof of the building will be common to the parties to this agreement.

SCHEDULE - D

(Developer Allocation)

ALL THE flats and car parking spaces, shop, commercial places of the multistoried building proposed to be constructed on the schedule 'A' above property along with proportionate interest in the land described in the schedule 'A' above and common areas and facilities described in the schedule 'E' below except the flats, commercial places and car parking spaces of the owners allocation as described in the schedule 'C' above.

SCHEDULE - E

(Common areas and facilities)

- i) Stair case from Ground Floor to top floor of the said building.

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
21 MAR 2022

- ii) Landing / Hand Railing and other fixture installed in the Stair Case.
- iii) Common Passage for ingress and egress from main Municipal Road to the said building.
- iv) Sewerage, Septic Tank, Drainage, Electric Connection, Ground Floor reservoir, connected installation in the said building.
- v) Overhead tank, Motor Pump, Water supply, Water Evocation Pipes, Fittings save and except the installation made inside the said flat.
- vi) Foundation, Column and outside walls of the building including the Boundary Wall of the entire premises.
- vii) All Electrical installation, fixtures, fittings in respect of the said building as would be specified by the developer of the said building.
- viii) Such other equipment, installation, fixture and fittings in respect of entire building/holding as would be specified by the developer of the said building from time to time.
- ix) Lift and its accessories to be installed.
- x) The developer, the land owner and the purchaser /purchasers will enjoy the top roof of the building jointly according to their respective share.

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
21 MAR 2022

SCHEDULE - F

(Common expenses after completion of the said building to be paid by the respective owner / occupier of every unit)

1. The expenses of administration, maintenance, repairs, replacement of the common parts and equipments and accessories, common areas and facilities, including white washing, painting and decorating, exterior portion of the said building, the boundary walls entrance, stair case and its landings, gutters, rain water pipes motor and water pumps, water pipes, electric wiring and installation, sewers, drains and all other common parts, fixtures, fittings and equipments upon the said building enjoyed or used in common by the purchaser/purchasers and the co-purchasers of the said building or other occupiers/co-owners after possession.
2. The cost of cleaning, maintenance and lighting the main entrance, passage, landings, staircase and other parts of the said building as enjoyed or used in common by the occupiers of the said building.
3. The salaries and wages of manager, clerks, bills collectors, choukidars, plumbers, electricians, sweepers.

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

21 MAR 2022

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4. The cost of working repairs, replacement and maintenance of pumps and other plumbing works including all charges for the service to be rendered in common to all the occupiers.
5. Municipal and other taxes, rates and levies payable in common by both owner and occupiers and / or outgoings etc.
6. All electricity charges, payable in common for the common portion of the said building.
7. Other expenses including printing and stationery as also all litigation expenses incurred in respect of the dispute with the Municipal Authority and other local authorities Government or any other person in relation to or as may be deemed by the builder or any ad-hoc committee or Association or owners and or occupiers to be necessary or incidental to the maintenance and upkeep of the said land including the said building.
8. **FLAT OWNER ASSOCIATION:** An association under the society registration act will be made amongst the owner, developer and the other flats owners who will be the flat owners by way of purchased and other law full way for maintaining the building to be constructed and there will be a governing body consisting president, vise-president,

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

21 MAR 2022

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secretary, assistance secretary, treasurer and other necessary members amongst the flat owners including the owner and the developer.

IN WITNESSES WHEREOF the parties hereto have signed this agreement on this day, month and year first above written.

Signed, sealed & delivered by
by the parties in the presence of :-

WITNESSES :

In presence of :

1. Sahabuddin ^{sup.} _{Mr.}
nil-Rabon ^{sup.} _{Mr.}
P.S. Barui ^{sup.} _{Mr.}
- 2.

SIGNATURE OF THE OWNERS

Sanjay Malhotra

Shukla Malhotra

Madan Lal Ramail

SIGNATURE OF THE DEVELOPER

BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED

Md. Khayrul Hassan Monq
Director

BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED

Abdus Salim Ghosami
Director

Drafted by :

Mosarraaf Hossain Khan
Adv.

Mosarraaf Hossain Khan

Advocate

Advocate Baruipur Court

WB/925/2001

Typed By:



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**DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE**

21 MAR 2023

MEMO OF PAYMENT

1. Rs.6,00,000/- (Six lakhs) by Cheque being No. 009107, dated 28.03.2019 drawn on Allahabad Bank, Subuddhipur Branch.
2. Rs.6,00,000/- (Six lakhs) by Cheque being No. 172865, dated 28.03.2019 drawn on AXIS Bank, Baruipur Branch.
3. Rs.1,95,000/- (One lakh ninety five thousand) by Cash dated 01.11.2021.
4. Rs.1,95,000/- (One lakh ninety five thousand) by Cash dated 04.11.2021.
5. Rs.1,95,000/- (One lakh ninety five thousand) by Cash dated 07.11.2021.
6. Rs.1,25,000/- (One lakh twenty five thousand) by Cash dated 15.11.2021.
7. Rs. 90,000/- (Ninety thousand) by Cash dated 25.11.2021.
8. Rs.8,00,000/- (Eight lakhs) by Cheque being No. 000010, dated 11.03.2022 drawn on HDFC Bank, Baruipur Branch, in favour of Sri Madan Chandra Pramanik.
9. Rs.3,00,000/- (Three lakhs) by Cheque being No. 000011, dated 11.03.2022 drawn on HDFC Bank, Baruipur Branch, in favour of Sri Madan Chandra Pramanik.

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
21 MAR 2022

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10. Rs.5,00,000/- (Five lakhs) by Cheque being No. 000012, dated 11.03.2022 drawn on HDFC Bank, Baruipur Branch, in favour of Sri Sanjay Malhotra.

11. Rs.50,000/- (Fifty thousand) by Cheque being No. 000014, dated 11.03.2022 drawn on HDFC Bank, Baruipur Branch, in favour of Sri Sanjay Malhotra.

12. Rs.5,00,000/- (Five lakhs) by Cheque being No. 000013, dated 11.03.2022 drawn on HDFC Bank, Baruipur Branch, in favour of Smt Shukla Malhotra.

13. Rs.50,000/- (Fifty thousand) by Cheque being No. 000015, dated 11.03.2022 drawn on HDFC Bank, Baruipur Branch, in favour of Smt Shukla Malhotra.

TOTAL of Rs.42,00,000/- (Forty two lakhs)

1. Sanjay Malhotra

2. Shukla Malhotra

3. Madan & Ramay's

SIGNATURE OF THE OWNERS

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

21 MAR 2022

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দাবিগারক/দাতা/গ্রহিতা



Signature of Sanjay Malhotra

নাম _____

স্বাঃ Sanjay Malhotra

বাম হাত

ডান হাত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

গ্রহিতা/দাতা



Signature of Shubla Malhotra

নাম _____

স্বাঃ Shubla Malhotra

বাম হাত

ডান হাত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

গ্রহিতা/দাতা



Signature of Madan Chandra Ram

নাম _____

স্বাঃ Madan Chandra Ram

বাম হাত

ডান হাত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা



DISTRICT SUG REGISTRAR
SOUTH 24 PARG ALIPORE
21.11.2022

ব্যক্তিগত/দাতা/গ্রহীতা



BUIL DHEAVEN CONSTRUCTION PRIVATE LIMITED
Md. Khayrul Hassam
Director

বাস হাত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম _____

BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED
Md. Khayrul Hassam
Director

ডান হাত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

গ্রহীতা/দাতা



BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED
Abdul Salim Charami
Director

বাস হাত

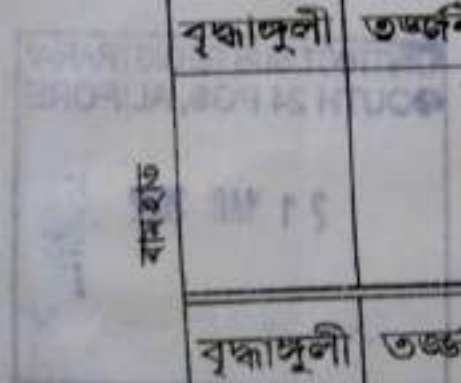
বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম _____
BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED
Abdul Salim Charami
Director

ডান হাত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

গ্রহীতা/দাতা



বাস হাত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম _____

স্বাক্ষর _____

ডান হাত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

BUCHANAN CONSTRUCTION PRIVATE LIMITED

Director

BUCHANAN CONSTRUCTION PRIVATE LIMITED

Director



BUCHANAN CONSTRUCTION PRIVATE LIMITED

Director

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**DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE**
21 MAR 2022



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

GRN Details

GRN: 192021220204764871
GRN Date: 14/03/2022 11:05:49
BRN : CKT0944979
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 14/03/2022 11:03:47
Payment Ref. No: 2000754909/6/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Md. Khayrul Hassan Molla
Address: Beramara Magrahat
Mobile: 7001336545
Depositor Status: Buyer/Claimants
Query No: 2000754909
Applicant's Name: Mr R H Mondal
Identification No: 2000754909/6/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000754909/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2000754909/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	42021
			Total	57042

IN WORDS: FIFTY SEVEN THOUSAND FORTY TWO ONLY.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AGQPM7816C

नाम / NAME
SANJAY MALHOTRA

पिता का नाम / FATHER'S NAME
PRAN NATH MALHOTRA

जन्म तिथि / DATE OF BIRTH
25-11-1972

हस्ताक्षर / SIGNATURE
Sanjay Malhotra


 सहायक आयुक्त, प. व. - 111
 COMMISSIONER OF INCOME-TAX, W.B. - 11

इस कार्ड के लो / मिल जाने पर तुरन्त जारी करने वाले अधिकारी को सूचित / वापस कर दे संयुक्त आयकर आयुक्त(पदाभि एवं तकनीकी),
 पी-7,
 कोरंगी चौक,
 कोलकाता - 700 069.

In case this card is lost/found, kindly inform/renew to the issuing authority :
 Joint Commissioner of Income-tax(Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.

Sanjay Malhotra



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

প্রতিষ্ঠাপত্রের আই ডি / Enrollment No.: 3042/00007/00114

To
 শর্গয় মলহোত্রা
 Sarjy Malhotra
 Shantiban Housing Complex 7 Uma kanta Sen
 Lane
 Axis ATM Parkura Kolkata
 Kolkata
 West Bengal 700030
 9038099084

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আপনার আদার সংখ্যা/ Your Aadhaar No. :

4513 1571 9390

আদার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



শর্গয় মলহোত্রা
 Sarjy Malhotra
 পিতা / Father : উপা শর্গয় মলহোত্রা
 ওয়ব নাম / Year of Birth : 1972
 পুরুষ / Male



4513 1571 9390

আদার - সাধারণ মানুষের অধিকার

Sarjy Malhotra

आयकर विभाग
INCOME TAX DEPARTMENT
SHUKLA MALHOTRA
GHANASHYAM MITRA
11/05/1967
Permanent Account Number
AGSPM6672J
Shukla Malhotra
Signature

भारत सरकार
GOVT. OF INDIA



22100714

Shukla Malhotra



ভারত সরকার
Government of India



নাম: শঙ্করা
Shukla Mahotra
জন্মতারিখ: DOB: 11/05/1987
লিঙ্গ: Female



7775 8903 4203

আমার আধার, আমার পরিচয়



ভারতীয় স্থিতিস্থাপক পরিচয়
Unique Identification Authority of India

ঠিকানা:
এম/এ: সত্য সানলানা, ৭,
উমাকান্ত সেন লেন, টুপার
ফ্লট-বি/২০২, পাইপারা,
গুগুদাঙ্গা, গুগুদাঙ্গা, কোকাতা,
কলকাতা, পশ্চিম বঙ্গ, ৭০০০৩০

Address
W/O Sanjay Mahotra, 7
Umakant Sen Lane, Topor
Flat-B/202, Paikpara,
Ghugudanga Ghugudanga
Kolkata, Kolkata, West Bengal
700030

7775 8903 4203



1947



reg@uidai.gov.in

www

www.uidai.gov.in

Shukla Mahotra


 भारत के निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/18/104/279847



निर्वाचक का नाम : मदन चन्द्र प्रामाणिक
 Elector's Name : Madan Chandra Pramanik
 पिता का नाम : दाशु प्रामाणिक
 Father's Name : Dashu Pramanik
 लिंग/Sex : पुरु/ M
 जन्म तिथि/Date of Birth : 15/11/1975

WB/18/104/279847
 स्थान:
 डाक कार्यालय, बरपुड़, पश्चिम बंगाल 743283
 Address:
 BADI KHUNAKI
 PARA, BAKUNTHAPUR, BARUPUR, SOUTH
 24 PARGANAS-743283
 Date: 04/12/2013
 140-बरपुड़ पश्चिम निर्वाचन क्षेत्र
 Facsimile Signature of the Electoral
 Registration Officer for
 140-Barupur Paschim Constituency
 In case of change in address mention the Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Madan ex Ramani's



Government of India



নাম চন্দ্র প্রমণিক
Madan Chandra Pramanik
পিতা দাশরথী প্রমণিক
Father: Dashurathi Pramanik

জন্মতারিখ / DOB: 18/11/1975
পুং / Male



9160 4317 6300

আধার - সাধারণ মানুষের অধিকার



বিশ্বাস, ভবিষ্যতের
অধিকার প্রতিষ্ঠাপন, অধিকাংশ-২৪ পারগনা
দক্ষিণ বঙ্গ

উপস্থাপনা/প্রাধিকরণ
Unique Identification Authority of India

Address: Bakunthapur,
South 24 Parganas, Dakshin
Gobindapur, West Bengal,
700145

9160 4317 6300

1947
1947
1947

help@uidai.gov.in

www.uidai.gov.in

Madan ex Ramai

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

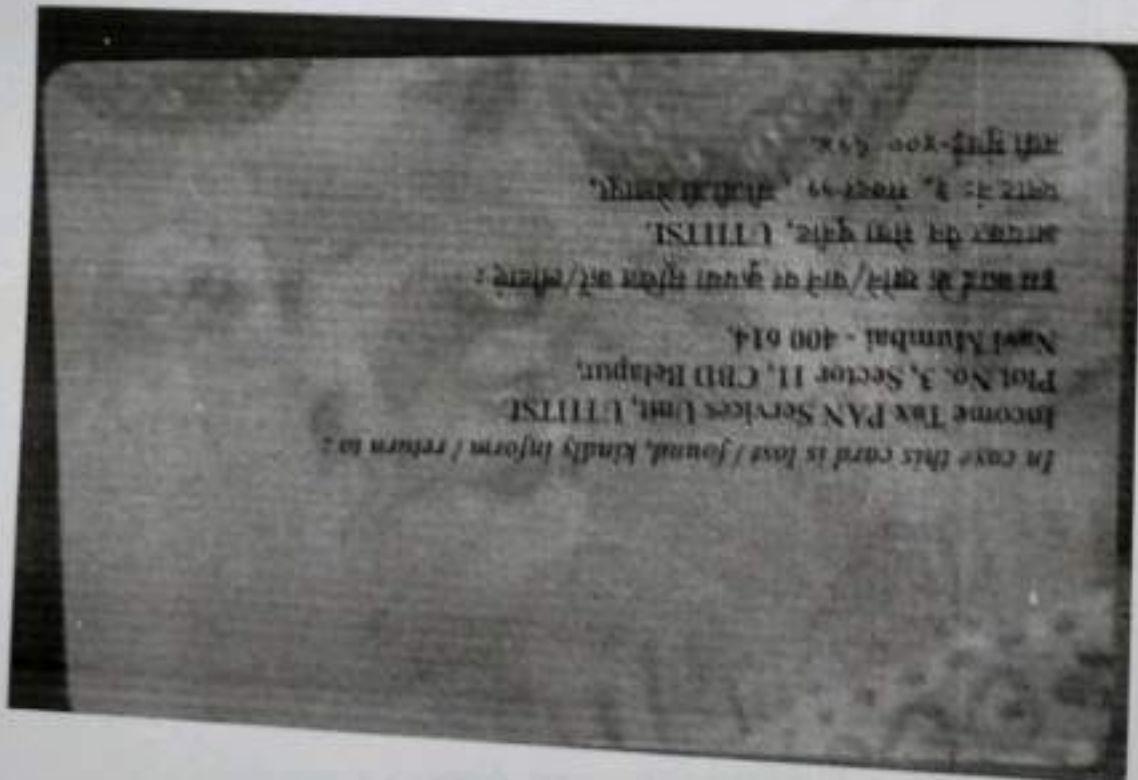
AUKPP3159K

नाम / Name
MADAN CH PRAMANIK

पिता का नाम / Father's Name
DASHU PRAMANIK

जन्म की तारीख / Date of Birth
16/11/1975

Madan Ch Pramanik
हस्ताक्षर / Signature



Madan Ch Pramanik


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD

F/W1236456
 পরিচয় কার্ড

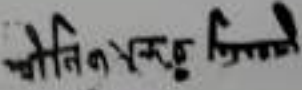



Elector's Name **Khayrul Hasan Molla**
 নির্বাচকের নাম **খায়রুল হাসান মোল্লা**
 Father's Name **Khali Molla**
 পিতার নাম **খালি মোল্লা**

Sex **M**
 লিঙ্গ **পুং**
 Age as on 1.1.2003 **23**
 ১.১.২০০৩-এ বয়স **২৩**

Address:
 North Molla Para Amratala Magrahat South 24 Parganas
 889022

Serial:
 ১০১ (১০১ নং)



Facsimile Signature
 Electoral Registration Officer
 Indira Street, Kolkata

Assembly Constituency: **121-Magrahat East (SC)**
 Regional Office (NO) : **১১১-মহাশয় মুর (সংসদী বর্গ)**
 District: **South 24 Parganas** (NO) : **১০১ ১১ নং**
 Date: **06.07.2003** (তারিখ: ০৬.০৭.২০০৩)

Md. Khayrul HASSAN Molla



ভারত সরকার
Government of India



নাম: খায়রুল মোল্লা
Khayrul Hassan Molla
পিতা: আব্দুল খালিল মোল্লা
Father: ABDUL KHALIL MOLLA
জন্মতারিখ / DOB: 20/12/1979
পুংস: Male



6059 6809 0009

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
ভারতীয় পরিচয় পরিদপ্তর
ভারতীয় পরিচয় পরিদপ্তর
Government of India
Identification Authority of India

ঠিকানা:
S/O: আব্দুল খালিল মোল্লা,
বেরামারা, বেরামারা, দক্ষিণ 18
পার্শ্বা, বেরামারা, পশ্চিম বঙ্গ,
743609

Address:
S/O: Abdul Khalil Molla,
BERAMARA, Beramara, South 24
Parganas, Beramara, West
Bengal, 743609

6059 6809 0009



1800 201 1407

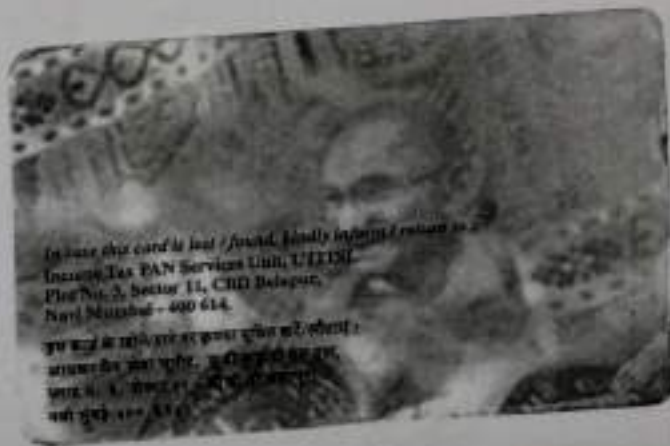


help@uidai.gov.in



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Md. Khayrul Hassan Molla



Md. Khayrul Hassan Molla



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

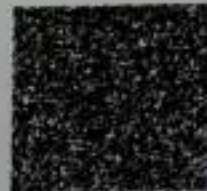
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- 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.



भारतीय जनता पार्टी
भारतीय जनता पार्टी

Address:
S/O: Abdus Samad Gharami, sajan
road, BARUIPUN, Barulpur, South 24
Parganas,
West Bengal - 700144



9289 2067 0419

VBI: 8101 2700 1148 1336



भारत सरकार
National Identification Authority of India

Enrolment No.: 2016/05119/82462

To
Abdul Salim Gharami
SO, Abdul Samad Gharami
Sapahan road
BARUIPUR
Baruipur
South 24 Parganas, West Bengal - 700144
9836281805

SIGNATURE AND PHOTO

Signature valid



QR CODE FOR SIGNATURE

आपका आधार क्रमांक / Your Aadhaar No. :

9289 2067 0419

UID : 9101 2702 1148 1336

मेरा आधार, मेरी पहचान



Abdul Salim Gharami
Date of Birth/DOB: 18/08/1978
Male/ MALE



9289 2067 0419

UID : 9101 2702 1148 1336

मेरा आधार, मेरी पहचान

Abdul Salim Gharami

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

ABDUS SALIM GHARAMI
 ABDUS SAMAD GHARAMI
 16/08/1978

Permanent Account Number
BCOPG0372G

Abdus Salim Gharami
 Signature




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

इस कार्ड के खोने/प्राप्त होने पर कृपया सूचना दें/वापस करें।
 आयकर सेवा केंद्र, प्लॉट नं. 3, सेक्टर 11, एन.वी. बेलपुर,
 नवी मुंबई - 400 614.

Abdus Salim Gharami


 भारत निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 निर्वाचन आयोग कार्ड
 ELECTION PHOTO IDENTITY CARD


 TYK8129158

नाम : अब्दुस सलिम खारामी
 Name : Abdus Salim Kharami
 पिता का नाम : अब्दुस सलिम खारामी
 Father's Name : Abdus Salim Kharami

लिंग / Gender : पुरुष / Male
 जन्म तिथि / BOM : 14-06-1979
 Date of Birth / Age :
 पता : शाहपुर रोड, बरकुर, सारुपुर, दक्षिण 24
 PARANAR, 750144
 पता : शाहपुर रोड, बरकुर, सारुपुर, दक्षिण 24
 PARANAR, 750144
 जारी तिथि / Date : 07-01-2021
 जारी करने वाले अधिकारी /
 Issued by / Registration Officer
 जारी करने वाली इकाई का नाम / 140-सामान्य पंजीकरण
 (सामान्य)
 Issuing Unit/Agency No. and Name / 140-General
 Passport (GENERAL)
 पता / 2, एन. डी. रोड, इंदौर, मध्य प्रदेश 476001
 Post No. and Name : 22-इंदौर बैंक, इंदौर, मध्य प्रदेश

ध्यान दें :
 1. यह कार्ड केवल निर्वाचन के लिए ही उपयोग किया जा सकता है।
 2. इस कार्ड का उपयोग अन्य किसी भी उद्देश्य के लिए नहीं किया जा सकता है।
 3. इस कार्ड का उपयोग करने से पहले इसे सावधानीपूर्वक जांचें।
 4. इस कार्ड का उपयोग करने से पहले इसे सावधानीपूर्वक जांचें।
 5. इस कार्ड का उपयोग करने से पहले इसे सावधानीपूर्वक जांचें।
 6. इस कार्ड का उपयोग करने से पहले इसे सावधानीपूर्वक जांचें।
 7. इस कार्ड का उपयोग करने से पहले इसे सावधानीपूर्वक जांचें।
 8. इस कार्ड का उपयोग करने से पहले इसे सावधानीपूर्वक जांचें।
 9. इस कार्ड का उपयोग करने से पहले इसे सावधानीपूर्वक जांचें।
 10. इस कार्ड का उपयोग करने से पहले इसे सावधानीपूर्वक जांचें।

Abdus Salim Kharami

Duplicate


 भारत सरकार निर्वाचन आयोग
 भारत
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 JTK2477636




निर्वाचक नाम : साहाबुद्दीन लखर
 Elector's Name : Sahabuddin Laskar
 पिता/पितामह : मिर्जाखान लखर
 Father's Name : Mirjan Laskar
 लिंग/Sex : पुरु/ M
 जन्म तिथि/Date of Birth : XXXX/1982

JTK2477636

Address
 RATANPUR PARA(PART), RATANPUR,
 BARUIPUR, SOUTH 24 PARGANAS,
 743610

Date: 26/03/2021

140-बारूपुर पश्चिम क्षेत्र
 Facsimile Signature of the Electoral
 Registration Officer for
 140-Baraipur Paschim Constituency

In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Sahabuddin Laskar

Major Information of the Deed

No	I-1630-01953/2022	Date of Registration	21/03/2022
Deed No / Year	1630-2000754909/2022	Office where deed is registered	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas
Deed Date	08/03/2022 8:37:31 PM	Applicant Name, Address & Other Details	R H Mondal Baruipur Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7001336545, 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 : 42,00,000/-]	
Set Forth value		Market Value	
Rs. 25,000/-		Rs. 1,48,50,000/-	
Stamp duty Paid(5D)		Registration Fee Paid	
Rs. 20,021/- (Article:48(g))		Rs. 42,053/- (Article:E, E, B)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Khash Mallikpur, JI No: 35, Pin Code : 700145

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-256	RS-1538	Bastu Danga	3 Dec	5,000/-	13,50,000/-	
L2	RS-257	RS-178	Bastu Shali	30 Dec	20,000/-	1,35,00,000/-	
TOTAL :				33Dec	25,000 /-	148,50,000 /-	
Grand Total :				33Dec	25,000 /-	148,50,000 /-	

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
SANJAY MALHOTRA (Presentant) Son of Late Paran Nath Malhotra Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office			
14/03/2022	LTI	14/03/2022	14/03/2022

Shantiban Housing Complex, 7 Umakanta Sen Lane, Block/Sector: Topor, Flat No: B/202, City:- Not Specified, P.O:- Ghughudanga, P.S:-Chitpur, District:-South24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx6C, Aadhaar No: 45xxxxxxxx9390, Status :Individual, Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office

Name	Photo	Finger Print	Signature
2 Sk. SHUKLA MALHOTRA Wife of Sanjay Malhotra Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office			
14/03/2022	LTI	14/03/2022	14/03/2022

Shantiban Housing Complex, 7 Umakanta Sen Lane, Block/Sector: Topor, Flat No: B/202, City:- Not Specified, P.O:- Ghughudanga, P.S:-Chitpur, District:-South24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx2J, Aadhaar No: 77xxxxxxxx4203, Status :Individual, Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office

Name	Photo	Finger Print	Signature
3 MADAN CHANDRA PRAMANIK Son of Late Dashurathi Pramanik Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office			
14/03/2022	LTI	14/03/2022	14/03/2022



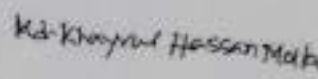


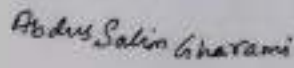
Baikunthapur, City:- Baruipur, P.O:- Dakshin Gobindapur, P.S:-Baruipur, District:-South24-Parganas, West Bengal, India, PIN:- 700145 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: AUxxxxxx9K, Aadhaar No: 91xxxxxxxx6300, Status :Individual, Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office

Identifier Details :

Name, Address, Photo, Finger print and Signature

BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED
 Nazrul Sarani, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India,
 PIN:- 700144 , PAN No.:: AAxxxxxx8Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by:
 Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature	Photo	Finger Print	Signature
1	<p>Md KHAYRUL HASSAN MOLLA Son of Late Abdul Khalil Alias Khalil Abdul Molla Date of Execution - 11/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office</p>	 Mar 14 2022 3:13PM	 LTI 14/03/2022	 14/03/2022
<p>Beramara, City:- Not Specified, P.O:- Beramara, P.S:-Magrahat, District:-South 24-Parganas, West Bengal, India, PIN:- 743609, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx1A, Aadhaar No: 60xxxxxxxx0009 Status : Representative, Representative of : BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED (as director)</p>				
2	<p>ABDUS SALIM GHARAMI Son of Late Abdus Samad Gharami Date of Execution - 11/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office</p>	 Mar 14 2022 3:13PM	 LTI 14/03/2022	 14/03/2022
<p>Sajahan Road, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxxx2G, Aadhaar No: 92xxxxxxxx0419 Status : Representative, Representative of : BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED (as Director)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Sahabuddin Laskar Son of Miyajan Laskar Ratanpur, City:- Baruipur, P.O:- Mirpur Daulatpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610</p>	 14/03/2022	 14/03/2022	 14/03/2022
<p>Identifier Of SANJAY MALHOTRA, Sk. SHUKLA MALHOTRA, MADAN CHANDRA PRAMANIK, Md KHAYRUL HASSAN MOLLA, ABDUS SALIM GHARAMI</p>			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SANJAY MALHOTRA	BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED-1 Dec
2	Sk. SHUKLA MALHOTRA	BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED-1 Dec
3	MADAN CHANDRA PRAMANIK	BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED-1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SANJAY MALHOTRA	BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED-10 Dec
2	Sk. SHUKLA MALHOTRA	BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED-10 Dec
3	MADAN CHANDRA PRAMANIK	BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED-10 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Barulpur, Gram Panchayat: HARIHARPUR, Mouza: Khash Mallikpur, JI No: 35, Pin Code : 700145

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 256, RS Khatian No:- 1538		Sk. SHUKLA MALHOTRA
L2	RS Plot No:- 257, RS Khatian No:- 178		

14-03-2022

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

Document for registration at 15:03 hrs on 14-03-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by SANJAY MALHOTRA, 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 48,50,000/-

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

Execution is admitted on 14/03/2022 by 1. SANJAY MALHOTRA, Son of Late Paran Nath Malhotra, Shantiban Housing Complex, 7 Umakanta Sen Lane, Sector: Topor, Flat No: B/202, P.O: Ghughudanga, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business, 2. Sk. SHUKLA MALHOTRA, Wife of Sanjay Malhotra, Shantiban Housing Complex, 7, Umakanta Sen Lane, Sector: Topor, Flat No: B/202, P.O: Ghughudanga, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business, 3. MADAN CHANDRA PRAMANIK, Son of Late Dashurathi Pramanik, Baikunthapur, P.O: Dakshin Gobindapur, Thana: Baruiapur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Cultivation

Indetified by Sahabuddin Laskar, . . Son of Miyajan Laskar, Ratanpur, P.O: Mirpur Daulatpur, Thana: Baruiapur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Muslim, by profession Business

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

Execution is admitted on 14-03-2022 by Md KHAYRUL HASSAN MOLLA, director, BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Nazrul Sarani, City:- Baruiapur, P.O:- Baruiapur, P.S:-Baruiapur, District:- South 24-Parganas, West Bengal, India, PIN:- 700144

Indetified by Sahabuddin Laskar, . . Son of Miyajan Laskar, Ratanpur, P.O: Mirpur Daulatpur, Thana: Baruiapur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Muslim, by profession Business

Execution is admitted on 14-03-2022 by ABDUS SALIM GHARAMI, Director, BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Nazrul Sarani, City:- Baruiapur, P.O:- Baruiapur, P.S:-Baruiapur, District:- South 24-Parganas, West Bengal, India, PIN:- 700144

Indetified by Sahabuddin Laskar, . . Son of Miyajan Laskar, Ratanpur, P.O: Mirpur Daulatpur, Thana: Baruiapur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,053/- (B = Rs 42,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 42,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/03/2022 11:07AM with Govt. Ref. No: 192021220204764871 on 14-03-2022, Amount Rs: 42,021/-, Bank: State Bank of India (SBIN00000001), Ref. No. CKT0944979 on 14-03-2022, Head of Account 0030-03-104-001-16

Stamp Duty

Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-.

Rs 15,021/-

Stamp

Type: Impressed, Serial no 7165, Amount: Rs 5,000/-, Date of Purchase: 11/03/2022, Vendor name:

Muhammad Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/03/2022 11:07AM with Govt. Ref. No: 192021220204764871 on 14-03-2022, Amount Rs: 15,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKT0944979 on 14-03-2022, Head of Account 0030-02-103-003-02



Leena Mondal

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 21-03-2022

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.



Leena Mondal

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.
red in Book - I
me number 1630-2022, Page from 90051 to 90114
ng No 163001953 for the year 2022.



Digitally signed by LEENA MONDAL
Date: 2022.04.04 15:58:06 -07:00
Reason: Digital Signing of Deed.

(Leena Mondal) 2022/04/04 03:58:06 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
