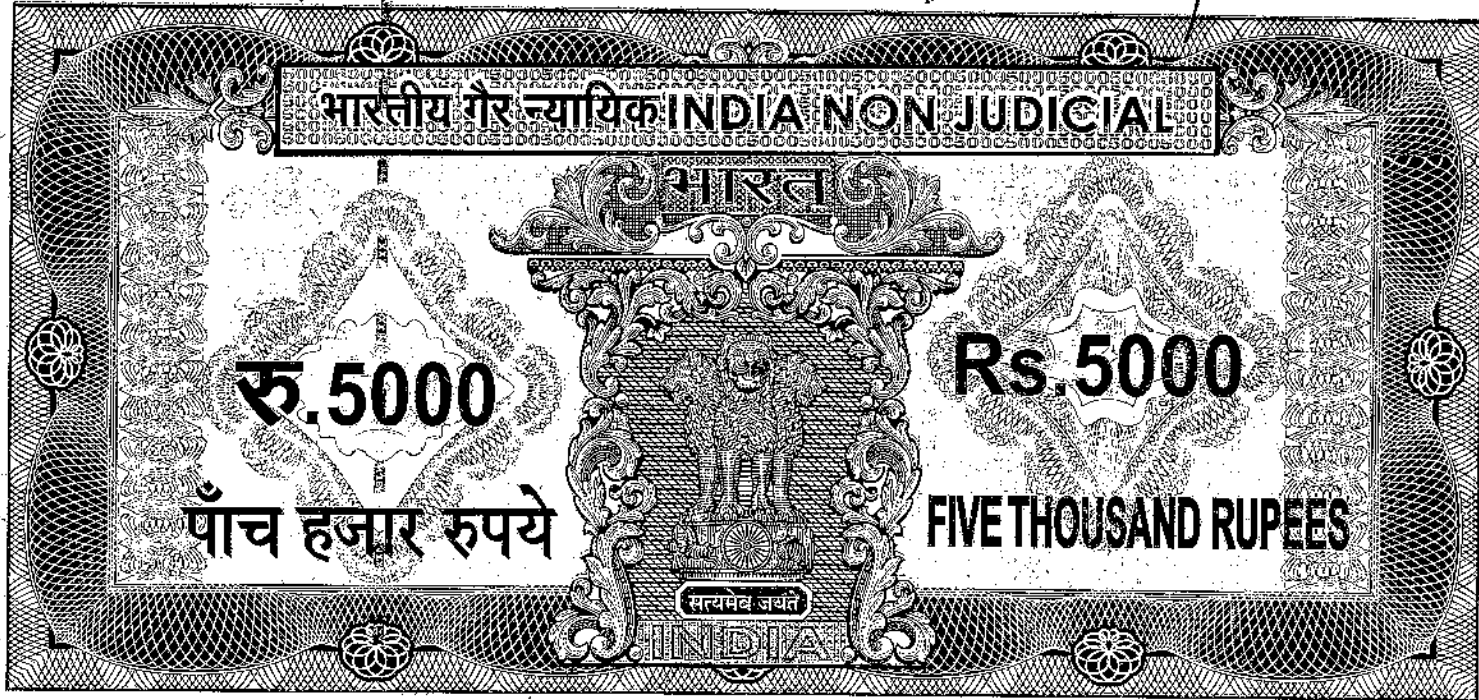


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

Handwritten signature

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

**DEVELOPMENT AGREEMENT**

17 AUG 2022

THIS DEVELOPMENT AGREEMENT is made this the 17th day of August, 2022 (Two Thousand and Twenty Two (2022))

BETWEEN

**SRI DIPANKAR JAISWAL (PAN: ADRPJ9936G & Aadhaar No. 9863 6034 8241)** son of Pradip Kumar Jaiswal, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 432, James Long Sarani, Naba Pally, Post Office – Joka, Police Station – Haridevpur, Kolkata – 700104 hereinafter referred to and called as the **“OWNERS”** (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/ or assigns) of the **ONE PART**.

**AND**

**DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED (PAN: AAICD7411M)** a Private Limited Company, registered under the Companies Act, 2013, having its registered office at New Alipore Residency, Genia-4D, 45A, Buroshibtala Main Road, Post Office – Sahapur, Police Station - Behala, Kolkata – 700038, District – South 24-Parganas, represented by its Authorized representatives (1) **MR. PIYUSH KUMAR DHANDHANIA (PAN: AJYPD2049R & Aadhaar No. 8954 0055 6211)** son of Binod Kumar Dhandhaniania , by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at New Alipore Residency Genia-4D, 45A, Buroshibtala Main Road, Post Office – Sahapur, Police Station - Behala, Kolkata – 700038, District – South 24-Parganas and Director (2) **MRS. PRIYANKA TARAFDER (PAN:ATPPT6763R & Aadhaar No 6220 9579 4571)** wife of Rajesh Tarafder, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 24, Roy Bahadur Road, Post Office and Police Station – Behala, Kolkata – 700034 hereinafter called the **“DEVELOPER”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, administrators and assigns) of the **OTHER PART**.

**WHEREAS** Mr. Dipankar Jaiswal purchased from Smt. Maya Shikdar wife of Sri Susanta Sikdar **ALL THAT** piece and parcel of demarcated Bastu land measuring more or less 4 Cottahs with tile shaded structure, in the portion of R.S Dag No.2550 under R.S. Khatian No.400, of Mouza - Purba Barisha Gram, J.L. No. 23, R.S. No. 43, Touzi No.1-6, 8-10, 12-16, within the limits of the then Joka - II Anchal

Panchayet now Kolkata Municipal Corporation through one Registered Deed of Conveyance written in Bengali, executed on 29.09.1999 and registered on 10.09.2001 in the office of the Addl. District Sub Registrar at Behala, District 24-Paraganas and recorded in Book No.I, Volume No.81, Pages 85 to 94, Being No.3380 for the year 2001.

**AND WHEREAS** one Mr. Dipak Jaiswal, son of Sri Pradip Kumar Jaiswal purchased from one Sri Susanta Sikdar son of Late Sashi Sikdar **ALL THAT** piece and parcel of demarcated Bastu land measuring more or less 4 Cottahs with tile shaded structure, in the portion of R.S. Khatian No. 400, R.S Dag No.2550 under R.S. Khatian No.43, of Mouza - Purba Barisha Gram, J.L. No. 23, R.S. No. 43, Touzi No.1-6, 8-10, 12-16, within the limits of the then Joka - II Anchal Panchayet now Kolkata Municipal Corporation through one Registered Deed of Conveyance written in Bengali executed on 14.09.1999 and registered on 10.09.2001 in the office of the Addl. District Sub Registrar at Behala, District 24-Paraganas and recorded in Book No.I, Volume No.80, pages 131 to 140, Being No.3381 for the year 2001.

**AND WHEREAS** during peaceful enjoyment over the schedule property by Mr. Dipankar Jaiswal and Mr. Dipak Jaiswal both of them mutated their name in the records of the Kolkata Municipal Corporation and the property owned by Dipankar Jaiswal was numbered as premises No.31, Nabapally Main Road, and having corresponding mailing address 31, Nabapally Main Road P.O.- Joka, P.S.- Haridevpur, Kolkata - 700108, under Municipal Ward No.143, District 24 Paraganas South, and the property owned by Dipak Jaiswal was numbered as premises No.31/1, Nabapally Main Road, and having corresponding mailing address 31/1, Nabapally Main Road, P.O.- Joka, P.S.- Haridevpur, Kolkata -700108, under Municipal Ward No. 143, District 24 Paraganas South, said Sri Dipak Jaiswal executed a Deed of Gift registered on 17/03/2015 in the office of the A.R.A - I, Kolkata and recorded in Book No. - I, CD Volume No.6, pages 6442 to 6451, being No. - 02198 for the year 2015 in favour of Mr. Dipankar and thus said Dipankar Jaiswal became the owner of bastu land measuring about 8 cottahs more or less, in the portion of R.S Dag No. 2550 under R.S. Khatian No. 400, of Mouza - Purba

Barisha Gram, J.L.No. 23, R.S. No. 43, Touzi No. 1-6,8-10,12-16, being premises No. 31, and 31/1, Nabapally Main Road, and having corresponding mailing address 31, and 31/1, Nabapally Main Road, P.O.- Joka, P.S.- Haridevpur, Kolkata -700108, under Municipal Ward No. 143, District 24 Paraganas South within the limits of the then Joka- II Anchal Panchayat now Kolkata Municipal Corporation.

**AND WHEREAS** during his stay over the premises the Dipankar Jaiswal herein applied for amalgamation of premises No.31, and 31/1, Nabapally Main Road, P.O.- Joka, P.S.- Haridevpur, Kolkata -700108, under Municipal Ward No. 143, District 24 Paraganas South into a single property and single assesse number as such the two separate premises was amalgamated into one single property and was recorded in his name and the same plot of 8 cottahs land with tile shaded structure, in the portion of R.S. Dag No. 2550 under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L.No. 23, R.S. No. 43, Touzi No.1-6, 8-10,12-16, was renumbered as premises No. 31, Nabapally Main Road, P.O.- Joka, P.S.- Haridevpur, Kolkata -700108, under Municipal Ward No. 143, District 24 Paraganas South within the limits of the then Joka- II Anchal Panchayat now Kolkata Municipal Corporation Assessee No. 711431701101.

**AND WHEREAS** the Dipankar Jaiswal is the absolute owner of **ALL THAT** the piece and parcel of 8 cottahs with tile shaded structure, in the portion of R..S Dag No. 2550 under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L.No. 23, R.S. No. 43, Touzi No. 1-6,8-10,12-16, being premises No. 31, Nabapally Main Road, P.O.- Joka, P.S.- Haridevpur, Kolkata -700108, under Municipal Ward No. 143, within the limits of the then Joka- II Anchal Panchayat now Kolkata Municipal Corporation, District 24 Paraganas South.

**AND WHEREAS** said Dipankar Jaiswal transferred of **ALL THAT** the piece and parcel of 9 Chittacks land out of 8 Cottahs with 100 Sq.ft. tile shaded structure, in the portion of R.S Dag No. 2550 under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L.No. 23, R.S. No. 43, Touzi No. 1-6,8-10,12-16, being premises No. 31, Nabapally Main Road, P.O.- Joka, P.S.- Haridevpur, Kolkata -700108, under Municipal Ward No. 143, within

the limits of the then Joka- II Anchal Panchayat now Kolkata Municipal Corporation, District 24 Paraganas South in favour of Sri Raj Kumar Shaw, son of Sri Lalji Shaw. Which Deed of Gift duly registered on 18.06.2016 in the Office of A.R.A.-I, Kolkata and recorded in Book No.1, Volume No.1901-2016, Page from 158773 to 158793, being No.190104687 for the year 2016.

**AND WHEREAS** the Dipankar Jaiswal is the absolute owner of **ALL THAT** the piece and parcel of 7 Cottahs 6 Chittacks 3 Sq.ft. with 100 Sq.ft. tile shaded structure, in the portion of R.S Dag No. 2550 under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L.No. 23, R.S. No. 43, Touzi No. 1-6,8-10,12-16, being premises No.31, Nabapally Main Road, P.O.- Joka, P.S.- Haridevpur, Kolkata -700108, under Municipal Ward No. 143, within the limits of the then Joka- II Anchal Panchayat now Kolkata Municipal Corporation, District 24 Paraganas South. The said Dipankar Jaiswal prepared and produce one plan before Kolkata Municipal Corporation and got sanctioned G+IV (sanctioned area 12803 Sq.ft.) building plan vide B.S. Plan No.2017160193 dated 30.08.2017 from Borough No.XIV.

**AND WHEREAS** during peaceful enjoyment over the said **ALL THAT** the piece and parcel of 7 Cottahs 6 Chittacks 3 Sq.ft. with 100 Sq.ft. tile shaded structure, in the portion of R.S Dag No. 2550 under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L.No. 23, R.S. No. 43, Touzi No. 1-6,8-10,12-16, being premises No.31, Nabapally Main Road, P.O.- Joka, P.S.- Haridevpur, Kolkata -700108, under Municipal Ward No. 143, within the limits of the then Joka- II Anchal Panchayat now Kolkata Municipal Corporation, District 24 Paraganas South by Mr. Dipankar Jaiswal, the owner herein, the desired to exploit the said property, by way of developing G+IV storied building, for the sake of brevity it is to be herein after referred to and called as **"THE SAID PROPERTY"** morefully described and written in the **FIRST SCHEDULE** hereunder.

**AND WHEREAS** knowing the said intention of the owner herein, the Developer herein approached the owner herein to develop his said property jointly after offering his terms and conditions mentioned hereto being satisfied regarding the free and

marketable title of the said property belonging to the Owner herein relying upon all the documents, deeds, affidavits etc supplied by the Owner herein as per requisition of the Developer herein in respect of the said property.

**AND WHEREAS** being satisfied with the reputation and credentiality of the Developer herein by Owner herein, they decided and nominated the said Developer herein to develop his said property jointly, consisting of different types of flats, shops and car parking spaces etc. with common amenities and facilities attached thereto as per the building plan already sanctioned by the Kolkata Municipal Corporation in respect of the said Property on the terms and conditions hereunder written.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO** as follows :-

**ARTICLE -I; DEFINITION:**

In these presents unless there is something inconsistent with or repugnant to the subject or context the following words and /or expression shall mean as follows :-

1. **PREMISES:** shall mean ALL THAT the piece and parcel of 7 Cottahs 6 Chittacks 3 Sq.ft. with 100 Sq.ft. tile shaded structure, in the portion of R.S Dag No. 2550 under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L.No. 23, R.S. No. 43, Touzi No. 1-6,8-10,12-16, being premises No.31, Nabapally Main Road, P.O.- Joka, P.S.- Haridevpur, Kolkata -700108, under Municipal Ward No. 143, within the limits of the then Joka- II Anchal Panchayat now Kolkata Municipal Corporation, District 24 Paraganas South vide Assessee No.711431701101 morefully described in the schedule hereto and shall also include the land and/or the New Building/buildings to be constructed thereat wherever the context permits.
2. **LAND :** shall mean the land comprised in the premises morefully and particularly described in the First Schedule written below.
3. **OWNERS:** and/or owner shall mean owner above named **SRI DIPANKAR JAISWAL (PAN: ADRPJ9936G & Aadhaar No. 9863 6034 8241)** son of

Pradip Kumar Jaiswal, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 432, James Long Sarani, Naba Pally, Post Office – Joka, Police Station – Haridevpur, Kolkata – 700104

4. **DEVELOPER** : and/or developer shall mean owner above named **DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED (PAN: AAICD7411M)** a Private Limited Company, registered under the Companies Act, 2013, having its registered office at New Alipore Residency, Genia-4D, 45A, Buroshibtala Main Road, Post Office – Sahapur, Police Station - Behala, Kolkata – 700038, District – South 24-Parganas, represented by its Authorized representatives (1) **MR. PIYUSH KUMAR DHANDHANIA (PAN: AJYPD2049R & Aadhaar No. 8954 0055 6211)** son of Binod Kumar Dhandhania , by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at New Alipore Residency Genia-4D, 45A, Buroshibtala Main Road, Post Office – Sahapur, Police Station - Behala, Kolkata – 700038, District – South 24-Parganas and Director (2) **MRS. PRIYANKA TARAFDER (PAN:ATPPT6763R & Aadhaar No 6220 9579 4571)** wife of Rajesh Tarafder, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 24, Roy Bahadur Road, Post Office and Police Station – Behala, Kolkata – 700034
5. **SANCTIONED PLANS:** shall mean the plans of the new building already sanctioned and approved by the Kolkata Municipal Corporation (S.S Unit) and shall also wherever the context permits include such plans, drawing designs, elevators, specifications as prepared by the Architects including variations/modifications therein if any and duly signed by the owner.
6. **NEW BUILDING** : shall mean the building to be constructed on the premises by the Developer as per the plan to be sanctioned by the Kolkata Municipal Corporation in pursuance hereof.
7. **OLD BUILDING** : shall mean the old structure standing at the said property.

8. **ARCHITECT** : shall mean any qualified person or persons or firm or firms having the proper and requisite license as building Architect from the Kolkata Municipal Corporation appointed or nominated by the Developer with the written approval of the owner as Architect of the building to be constructed in the said premises as per Sanctioned plan.
9. **CORPORATION** : shall mean the Kolkata Municipal Corporation and shall include the Calcutta Metropolitan Development Authority and other concerned authorities which may recommend approve and/or for sanctioning the plans.
10. **COMMON PORTIONS** : means and includes passages, ways, corridors, stair cases, landing lobbies electrical room , water pumps and motor, tube well, overhead and underground water tank, statutory open space as per sanction plan excluding car parking space of proposed building.
11. **COMMON EXPENSES** : shall mean and include all expenses to be incurred by the Unit owner for the management and maintenance of the new building and the premises which is morefully and particularly mentioned in the Schedule written below. The expenses for the maintenance and management of the new building will be determined on the ratio of square feet possessed by each owner of the flat.
12. **COVERED AREA** : shall mean the entire covered area and shall include the plinth area of the units, including area of the bathrooms and balconies and open terraces, if any appurtenant thereto and also the thickness of the walls (external or internal) and pillars and the area of the common portions PROVIDED THAT if any wall be common between 2 (two) units then  $\frac{1}{2}$  (one half) of the area under such wall shall be included in such unit.
13. **PROJECT** : obtaining possession from the Owner and develop and construct a multi storied building thereon according to the plan, as approved by the



owner to be sanctioned by the Municipal Corporation of Kolkata and thereafter allocation of the said area in such building in the manner herein before mentioned.

14. **PROPORTIONATE SHARE** : with its convenient variations shall mean such ratio, the covered area of any unit or units be in relations to the Covered Area of all the Flat/Flats/Spaces/Car Parking spaces and units in the new building.
15. **SERVICE COMPANY** : shall mean Flat owner Association, syndicate society and/or that may be formed or nominated by the owner and/or Developer or their nominated Flat owner for the maintenance of the common parts of the proposed building.
16. **CONSTRUCTED AREA** : shall mean the total Built up area which will be sanctioned by the Building Department of the Kolkata Municipal Corporation (S.S, Unit).
17. **SALEABLE SPACE** : shall mean the space in the building as per sanctioned plan available after construction for independent and meaningful use and occupation after making the due provisions for common facilities and amenities and the space required, thereof including undivided proportionate share or in respect of the land.
18. **OWNER'S ALLOCATION**: shall mean the Developer shall provide to the owner his allocated portion which is particularly mentioned hereunder:-
  - A. The owner's allocation shall be provided with 38% (Thirty Eight percent) of total of sanction of building plan already approved by K.M.C. 4865 Sq. ft. of flats and 38% (Thirty Eight percent) of Shops and Car Parking Space. Be it mentioned here that amongst this 38% of sanctioned building plan the owner will be entitled to the flats of entire Second floor and one flat from Front Side and the rest from Back side on the top floor and Shops and Car Parking Spaces proportionate to his portion of land.

- B. The developer has agreed to pay a refundable amount i.e. Rs.24,50,000/- (Rupees Twenty Four Lac Fifty Thousand) only which is Adjustable with Super-Built Area or Saleable Area @ Rs.2700/- per Sq.ft. and Rs.12,50,000/- (Rupees Twelve Lac Fifty Thousand) only plan Sanction charge which is non-refundable, total consideration amount Rs.37,00,000/- (Rupees Thirty Seven Lacs) only to the owner herein will be paid to Sri Dipankar Jaiswal.
19. **DEVELOPER'S ALLOCATIONS:** shall mean the remaining portion i.e. 62% (Sixty Two percent) sanctioned floor area i.e. 7938 Sq.ft. out of 12803 Sq.ft. sanctioned building plan in the new building after providing Owners' Allocation as aforesaid along with the 62% (Sixty Two percent) of shops and car parking spaces.
20. **UNIT:** shall mean any flat, in the new building which is capable of being exclusively owned, used and/or enjoyed by Unit Owner.
21. **UNIT OWNERS:** shall mean any person /Persons who acquires, holds any unit in the new building and shall include the owner and the Developer, for units hold by them from time to time.
22. **ADVOCATE :** Shall mean Advocate whom the developer and owner may, from time to time, appoint advocate for the protection of the interest of the owner and developer.
23. **TIME :** Shall mean the completion of the construction work i.e. 24 months from the date of renewal of said Sanctioned Plan from the concerned authority and the same may be extended as per consent of both the parties as per Para No. 2 of Article VI.
24. **ROOF :** shall mean and include the entire open space of the ultimate roof and/or top of the new building, excluding the space required for installation of the overhead tank, T.V. Antenna/satellite disk, stair-case cover and other facilities.

25. **TRANSFEEE** : shall mean the person or persons to whom any space in the building has been agreed to be transferred.
26. **ENCUMBRANCES** : shall mean charges, liens, lispendence, claims, liabilities trusts, demands, acquisitions and requisitions of Government and public authorities.
27. **FORCE MAJURE**: shall mean flood, earthquake, riot, war storm, tempest, civil commotion, strike lock out etc.
28. **SUPER BUILT UP AREA** : shall mean and include total constructed flat area along with proportionate common passage, stair cases, car parking and landings etc.
29. **SINGULAR NUMBER** : shall include the plural and vice-versa.
30. **MASCULINE** : shall include the feminine and vice/versa.

**ARTICLE - II: TITLE & INDEMNITY :**

- i) The Owner doth hereby declare that they are the sole and absolute owner in respect of the said property morefully described in the First Schedule hereunder and the same is free from all encumbrances and the owner have a good and marketable title in respect thereof and there is no impediment to the development of the said property and/or the construction of the new proposed building by the Developer in the manner as herein agreed upon.
- ii) No person other than, the owner herein has right, title and/or interest, of any nature whatsoever, in the said Premises or any part thereof.
- iii) The right, title and interest of the owner in the premises is free all encumbrances whatsoever (Save as mentioned herein) and the owner has a good and marketable title thereto.
- iv) There are no thika tenants on the premises and the owner have received no notice of any such claim or proceeding.

- v) The owner with the help of the Developer shall have no difficulty obtaining all requisite clearance and permissions from the land ceiling authorities for the development of the Premises in the manner envisaged hereunder.
- vi) The owner has not in any way dealt with the Premises whereby the right, title and interest of the owner as the Ownership use, development thereof, is or may be affected in any manner whatsoever.
- vii) There are no tombs, mosques, burial grounds and/or any charge or encumbrances relating to or on the premises or any part thereof.
- viii) The owner shall have no difficulty in obtaining income tax clearance certificate and/or any permission for the completion of the transfer of Developer area to the Developer and/or its nominees and/or otherwise in fulfilling their other obligations contained hereunder.
- ix) The representations of the owner mentioned herein above are hereafter collectively called the "SAID REPRESENTATIONS" and the owner confirm that the said representations are true and correct.
- x) Relying on the said representations the Developer has agreed to develop the Premises, to complete the project, pay the moneys and do the work as and on the term hereunder.
- xi) That the Developer/ Second Part shall clear the title and/or No objection taken from the K.M.D.A. authorities at his own cost. The owner shall have no responsibility thereof.

### **ARTICLE - III; EXPLOITATION OF RIGHTS:**

1. The Developer shall be entitled to revise the said sanctioned building plan if necessary and the same should be regularized from the Kolkata Municipal Corporation or any other authorities with the consent and approval by the owners. All costs, expenses and payments required for the preparation

and/or modifications in the said sanctioned plan and all other incidental expenses for the above noted purpose stated herein above shall be paid and borne by the Developer herein.

**ARTICLE - IV : BUILDING :**

- (i) The Developer herein will construct the new multi storied building over the said property by its own fund and the Developer agrees to complete the said proposed building in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation (S.S. Unit) without any hindrance or disturbances by or on behalf of the owner or any person claiming under them. The Developer will ensure that the building shall conform to Class - I standard buildings and is made with the best available materials and according to the specification morefully described and written in the Third Schedule hereunder.
- (ii) The Developer herein will abide by all the laws, bye laws, rules and regulations of the Government, Corporation, local bodies and other concerned authorities as the case maybe and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the laws, facilities to the said property during the period of construction and before handing over possession of the Owner's allocation to the owner herein. The owner or their legal heirs or assignees' shall sign, execute and deliver all lawful necessary papers and applications signifying their consent and approval to enable the Developer to obtain such utility services and facilities for raising the said construction.
- (iii) The Developer hereby undertake to construct the new proposed G+IV storied building by its own fund according to the said sanctioned building plan and liable to finish all construction work of the building within 24 months from the date of renewal of the building sanction plan and to complete the construction of the building diligently and expeditiously according to the specification contained herein unless prevented by force majeure

circumstances beyond its control, in such eventualities in either case the time shall be reasonably extended by the Owners.

- (iv) The owner shall sign and execute all plans, filled up paper documents as may be necessary and take all appropriate steps so that the Developer can obtain necessary sanction of the Plan and Clearance and/or No Objection Certificate from appropriate Authority for construction of the G+IV storied Building thereon including necessary sanction, Clearance and/or permission from other concerned authorities for the purpose of installation and connection for water, Gas, Electricity, Telephone and other facilities required and the owner shall execute necessary POWER OF ATTORNEY in favor of the Developer for the purpose of enabling the Developer to undertake the construction of the proposed multistoried building and car parking spaces on behalf of the owner and prospective buyers thereon and they can enter into Agreement excepting owner's allocation for transfer on such terms and conditions as the Developer might think fit including the proportionate undivided share or interest in the land to the prospective Buyers without making the owner] financially responsible for that and all costs and expenses in connection with the above work shall be borne and paid by the Developer.
- (v) In the event of any dispute or differences arising out of or in-connection with the agreement the parties hereto shall have the right to seek redressal from the proper legal forum having territorial jurisdiction over the said premises under Kolkata.
- (vi) The owner shall not create any encumbrance and/or charge and /or impediment of any nature whatsoever and/or enter into any Agreement or in any way deal with the said premises or any part thereof during the subsistence of this agreement.

**ARTICLE - V:**

- a. Upon completion of the construction of the new proposed multi storied

building with the proportionate share or interest in the land, common space the roof and other facilities, in all respect the Developers' portion shall belong to the Developer exclusively which is specifically mentioned in the Developers Allocation of the Part -II of the Second Schedule hereunder written and the Developer will be entitled to deal with and dispose off the residential flats, shops, car parking and common spaces and parts and amenities in the building together with the proportionate share or interest in the land and common areas and facilities only after completion all the dues to the owner as specifically mentioned in the owner allocation of the Part - I of the Second Schedule hereunder written.

- b. Provided always that after the commencement of construction of the building the Developer will be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of the Developers' portion on their responsibility and risk and to receive earnest money and payment for the same of the area of the Developers' portion for which the owner shall be in no way be responsible and liable.
- c. The owner shall not be responsible in any way whatsoever to the Developers or his nominee(s) or any prospective buyer of flats and car parking spaces to be constructed on the said premises either in respect of any agreement which may be entered into by the Developers with any prospective buyer(s) of the flats and car parking spaces or for any payment which the Developer may receive from such prospective buyers or in respect of any obligation of the Developers to any such nominee or prospective buyers under any agreement which may be entered into between them without affecting rights and entitlement of the owner as per Owner's allocation as stated herein above.

**ARTICLE - VI; COMMON FACILITIES AND OBLIGATIONS OF THE OWNERS.**

**AND THE DEVELOPER**

- 1. The owner hereby permit, authorize and empower the Developer to proceed with the said project including soil testing, excavation, erection, construction

of plinth and upper stories as and when may be permitted by law to do so and it is made clear that all day to day work of administration of construction, preparation of scheme for development and construction of Multi storied building, prospective buyers allotment of saleable area and taking necessary advance from the prospective buyers of the flats (in respect of the Developer's portion only) selection and retention of professional service etc. shall be solely entrusted to and will be the sole responsibility of the developer and the owner shall not be responsible for any costs, charges, workmanship etc, in respect thereof in any manner whatsoever and the entire project shall be completed under the supervision guidance and approval of the developer. It is agreed between the parties that building plan should be placed for sanctioning before the appropriate authority within two months from the date of amalgamation of the entire property or at the earliest opportunity and foundation work must be started within 60 days from the date of renewal of sanction of the building plan subject to availability of clear vacant possession of the premises.

2. The work of construction shall be completed by the Developer within 24 months from obtaining the date of renewed sanction of the building plan, if so required by the Developer, the owner shall extend the period by the further period of 6 month and in the event of the developer failing to complete the construction within the extend period, the developer shall be liable to :
  - i) Pay to the owner interest at prevalling bank rate per annum on the value of the 38% of F.A.R of sanctioned building plan and 38% of shops and car parking spaces to be allotted to the owner but in no case, the total extended period shall expire 6 months from the schedule time for completion of the entire project within 24 months and the additional 6 months and thereafter the owner shall have the right to rescind or cancel this and to revoke including power of attorney after reimbursement of the finance invested by the Developer for the said project.



- ii) The parties further shall consider the time for construction hereunder if they are affected by force majeure such as earthquakes, riots, natural calamities, Floods, fire or situation goes beyond control of the developer.
3. The owner shall handover to the Developer Colour photo copies of all documents relating the title of the said premises to satisfy their ownership for investigation of title of the owner of the said premises. The original documents of title shall remain with the owner and shall be handed over to the Developer in lieu of proper receipt on completion of the R.C.C. roofs of the proposed buildings.
4. The owner shall make out a marketable title of the said property free from all encumbrances and liabilities whatsoever and for that purpose shall answer and comply with all reasonable requisition in respect of the title of the owner to the said property to be made by the Developer's Advocate.
5. All outgoings including municipal taxes and other taxes impositions in respect of the said premises shall be paid by the Developers from the date of agreement. And also hand over to the owner's Xerox tax receipt issued by the competent authority.
6. If any suit or legal proceeding is initiated by any person or authority without any fault of the owner as a result whereof the construction work is affected, then the Developers shall at its cost diligently defend the said as the Constituted Attorney for the owner for which Power of Attorney as mentioned above will be provided for.
7. The owner shall execute all drawings, plans for sanctions, permission for construction, in part or in whole brought in or used for the said project and/or of the said property within the area of this Agreement and the Developer shall remain responsible for use and disposal thereof at its sole and exclusive discretion. The owners, however, shall retain all details of Sanctioned Plan(s) a copy of the SET to be handed over by the Developers to

the owners, being the sole signing authority on the PLANS for restricting any deviation from the PLANS at any stage of construction. owner shall be under legal obligation to produce or cause to be produced all documents including title deeds, Municipal tax receipts and all other original documents relating to the said property before the concerned authorities on requisition of the Developer without making any inordinate delay.

8. The Developer shall have exclusive and indivisible right to carry out all works necessary for and incidental to the implementation of the said project for the purpose within the area of operation of this Agreement for the development of the said property by construction thereof multistoried building as mentioned herein beforehand.
9. The owner shall execute a Registered Development Power of Attorney in favour of the Developer for the purpose of implementation of the intended project and to enter into "agreements for sale of the Developer's Allocations and to receive the earnest money and/or advance money from the intending purchasers.
10. That one certified copy of original development agreement, one certified copy of power of Attorney and sanctioned plan to be given by the developer to the owner of the Land at Developer's cost.
11. If piling required as per soil test the cost of expenses of piling to be borne by the Developer.
12. The name of the proposed building may be decided by the Developer and the owner cannot be change in any manner.
13. This agreement is not transferable or assignable to any one without owner's written consent.
14. The Completion and occupancy Certificates shall be obtained by the developer for flats and for the owner of land and the purchasers to be

21. As and from the date of delivery of possession of the Owner's Allocations the owner shall also be responsible to bear and shall forthwith pay on demand to the Developer or vice versa the proportionate service charges for the common facilities in the new building payable in respect of the owner allocation such charges are to include proportionate share of lights, sanitation or maintenance, occasional repair and renewal charges for bill collection and management of the common facilities etc until the owner allocation is formed.
22. The flat owner shall not intentionally do any act, deed or thing whereby the Developer shall be prevented from proceeding with construction of the said project.
23. The Owner's allocation in the building shall be subject to the same restriction and usages as are applicable in the building intended for common benefits of all occupiers of the building which shall include the followings.
24. Neither party shall use or be permitted to use the respective-allocations in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity or use the same other than the residential purpose thereof or any propose which may cause any nuisance or hazard to other occupier's of the building.
25. Neither party shall demolish, fix nor permit demolition of any wall or other structure in their respective allocations or any portions thereof or make any structural alteration therein.
26. Neither party shall transfer or permit transfer of their respective allocation or any portions thereof unless.
  - a. Such party has observed and performed all terms and conditions on their respective parts that is to be observed and/or performed.
  - b. The proposed transferees will give written undertaking to the effect that such transferee shall remain bound by the terms and conditions herein and of the

obtained from the appropriate authority of Kolkata Municipal Corporation by the Developers.

15. The developer is solely responsible for any deviation of the said project and they are liable to regularize the same by paying necessary cost while obtaining the occupancy certificate from the Kolkata Municipal Corporation and the owner shall not raise any objection in this respect.
16. It is mentioned herein that that if any extra area is constructed by the developer after obtaining sanction in normal /regular course apart from the available F.A.R obtained from the Kolkata Municipal Corporation the owner will get share of equal proportion of that extra area. The cost of obtaining the extra F.A.R if any should be borne by the owner in equal ratio.
17. If any litigation arises between the developer and the purchaser of the developer's allocation then the developer will pay the litigation cost.
18. The Developer shall obtain completion certificate, occupancy certificate from the K.M.C. as soon as possible after intimating the owner of the flats in writing to take delivery of the owner allocations and hand over the possession letters and keys in the said new building.
19. That from the date of getting the respective flats and garages as per the owners' allocation in the said new building the owner shall pay their respective taxes, khajnas and other payables as per their allotments in the said new building. The Developer shall however be responsible for any defective materials and construction of the flats or any defect of manufacture and/or deviation from plan. Copy of C.C to be handed over to the owner of the flats.
20. The owner and the developer shall punctually and regularly pay and bear respective rates and taxes for their respective allocations to the concerned authorities or as decided by the Association of the owners.

presents and further that such transferee shall pay maintenance charges and other charges all and whatsoever be payable in relation to the area of his/her possession.

- c. Both parties shall abide by all laws, by laws, rules and regulations of the Government Statutory Bodies and/or bodies as the case may be and shall attend to answer and be responsible for any deviation and/or of any of the said laws, bye-laws rules and regulations.
  - d. The respective allottees shall keep the interior walls, sewers, drains pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the building in good working conditions and repair and in particular not to cause any damages to the building or any other space or parts therein and shall keep the other occupiers of the building indemnified from and against the consequence of any breach.
27. Common portion including stair case and landing of the building should not be blocked by any occupier of the building.

#### ARTICLE -VI MISCELLANEOUS

- I. The owner and the Developer have entered into this agreement purely as a contract and nothing contained shall be deemed to construe as partnership between the owner and the Developer hereto nor shall the parties constitute as association-of persons.
- II. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds matters and things not specified herein may be required to be lawfully done by the owner and various applications and other documents may be required to be signed or made by the owners, related to which Specified specific provisions may not have been mentioned herein, the owner doth hereby undertake to do all such acts deeds and things and matters. Further the owner doth hereby undertakes that the owner shall execute any such additional power of attorney and/or

authorization as may be required by the Developer for the aforesaid purpose and the owner also undertake to sign and execute all such additional applications and other documents as the case may be PROVIDED HOWEVER that all such acts, deeds matters and things do not in any way infringe the rights of the owner and/or against the spirit of these presents.

- III. The owner shall not be liable in any Income Tax, or any other taxes whether in respect of the Developer's allocations and the Developer shall be liable to make payment of the same and keep the owner indemnified against, suits, proceeding, costs charges and expenses in respect thereof and vice verse.
- IV. Any notice required to be given by the Developer shall without prejudice to any other mode of service available shall be deemed to have been served on the owner if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer by the owner if delivered by hand or sent by prepaid registered post to the office of the Developer.
- V. The Developer and the owner of all the flats shall mutually frame a scheme for management and administration of the said building and/or common parts thereof. The owner and purchasers of the flats hereby agrees to abide by all rules and regulations to be framed, by the society/association/building organization and/or other organization who will be in charge of such management and hereby gives all consent to abide by such rules and regulations.
- VI. Nothing in these presents shall be construed as demise or assignment or conveyance in law of the said premises or any part thereof to the Developer by the owner or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive license in favour of the Developer to develop the same in terms of these presents.

- VII. As and from the date of handover of the flats completion of the building the Developer and/or their transferees and the owner and/or his transferees shall pay on account of the rent and wealth tax and other taxes payable in respect of their respective portions.
- VIII. The owner shall give for inspection of all the original title deeds, other papers or documents, if any relating to the said premises as and when the same shall be required by the Developer before handing over the same on completion of R.C.C. structure of the multistoried buildings.
- IX. The proposed building to be constructed by the Developer shall be made in accordance with the specifications more fully and particularly mentioned and described in the schedule hereunder written.
- X. Car parking space and the ultimate roof of the new building will not be used for any sort of storage or for commercial purposes.
- XI. At the active co-operation of all the owner the developer shall bear all costs for execution and registration of the deed of exchange or deed of gift of the undivided share of land of the owner and to amalgamate the same into a single property.
- XII. That the owner will not raise any objection if the developer does any changes in the car parking space allotted in the portion and in the common space but on' the other hand the owner will in no ways be responsible for such acts of the developer.

#### **ARTICLE -VII: ARBITRATION**

- I. Save and except what has been specifically stated hereunder all disputes and differences between the parties hereto arising out of this agreement shall be adjudicated by reference to arbitration in presence of two arbitrators, each of such arbitrators shall be appointed by either party who shall jointly appoint an

umpire as the referee and the award given by the said umpire shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and conciliation act, 1996 and its statutory modification and/or reenactments thereof from time to time.

- ii. Notwithstanding the arbitration clause as referred to hereinabove the right to sue for specific performance of this contract by one party against the other shall remain unaffected.

**FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT the piece and parcel of 7 Cottahs 6 Chittacks 3 Sq.ft. with 100 Sq.ft. tile shaded structure, in the portion of R.S Dag No. 2550 under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L.No. 23, R.S. No. 43, Touzi No. 1-6,8-10,12-16, being premises No.31, Nabapally Main Road, P.O.- Joka, P.S.- Haridevpur, Kolkata - 700108, under Municipal Ward No. 143, within the limits of the then Joka- II Anchal Panchayat now Kolkata Municipal Corporation, District - South 24 Paraganas which is butted and bounded as follows:-

- ON THE NORTH BY : 8 feet wide common passage;  
 ON THE EAST BY : Land of Raj Kumar Shaw and Mrs. Mina Shaw;  
 ON THE WEST BY : Land of Sudhir Lal Patra;  
 ON THE SOUTH BY : 25 feet wide Nabapally Road;

**SECOND SCHEDULE ABOVE REFERRED TO**  
**PART - I**  
**OWNER'S ALLOCATION**

- A. The owner's allocation shall be provided with 38% (Thirty Eight percent) of total of sanction of building plan already approved by K.M.C. 4865 Sq.ft. of flats and 38% (Thirty Eight percent) of Shops and Car Parking Space. Be it mentioned here that amongst this 38% of sanctioned building plan the owner



will be entitled to the flats of entire Second floor and one flat from Front Side and the rest from Back side on the top floor and Shops and Car Parking Spaces proportionate to his portion of land.

- B. The developer has agreed to pay a refundable amount i.e. Rs.24,50,000/- (Rupees Twenty Four Lacs Fifty Thousand) only which is Adjustable with Super Built Area / Saleable Area @ Rs.2700/- per Sq. ft. and Rs.12,50,000/- (Rupees Twelve Lac Fifty Thousand) only plan Sanction charge which is non refundable total consideration amount Rs.37,00,000/- (Rupees Thirty Seven Lacs) only to the owner herein will be paid to Sri Dipankar Jaiswal.

## PART -II

### DEVELOPER'S ALLOCATIONS

The Developer are entitled to remaining portion i.e. 62% (Sixty Two percent) sanctioned floor area i.e. 7938 Sq. ft. out of 12803 Sq. ft. sanctioned building plan in the new building after providing Owners' Allocation as aforesaid along with the 62% (Sixty Two percent) of shops and car parking space.

### THE THIRD SCHEDULE ABOVE REFERRED TO SPECIFICATION OF OWNER'S ALLOCATION

(Technical specification and fitting and fixtures to be provided in the flat to the owner)

1. **STRUCTURE:-** The building will be of R.C.C. structure as per design and specification with 8" wall outside 5" inside wall.
2. **PLASTER:-** Both external and internal walls will be plastered on both sides with sand, cement (Ultratech, JSW or Konark Cement) and internal walls will be plastered with Putty.
3. **KITCHEN :-** Flooring Tiles and cooking platform with black stone on it along with steel sink and coloured glazed tiles dado platform -upto 4' height.

4. **ELECTRIC POINTS AND FITTINGS:-** Conceal Type Wiring With Finolex/ RR Cable/ Mescab Wires or any other Brand having similar quality.
  - A) **LIVING & DINING:** 2 LIGHT POINTS, 1 FAN POINT, 1 POWER POINT 5 AMP., 1 POWER POINT 15 AMP.
  - B) **BED ROOM:** 1 LIGHT POINT, 1 FAN POINT, 1 POWER POINT 5 AMP.
  - C) **KITCHEN:** 1 LIGHT POINT, 1 ADJUST FAN POINT, 1 POWER POINT 5 AMP, 1 POWER POINT 15 AMP.
  - D) **TOILET:** 1 LIGHT POINT, 1 ADJUST FAN POINT, 1 GYSER POINT 15 AMP.
  - E) **BALCONY:** 1 LIGHT POINT.
5. **WATER CONNECTION:-** Septic Tank, Underground Water Reservoir, Overhead Plastic Tank (Syntax/P4/ Supreme Or Other Brands Of Similar Quality), PVC Pipelines (Supreme Or Other Brand Of Similar Quality) Will Be Provided.
6. **BATH ROOM :-** Anti Skid Flooring Tiles and Glaze wall Tiles upto 6 feet height along with 6 Inch scarting.
7. **FLOOR -FINISH:-** All the floor shall have Vitrified Tiles (2'X2').
8. **WINDOW:-** Aluminium sliding window with glass.
9. **DOOR :-** Commercial plywood and the flush door.
10. **STAIR CASE :-** Marble or Titles.
11. **GARAGE FLOORING & CEILING:** Net flooring after RCC Work and Garage Ceiling with White Colour.
12. **LIFT:** 1 Lift having 4 passenger capacity will be provided.

Any matter excluding this specification will be charged extra. 440 volts main meter will be given by the developer.

External painting of the building will be made at the last phase of construction of the building.

IN WITNESS WHEREOF the PARTIES hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**WITNESSES:-**

1) VINEET KUMAR  
S/o Binod Kumar Dhandhanis  
R/o Patel Bazar Road  
Bhogalpur 812001

*Dipankar Jaiswal*

**SIGNATURE OF THE OWNER**

2) Rajesh Taraker  
24 Roy bazar  
Road KOL-34

DHANDHANIA INFRASTRUCTURES PVT. LTD.

1. *Prithvi Dhandhanis*  
Authorized Signatory / Director

DHANDHANIA INFRASTRUCTURES PVT. LTD.

2. *Priganka Tarabder*  
**SIGNATURE OF THE DEVELOPER**  
Authorized Signatory / Director

Drafted by me

*Purushottam*

Advocate:

*03/08/2001*

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named second party the within mentioned sum of **Rs.37,00,000/- (Rupees Thirty Seven Lacs)** only being the entire consideration for development of First Schedule mentioned property as per memo below.

**MEMO**

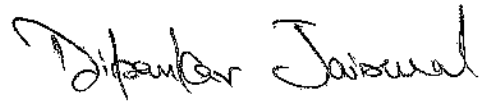
Date	Cash/ Cheque no.	Drawn on	Amount
		<b>Total</b>	<b>Rs.37,00,000/-</b>

**(Rupees Thirty seven Lacs) only**

**WITNESSES:**

1. VINEET KUMAR  
S/o Bimal Kumar Dhandhania  
Patal Babu Road  
Bhagalpur - 812001

2. Rajesh Tarakder  
24 Roy Bahadur Road  
KOL - 34



**SIGNATURE OF THE OWNER**

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Dipankar Suman*

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



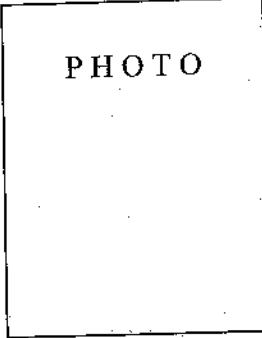
*Priganka Sarabder*

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



*Prithvishankar*

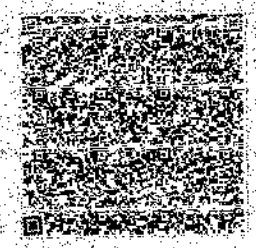
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Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



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




ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAICD7411M

नाम / Name	DHANDHANJA INFRASTRUCTURES PRIVATE LIMITED		
निगम/पत्रक की तारीख Date of Incorporation / Formation	11/09/2021		
			Signature valid Digitally signed by Income Tax Dept Date: 2021.09.14 10:39 GM: 10000000

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कठोरता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना ले मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व पहचान आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". स्थायी पैन कार्ड में एनहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पढ़नीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Out

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAICD7411M नाम/नाम DHANDHANJA INFRASTRUCTURES PRIVATE LIMITED निगम/पत्रक की तारीख Date of Incorporation / Formation 11/09/2021		यह कार्ड ई-कार्ड/पैन के द्वारा डिजिटल रूप में जारी किया गया है। आयकर विभाग द्वारा, भारत की पत्र- चली पत्रिका, नई दिल्ली, भारत, 110011, अंतर्गत, 307/8, पिन कोड 110011, क्षेत्र कोड 011-26110116 पर फोन - 411 0116. If this card is not received or has been lost, please inform us in Income Tax Dept Services Unit, IITD, 307/8, Sector 307/8, Plot No. 307, Survey No. 8378, Connaught Place, Near Deep Bhambhaya Chowk, Pin - 110011 Tel: 011-26110116, 011-26110120-2731 8081 e-mail: Dtd@itd.gov.in
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (6) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

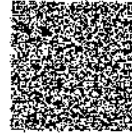
Priganka Sarabder 



भारत सरकार  
Government of India



पियूष कुमार धंधनिया  
Piyush Kumar Dhandhania  
जन्म तिथि/DOB: 11/01/1987  
पुरुष/ MALE



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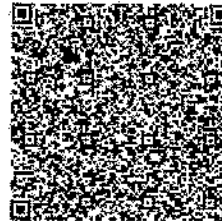
मेरा आधार, मेरी पहचान



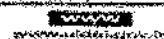
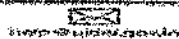
भारतीय विशिष्ट पहचान अधिकरण  
Unique Identification Authority of India

पता:  
विनोद कुमार धंधनिया, निउ अलिपुर रेसिडेंसी, जेनिवा,  
फ्लैट-4 डी, 45 ए, बुरोशिबिआ मुख्य मार्ग, निउ अलिपुर  
पेट्रोल पंप के पास, बेहाता, सेहपुर, कोलकाता,  
वेस्ट बंगाल - 700038

Address:  
S/O Binod Kumar Dhandhania, New Alipore  
Residency, Genia, Flat-4 D, 45 A, Buroshibiafa  
Main Road, Near New Alipore Petrol Pump,  
Behata, Sehapur, Kolkata,  
West Bengal - 700038



8954 0055 6211



*Piyush Dhandhania*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



व्यक्तिगत आयकर अकाउंट कार्ड  
Personal Account Number Card  
A J Y P D 2649 R

नाम  
PRINCE KUMAR BHANDHANIA


आयकर अकाउंट नंबर  
BINOY KUMAR P BHANDHANIA

दिनांक  
*Prince Bhandhania*

11-01-1987

*Prince Bhandhania*





 পূর্ণিমা গোস্বামী  
 Purbesha Goswami  
 পিতা : পবিত্র চন্দ্র গোস্বামী  
 Father : PABITRA CHANDRA GOSWAMI  
 জন্ম সাল / Year of Birth : 197৫  
 নারী / Female

5530 0614 9116

আধার - সাধারণ মানুষের অধিকার

*Purbesha Goswami*


 ভারতীয় পরিচয় পরিচালনা প্রাধিকার  
 Unique Identification Authority of India

ঠিকানা: Address:  
 266/5 এ. ডি এইচ রোড, পূর্ব  
 বরিশা, বরিশা, দাঃ ২৪ পরগণা.  
 পশ্চিমবঙ্গ, 700008  
 266/5 D.H.ROAD, Purba  
 Barisha, Barisha, South Twenty  
 Four Parganas West Bengal,  
 700008

5530 0614 9116

1847  
 1800 300 1947  
 help@uidai.gov.in  
 www.uidai.gov.in



ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/21194/45385

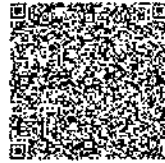
To  
**Dipankar Jaiswal**  
 দীপঙ্কর জয়সওয়াল  
 432 NO  
 JAMES LONG SARANI  
 NABAPALLY  
 Kolkata (MC)  
 Joka, Kolkata  
 West Bengal - 700104

01/04/2014



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আপনার আধার সংখ্যা / Your Aadhaar No. :

**9863 6034 8241**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Unique Identification Authority of India



দীপঙ্কর জয়সওয়াল  
**Dipankar Jaiswal**  
 পিতা : প্রদীপ কুমার জয়সওয়াল  
 Father : Pradip Kumar Jaiswal

জন্মতারিখ/DOB: 04/08/1982  
 পুরুষ / Male

**9863 6034 8241**



আধার - সাধারণ মানুষের অধিকার

स्वाई लेका संख्या /PERMANENT ACCOUNT NUMBER  
ADRPJ9936G

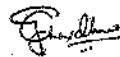


चक्र /NAME  
DIPANKAR JAISWAL

पिता का नाम /FATHER'S NAME  
PRADIP KUMAR JAISWAL

जन्म तिथि /DATE OF BIRTH  
04-08-1982

हस्ताक्षर /SIGNATURE  
*Dipankar Jaiswal*

आयकर आयुक्त, (कम्प्यू. अंश.), कोल.  
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



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

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

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRIYANKA TARAFDER

MINTU PAUL

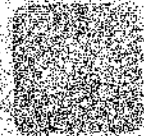
03/05/1991

Permanent Account Number

ATPP16763R

*Priyanka Tarafder*

Signature



18000003

*Priyanka Tarafder*

इस कार्ड के बिना पान कार्ड का उपयोग नहीं करें / बिना

आयकर पैन सेवा इकाई, नई दिल्ली

5th फ्लोर, मन्त्री स्ट्रीटिंग, प्लॉट नं. 341, सर्वे नं. 997/8

मॉडल कॉलोनी, नजदीक डीप बंगलावा, नोव

पुणे - 411 016

If this card is lost, someone's loss card is found

please inform / return to

Income Tax PAN Services Unit, NSDL

5th floor, Mantri Streeting

Plot No. 341, Survey No. 997/8

Model Colony, Near Deep Bungalow Chowk



Pune - 411 016

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081

e-mail: [itninfo@nsdl.co.in](mailto:itninfo@nsdl.co.in)

भारत सरकार  
Government of India

Priyanka Tarafder  
Date of Birth/DOB: 03/05/1991  
Female/ FEMALE

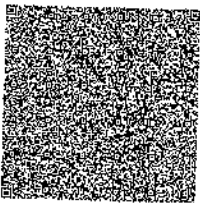


6220 9579 4571  
UID: 9191 0777 0538 7893

मेरा आधार, मेरी पहचान

भारत सरकार  
Unique Identification Authority of India

**Address:**  
C/O Rajesh Tarafder, 24., ROY BHADUR  
ROAD, Behala, Kolkata,  
West Bengal - 700034



6220 9579 4571  
UID: 9191 0777 0538 7893

www.ahar.gov.in

Priyanka Tarafder

## Major Information of the Deed

Deed No :	I-1603-12825/2022	Date of Registration	17/08/2022
Query No / Year	1603-2002472234/2022	Office where deed is registered	
Query Date	16/08/2022 9:53:05 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Purbasha Goswami High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051363543, 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 : 37,00,000/-]		
Set Forth value	Market Value		
	Rs. 51,63,264/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 37,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :


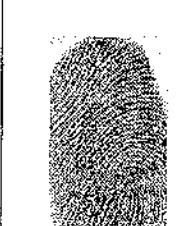
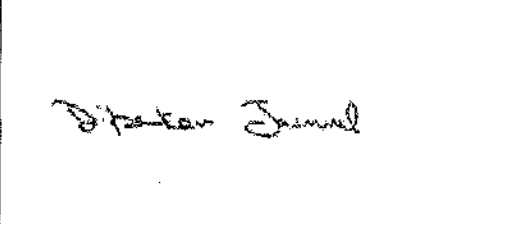
District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nabapally Main Road, , Premises No: 31, , Ward No: 143 Pin Code : 700108

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	7 Katha 6 Chatak 3 Sq Ft		51,36,264/-	Width of Approach Road: 25 Ft.,
<b>Grand Total :</b>				<b>12.1756Dec</b>	<b>0 /-</b>	<b>51,36,264 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>0 /-</b>	<b>27,000 /-</b>	



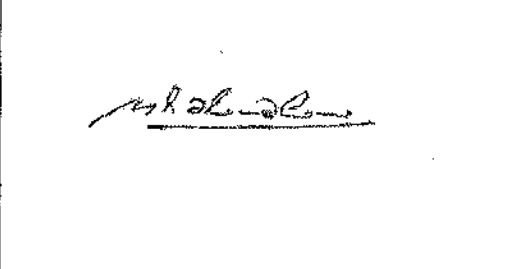
**Land Lord Details :**



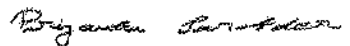
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Dipankar Jaiswal</b> Son of Pradip Kumar Jaiswal Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office	 <small>17/08/2022</small>	 <small>LTI 17/08/2022</small>	 <small>17/08/2022</small>
Naba Pally, 432, James Long Sarani, City:- , P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx6G, Aadhaar No: 98xxxxxxxx8241, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office				

**Developer Details :**



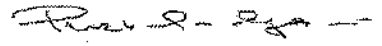
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Dhandhanía Infrastructures Private Limited</b> New Alipore Residency, Genia 4A, 45A, Bura Shibtala Main Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 , PAN No.: AAXxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Piyush Kumar Dhandhanía (Presentant )</b> Son of Binod Kumar Dhandhanía Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office	 <small>Aug 17 2022 4:30PM</small>	 <small>LTI 17/08/2022</small>	 <small>17/08/2022</small>
New Alipore Residency, Genia -4D, 45A, Bura Shibtala Main Road, City:- , P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJxxxxxx9R, Aadhaar No: 89xxxxxxxx6211 Status : Representative, Representative of : Dhandhanía Infrastructures Private Limited (as Authorized Representative)				

2	Name	Photo	Finger Print	Signature
	<b>Mrs Priyanka Tarafder</b> Wife of Rajesh Tarafder Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office			
		Aug 17 2022 4:55PM	LTI 17/08/2022	17/08/2022
24, Roy Bahadur Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx3R, Aadhaar No: 62xxxxxxx4571 Status : Representative, Representative of : Dhandhan Infrastructures Private Limited (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Miss Purbasha Goswami</b> Daughter of Late Pavitra Chandra Goswami High Court Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	17/08/2022	17/08/2022	17/08/2022
Identifier Of Shri Dipankar Jaiswal, , Mr Piyush Kumar Dhandhan, Mrs Priyanka Tarafder			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Dipankar Jaiswal	Dhandhan Infrastructures Private Limited-12.1756 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Dipankar Jaiswal	Dhandhan Infrastructures Private Limited-100.00000000 Sq Ft



Endorsement For Deed Number : I - 160312825 / 2022

On 17-08-2022

**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 13:05 hrs on 17-08-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Piyush Kumar Dhandhanian ,

**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 51,63,264/-

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

Execution is admitted on 17/08/2022 by Shri Dipankar Jaiswal, Son of Pradip Kumar Jaiswal, Naba Pally, 432, Road: James Long Sarani, , P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Identified by Miss Purbasha Goswami, , , Daughter of Late Pavitra Chandra Goswami, High Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-08-2022 by Mr Piyush Kumar Dhandhanian, Authorized Representative, Dhandhanian Infrastructures Private Limited (Private Limited Company), New Alipore Residency, Genia 4A, 45A, Bura Shibtala Main Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Identified by Miss Purbasha Goswami, , , Daughter of Late Pavitra Chandra Goswami, High Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 17-08-2022 by Mrs Priyanka Tarafder, Director, Dhandhanian Infrastructures Private Limited (Private Limited Company), New Alipore Residency, Genia 4A, 45A, Bura Shibtala Main Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Identified by Miss Purbasha Goswami, , , Daughter of Late Pavitra Chandra Goswami, High Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 37,053/- ( B = Rs 37,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 37,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2022 8:14PM with Govt. Ref. No: 192022230099295641 on 16-08-2022, Amount Rs: 37,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKU4857738 on 16-08-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 069163, Amount: Rs.5,000/-, Date of Purchase: 16/08/2022, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2022 8:14PM with Govt. Ref. No: 192022230099295641 on 16-08-2022, Amount Rs: 2,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKU4857738 on 16-08-2022, 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**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1603-2022, Page from 447507 to 447548  
being No 160312825 for the year 2022.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2022.08.23 13:38:18 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2022/08/23 01:38:18 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**

**(This document is digitally signed.)**