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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 769070

Certified that the document is admitted to registration. The signature sheets and the endorsement sheet supplied with the document are complete and correct.

1 MAR 2021

Sub-Registrar
Alipore, District 24-paragana

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on the 4th day of March, 2021 (two thousand twenty one) **BETWEEN SRI RAMPRASAD NASKAR** (PAN- ATIPN1189Q) son of- Late Bijoy Krishna Naskar, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Dhalua, P.O.- Panchpota, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700152, hereinafter referred to as the **LANDOWNER**

4.3.21
Q-2456199



11 FEB 2021

SL NO. 5420Dt.....
NAME.....
ADDRESS.....
RS. 500/-

Dibakar Bhattacharjee
Advocate
High Court, Calcutta

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



Identification
Manas Chakraborty
S/o, Manik Chakraborty
Mabapally, Dhalua.
Kol- 700152.
Others.


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(which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his heirs, successors, executors, administrators, legal representatives, assigns) of the

ONE PART

AND

S.P. CONSTRUCTION (PAN NO. ADIFS6473Q) a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152 and represented by its Partners namely (1) **SRI SUKANTA KUMAR MONDAL**, (PAN NO. AHBPM1094Q) son of Sri Subir Mondal, (2) **SRI SUBRATA NASKAR** (PAN NO. ACKPN6880H) son of Sri Santosh Naskar, both by faith - Hindu, by occupation- Business, residing at Dhalua, P.S.- Sonarpur, Kolkata-700152, (3) **SRI PINTU DEBNATH** (PAN NO. AGHPD4819P) son of- Late Anil Debnath, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- L-7, Sreenagar Main Road, P.O.- Panchasayar, Police Station- Panchasayar, Kolkata- 700094 and (4) **SRI PINTU MONDAL** (PAN NO. BWCPM7030B) son of- Sri Kanai Chandra Mondal, by faith- Hindu, by occupation- Business, residing at- Radhanagar, P.S.- Sonarpur, Kolkata- 700150, hereinafter called as the **DEVELOPER** (which terms or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**





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WHEREAS:-

- I. The Landowner herein is well seized and possessed and the owner of the land measuring about 4 (four) cottahs 14 (fourteen) chittacks 36 (thirty six) sq. ft., which is morefully and particularly described in the First Schedule written hereunder, and which is free from all encumbrances, mortgages, charges, liens, attachments, trust, acquisition, requisition, lispences whatsoever however;
- II. Sri Bijoy Krishna Naskar, Sri Annada Prasad Naskar and Smt. Shailabala Dasi were the recorded owner of ALL THAT piece and parcel of land measuring 240 decimals within Mouza- Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181, and as such each of them was the joint owner of undivided 1/3rd share of the aforesaid property.
- III. Sailabala Dasi died intestate leaving behind her 3 (three) daughters namely Smt. Sarala Bala Dasi, Smt. Kachi Bala Mondal and Smt. Shanti Bala Mondal as her only legal heirs and successors and the said legal heirs of said Sailabala Dasi was lawfully enjoying and occupying the 1/3rd share of the total land measuring 240 decimals within Mouza- Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181, as left by their deceased mother.
- IV. By virtue of a registered Deed of Sale dated 6th November 1968, executed by Smt. Sarala Bala Dasi, Smt. Kachi Bala



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Mondal and Smt. Shanti Bala Mondal sold, transferred and conveyed in favour of Bijoy Krishna Naskar and Sri Annada Prasad Naskar ALL THAT piece and parcel of land measuring about 80 decimal out of total 240 decimal within Mouza-Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181 along with other lands and the said Deed was duly executed at the office of the Sub. Registrar, Baruipur and recorded in Book No. I, Volume No. 110, Pages from 233 to 236, Being No. 10623 for the year 1968.

- V. Bijoy Krishna Naskar was the recorded owner of various other plots of land alongwith the part of land lying and situate at Mouza- Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181, and as such he became the sole and absolute owner of $1/3^{\text{rd}}$ share of land out of total land measuring about 240 decimal and his name was recorded and finally published in Revisional Settlement Record-of-Rights (Parcha).
- VI. Bijoy Krishna Naskar due to need of money sold, transferred and conveyed ALL THAT piece and parcel of land measuring about 7 (seven) cottahs out of his total land within Mouza-Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181, in favour of Sri Ram Prasad Naskar (the Landowner herein) by virtue of a registered Deed of Sale registered on 02.06.1995 before A.D.S.R. Sonarpur and recorded in Book



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No. 1, Volume No. 3, Pages from 40 to 45, Being No. 143 for the year 1996.

VII. By virtue of the above-stated Deed of Sale, Sri Ram Prasad Naskar (the Landowner herein) being the owner of the land measuring about 7 (seven) cottahs within Mouza- Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181 mutated his name in the L.R. Record-of-Rights (Parcha) in respect of the said land as well as in the Assessment Records of Rajpur Sonarpur Municipality and thereafter he sold some portion of his said land of 7 (seven) cottahs and presently Sri Ram Prasad Naskar (the Landowner herein) has been retaining the land measuring about 4 cottahs 14 chittacks 36 Sq. ft. within Mouza- Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181 morefully and particularly described in the First Schedule written hereunder and at present the Landowner herein have been enjoying the absolute ownership of the said land without any interferences from anyone. The property is free from all sorts of encumbrances, liens, attachments, claims and demands etc. whatsoever;

VIII. The land which is being described hereinabove within these presents is situated under the Jurisdiction of Rajpur Sonarpur Municipality Ward No. 2, and the Landowner at present has been enjoying the said land as more fully described in the First Schedule hereunder written without any interruption and



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hindrances and the Landowner is thus in lawful possession of the said entire land and adversely to the interest of anybody else and the Landowner has every right to deal with this land with any other person;

- IX.** The Landowner is very much desirous to construct a building on maximum availability of FAR as per existing rule of Rajpur Sonarpur Municipality on his said First Schedule land and to do and to make construction of a new building/s on his said land, he has no such experience in the matter and so the Landowner approached the parties of Second Part herein to make construction of the new building as per building plan to be sanctioned by the Rajpur Sonarpur Municipality at their cost as well as specification annexed in Second Schedule hereto;
- X.** The parties of the Second Part herein has agreed to make the construction of the proposed new building/s in flat systems for residential and other purposes in exchange of getting their cost of construction and their remuneration for supervision of such construction in kind of flats, car-parking spaces etc. after deducting or giving the Landowner allocation as more fully described and mentioned hereunder written and it is appearing as consideration for the land as described in the First Schedule hereunder written.
- XI.** The parties of the Second Part herein shall get rest of the construction of said proposed building. It has been clearly



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mentioned and described hereunder that the parties of the Second part shall erect the entire proposed building at their cost and supervision and labour and thereafter they shall deliver the Landowner Allocations as mentioned herein to be erected as per annexed, specification as well as sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality and to meet up such expenses they shall collect the entire money from the sale of their portion to be sold to the interested parties from whom they shall collect entire cost of construction as well as cost of land in connection with the said flats, car parking spaces etc.

- XII.** The parties of the Second Part has agreed to do this project by constructing a building/s on the said land up to maximum height as per sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality at his cost and also providing for common areas and other facilities/amenities for the purpose of selling of flats /apartments as described hereunder, the parties of the Second Part shall get and enjoy all other flats, car-parking spaces etc. of the proposed building/s to be constructed excluding the portions to be given to Landowner by the Developer on the following terms and conditions hereinafter appearing.



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NOW THIS INDENTURE WITNESSETH as follows:-

ARTICLE-I : TITLE, INDEMNITY & DECLARATION

- (i) The Landowner hereby declares that he has good and absolute right and title to the said premises without any claim, right or interest of any person or persons claiming under or in trust for the owner and the owner has a good and marketable title to enter into this Agreement with the Developer and the Owner hereby undertakes to indemnify and keep indemnified the Developer against any and every part of claim action and demand whatsoever.
- (ii) The Developer shall construct and complete the building/s on the said premises in a proper and workman-like manner in terms of the sanctioned plan and as per Specifications of construction mentioned in the Second Schedule hereunder written.
- (iii) The Owner hereby assures and declares that there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 on the said premises.
- (iv) The Owner hereby also undertakes that the Developer shall be entitled to construct and complete the building on the said premises as agreed between the parties hereto and to retain the Developer's Allocation therein without any interference from the Owner or any person or persons claiming through or under or in trust for him.
- (v) It is clearly agreed and understood between the Owner and the Developer that entering into this Agreement for development of the building will not be construed any Partnership between the Owner



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and the Developer and forming of Association of persons involving the said premises and during the period of construction of the building/s, the Developer shall hold the possession of the said premises as licensee and not in any other capacity and the Owner and in the absence of the Owner the legal heirs of the Owner hereby jointly and severally declare and undertake that they shall not cancel this Agreement for any reason whatsoever.

ARTICLE- II: DEVELOPMENT RIGHTS

- (i) The Owner hereby grant exclusive right to the Developer to build upon and commercially use the said premises for construction of building or buildings in accordance with the Sanctioned plan or the revised plan to be sanctioned by the appropriate authority with such alterations or modifications as may be thought fit by the Developer with prior intimation to and consent of the Owner.
- (ii) All applications, plans and other papers and documents shall be submitted by the Developer in the name and as Lawful Constituted Attorney of the Owner and the Developer will pay all costs and fees required to be paid or deposited for revised sanction of the plan, if any, for the building/s and/or commercial use of the said premises, the Landowner will execute a registered Power of Attorney in favour of the Developer for smooth running of the constructing work.



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ARTICLE-III: COMMENCEMENT


This Agreement shall be deemed to have come into effect from this day and all acts, deeds and things done by the Developer on the basis of the terms and conditions herein contained are ratified by this Agreement.

ARTICLE-IV: BUILDING

- (i) The Developer shall at its own costs construct the building on the said premises with 1st class building materials.
- (ii) The Developer shall also provide in the building facilities in terms of the sanctioned building plan or under any consequent sanctioned or approval relative to the construction of the building on the said premises.
- (iii) The building construction will be completed within 24 (twenty four) months from the date of sanction of the building plan and starting of the construction work on the First Schedule land - whichever is later, subject to Force-Majure clause. However, the Developer deserves the right to get a grace period of 6 (six) months, if the same is not completed within due period.

ARTICLE-V: SPACE ALLOCATION

On the basis of the total area comprised in the said First Schedule land and as per the rules and regulations of the Rajpur Sonarpur Municipality, it has been agreed that the said built up area shall be divided and allocated between the Owner and Developer hereinafter called "The Owner's Allocation" and "The Developer's Allocation"





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wherein the Owner will be entitled to **40% of the total built up area** in respect of Flats and car-parking spaces of the to be constructed building as per sanctioned building plan on the First Schedule premises and **rest 60% of the total built up area** in respect of flats, car-parking spaces will be allotted towards Developer's share of allocation. Apart from the afore-stated allocations the Developer will pay to the Landowner a total sum of **Rs. 17,50,000/- (Rupees Seventeen Lakh Fifty Thousand)** only on the date of signing and registration of this Agreement out of which Rs. 1,00,000/- as forfeited amount and rest Rs. 16,50,000/- as adjustable advance (which will be adjusted @ Rs. 3,000/- per sq. ft. super built up area from the Landowner's allocation as mentioned hereinabove).

PART-I

LANDOWNER ALLOCATION

40% of the total built up area in respect of Flats and car-parking spaces of the to be constructed building on the First Schedule premises will be provided to the Owner. Be it clearly mentioned that the Owner will accept the possession of the Owner's Allocation after the completion of work in a habitable condition by the Developer. Immediately after completion of work of the Owner's Allocation in a complete habitable condition the Developer will inform the same to the Owner by written notice requesting them to take the delivery of possession of the Owner Allocation fixing the date and time. The Owner will have to pay an amount



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of Rs. 25,000/- (Rupees Twenty Five Thousand) only to the Developer at the time of registration for creation of emergency fund.

PART-II

DEVELOPER'S ALLOCATION

Balance/remaining **60% of the total built up area** in respect of Flats and car-parking spaces of the to be constructed building on the First Schedule premises flats and car-parking spaces other than the Owner Allocation.

Be it clearly mentioned that the Landowner and the Developer will execute a Specified Agreement within 30 days from the sanction of the building plan, whereby the proper demarcation of the Landowner allocation (after adjustment of the above-stated amount of Rs.16,50,000/-) will be done in a reciprocal manner.

The Landowner shall be entitled to sell, transfer, let out or enter into any contract for sale or transfer of the Landowner Allocation. Similarly the Developer will also be entitled to sell, transfer, let out or enter into any Agreement in respect of the said Developer's Allocation.

No further consent or authority shall be required from the owner to enable the Developer to enter into any Agreement for Sale or transfer and/or letting out and/or to deal with the said Developer's Allocation and the Landowner hereby consent to the same.



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ARTICLE-VI: CONSIDERATION AND PAYMENT

- (i) All costs, charges and expenses for construction and/or development of the proposed building shall be paid, borne and discharged by the Developer.
- (ii) In consideration of the Landowner having agreed to allow the Developer to develop the said premises and to appropriate the Developer's Allocation, the Owner shall not be liable to make any payment on account of the Owner Allocation save and except what are mentioned in Part-I of Article-V and Article-IX (i).
- (iii) In consideration of the Developer bearing all costs, charges and expenses for construction and development of the proposed building on the said premises, the Developer shall not be liable or required to make any payment on account of the land/said premises/Developer's Allocation.

ARTICLE-VII: LANDOWNER OBLIGATION

- (i) The Landowner shall permit or allow the Developer the right to commercially exploit the said premises by causing building or buildings to be constructed at their own costs at the said premises subject to the terms and conditions herein contained.
- (ii) The Landowner shall execute the Deed(s) of Conveyance in respect of the undivided proportionate share in the land attributable to the Developer's Allocation in favour of the Developer or their nominees in such part or parts as the Developer shall require only after payment of the entire Landowner Allocation to the Landowner.



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- (iii) The Landowner shall be responsible to handover all the documents to the Developer related to the First Schedule land (i.e. Parcha, Conversion, Municipal mutation, upto date Khajna and tax receipt etc.) after getting it completed by his own cost and expenses.
- (iv) The Landowner shall also be responsible for payment of Service Tax and GST as imposed by the concerned authority in respect of his above-mentioned allocations, without creating any liability on the Developer.

ARTICLE- VIII: DEVELOPER'S OBLIGATION

The Developer shall carry out the construction work in a proper manner and shall deliver the Landowner their allocations within the time mentioned hereinabove.

ARTICLE- IX: COMMON FACILITIES

- (i) The Developer will pay all arrears, rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the Landowner and Developer upon completion of the building shall pay and bear all taxes and other dues and outgoings including the service and maintenance charges (i.e. @ Rs. 1.00/- per sq. ft.) in respect of their respective allocations proportionately.
- (ii) As soon as the building is completed and certified by the Architect to be fit for occupation, the Developer shall give written notice to the Landowner requesting them to take possession of the Landowner Allocations in the building and on and from the date of service of such



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notice and at all times thereafter the Landowner shall be exclusively responsible for payment of all Municipal and Land taxes, rates, duties and other public outgoings and maintenance charges whatsoever payable in respect of the Landowner Allocation, the rates to be apportioned pro-rata with reference to the saleable space if they are levied on the building as a whole.

- (iii) The Landowner and the Developer shall punctually and regularly pay the said rates to the concerned authorities in consultation with each other and each of them shall keep indemnified the other against all actions, claims, demands, costs, charges, expenses, proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Landowner/Developer.
- (iv) The Landowner and Developers shall enjoy the common areas as mentioned in the Third Schedule hereunder and will also have to bear the common expenses as mentioned in the Fourth Schedule hereunder.

ARTICLE- X:- MISCELLANEOUS

- i) "Force Majeure" shall mean the reasons beyond the Developer's control for giving possession of the Owner allocations to the Owner within the time period mentioned hereinabove, such as storm, tempest, flood, earthquake and other Acts of God or Acts of Government, Statutory Body etc., strike, riot, mob, air-raids, order of injunction or otherwise restraining development or construction at the said land by the Court of Law, Tribunal or



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Statutory Body, scarcity or no availability of building materials equipments or labourers, changes in laws for the time being in force resulting in stoppage of construction at the said land.

- ii) Nothing in these shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof or the building to be built thereon to the Developer or as creating any right, title or interest in respect thereof in the Developer other than an exclusive license to the Developer to commercially exploit the same as per mutually agreed plan or construction in terms hereof.
- iii) The Developer shall have the liberty to amalgamate the First Schedule land with adjacent lands for making the building project more perfect, but the Landowner will not get any extra area for such amalgamation.
- iv) All taxes, khajnas and other dues in respect of the said premises for and up to the date of this Agreement shall be payable by the Landowner.
- v) The parties hereto have agreed to register this instrument as and when required.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the land measuring about **4** (four) cottahs **14** (fourteen) chittacks **36** (thirty six) sq. ft. be the same a little more or less in Mouza- Dhalua, J.L. No.- 43, R.S. No.- 235, Touzi No. 340-342, R.S. Khatian No.- 196, L.R. Khatian No.



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4353, R.S. Dag No. 181 corresponding to L.R. Dag No.- 191, **Holding No. 62, Dhalua Paschim**, under Additional District Sub. Registrar-Garia (previously Sonarpur) and Police Station- Narendrapur (previously Sonarpur), under the jurisdiction of Ward No.- 2 of Rajpur Sonarpur Municipality, District- South 24 Parganas and the said land is butted and bounded as follows:- (adjacent to Dhalua Main Road).

ON THE NORTH : By 12 feet wide Municipal Road;

ON THE SOUTH : By R.S. Dag No. 181 (P);

ON THE EAST : By R.S. Dag No. 181 (P);

ON THE WEST : By 12 feet wide Municipal Road;

SECOND SCHEDULE ABOVE REFERRED TO

(Specifications of construction)

1. Foundation & Structures

As per direction of the Architect of the Developer.

2. Walls

- a. Putty interiors.
- b. Attractive external finish with best quality cement paint

3. Windows

Aluminum windows with large glass panes & grill.

4. Doors

All doors will be of Flush doors.

5. ~~Flooring~~



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Vitrified Tiles Flooring.

6. Kitchen

- a. Coloured / designed ceramic tiles up to height of 2 ft.
- b. Guddapha stone kitchen counter top
- c. Provision for exhaust fan

7. Bathrooms

- a. Coloured/ designed ceramic tiles up to height of 5 ft.
- b. Concealed plumbing system using standard make pipes and fittings
- c. White sanitary ware of ISI Mark with C.P. fittings
- d. Provision for exhaust fan

8. Electricals

- a. PVC conduit pipes with copper wiring
- b. 15 & 5 Amp Points one each in living room, bedrooms, bathrooms and kitchen
- c. Electrical Calling Bell point at entrance of residential flats.

9. Special Features

- a. Common Staff toilet in ground floor.
- b. Boundary walls with decorative grills and gate.
- c. Deep tube-well and overhead tank.
- d. Roof treatment for water proofing.
- e. Lift of reputed Company.



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THIRD SCHEDULE ABOVE REFERRED TO
(COMMON AREAS AND INSTALLATIONS)

1. Paths, passages and driveways in the Building Complex earmarked by the Developer as common for all Unit Holders.
2. Lift and staircase lobby and landings with stair cover and lift room on the roof of the new building/s.
3. Water pump with motor and with water distribution pipes save those inside any Unit to the overhead water tank of each building and room if any for installing the water pump and motor.
4. Underground Water Reservoir and Overhead water tanks with distribution pipes therefrom connecting to different units and from the underground water reservoir to the overhead tanks.
5. Electrical wiring and fittings and other accessories for lighting the staircase lobby and landings and other common areas.
6. Electrical installations including transformer and substation (if any) for receiving electricity to supply and distribute amongst the Unit Holders with electrical room.
7. Deep tube-well, if municipal water supply is not available.
8. Water waste and sewerage evacuation pipes from the flats/ units to drains and sewers common to the building.
9. Drain and Sewerage Pipes from the Building Complex to the municipal duct.
10. Boundary walls and Main gate to the premises and building.



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FOURTH SCHEDULE ABOVE REFERRED TO**(COMMON EXPENSES)**

1. All expenses for the maintenance, administration, repairs, replacement and renovation of the main structure and in particular the filter water and rain water pipes of the building water pipes and electric wire under or upon the building enjoyed or used by the Landowner, the Developer and all apartment owner of the building and the main entrance, landing stair case of the building as enjoyed by all the apartment owner with the Landowner and Developer in common as aforesaid and the boundary walls of the building compound etc. The costs of sweepers, electricians etc. for the common areas and facilities.
2. The Municipal taxes as levied or may be levied from time to time in respect of the whole of the building and all replacements improvements or additions or alterations of the common areas and facilities as described in Third Schedule hereinabove and all sums assessed against the apartment owner.
3. Costs of establishment and operations of the Association relating to the common purposes.
4. Litigation expenses incurred for the common purposes ;
5. Office Administrative over head expenses incurred for maintaining the office for common purposes ;



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IN WITNESS WHEREOF the parties have put their respective signature hereto the day, month and year first above written.

WITNESSES

1. Manias Chakrabarty
Nabapally, Dhalua.
Kot-700152.

Ram Prasad Wastkar

SIGNATURE OF THE LAND OWNER

2. Baban Sarda
Garia Puchkata
Kot - 152

S P CONSTRUCTION
Sudhanta Kumar
Pintu Debnath
Partner

S P CONSTRUCTION
Sumantra Kumar Mondal
Pintu Mondal,
Partner

SIGNATURE OF THE DEVELOPER

✓



DISTRICT SUB REGISTRAR -II
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MEMO OF RECEIPT

RECEIVED of and from the Developer herein the total sum of
Rs. 17,50,000/- (Rupees Seventeen Lakh Fifty Thousand) only as written

hereinbelow:-

By RTGS (UTRNO-000005317228) Dated- 01/03/21, Rs- 14,50,000/-
 Dated- 01/03/21 Rs- 1,00,000/-
 By account transfer- Dated- 21/12/20 Rs- 2,00,000/-
 By Cash - Total Rs- 17,50,000/-

Rampasad Naskar

WITNESSES:-

1. Manas Chakraborty

Rampasad Naskar

SIGNATURE OF THE LAND OWNER

2. Babur Sarda

Drafted by:-

Dibakar Bhattacharjee.

Dibakar Bhattacharjee
 Advocate,

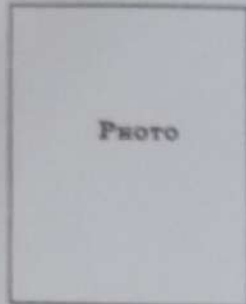
High Court, Calcutta.

WB-359/2001.



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SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Ram Prasad Naskar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sumanta Kumar Mandal

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Subrata Naskar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					














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SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

	Pirthu Debnath		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		LEFT HAND					
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND					


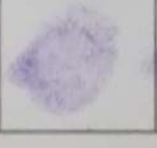

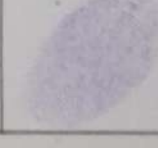







	Pirthu Mondal		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		LEFT HAND					
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND					

PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



DISTRICT SUB REGISTRAR, III
SOUTH 24 PGS., ALIPORE
- 4 FEB 2021

आयकर विभाग
INCOME TAX DEPARTMENT
RAMPRASAD NASKAR
BIJAY NASKAR
01/01/1965
Permanent Account Number
ATIPN11890
Ramprasad Naskar
Signature



Ramprasad Naskar



आयकर विभाग
INCOME TAX DEPARTMENT

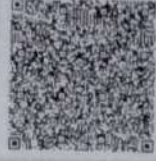
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADIFS6473Q

नाम / Name
S. P. CONSTRUCTION

पंजीकरण की तिथि
Date of Incorporation / Formation
01/03/2017




00122018

fifty marks.



शुद्ध प्रतीक संख्या / PERMANENT ACCOUNT NUMBER
AHPM1094Q



नाम / NAME
SUKANTA KUMAR MONDAL

पिता का नाम / FATHER'S NAME
SUBIR MONDAL

जन्म तिथि / DATE OF BIRTH
03-12-1971

करदाता का हस्ताक्षर
Sukanta Kumar Mondal



B. K. Das
आयकर अधीक्षक, ए.ए. 111
COMMISSIONER OF INCOME-TAX, W.B. - III

Sukanta Kumar Mondal



आयकर विभाग
INCOME TAX DEPARTMENT
PINTU MONDAL
KANAI MONDAL
18/04/1989
Permanent Account Number
BWCPM7030B
Pintu Mondal

भारत सरकार
GOVT. OF INDIA



Pintu Mondal.





आयकर विभाग
INCOMETAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

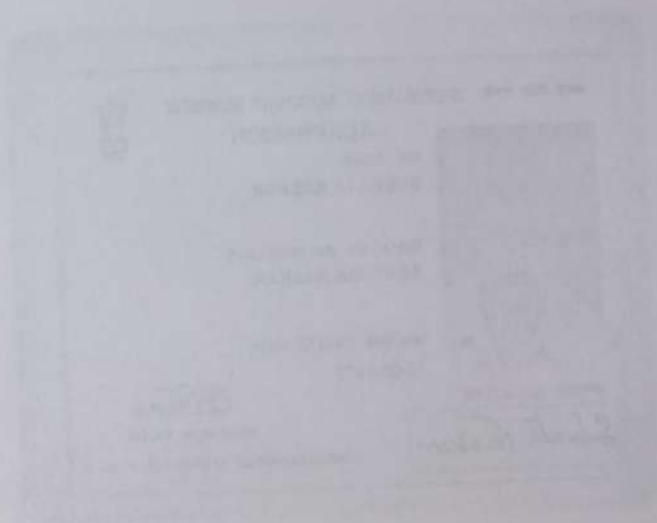
PINTU DEBNATH
ANIL DEBNATH

02/11/1971
Permanent Account Number

AGHPD4819P

1. Name
2. Address

Pintu Debnath



नाम संकेत संख्या / PERMANENT ACCOUNT NUMBER
ACKPN6880H



नाम / NAME
SUBRATA NASKAR

पिता का नाम / FATHER'S NAME
SANTOSH NASKAR

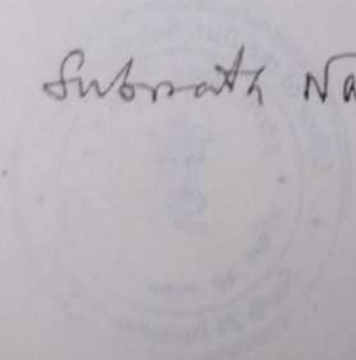
जन्म तिथि / DATE OF BIRTH
12-09-1973

हस्ताक्षर / SIGNATURE
Subrata Naskar

मिशनरी अंक, व.सं. 111
COMMISSIONER OF INCOME TAX, W.B. - III



Subrata Naskar





WB/23/109/222114

Date:

১৯/০৩/২০১৩

Address:

DMALITA NABAPALLI,UNUR
SONARPUR,SONARPUR,SOUTH 24
PARGANAS-701152

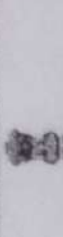
Date: 03/03/2013

১৯/০৩/২০১৩ তারিখের বেলায় নিম্নোক্ত
স্বাক্ষরিত পত্রের স্বাক্ষর
Facsimile Signature of the Electoral
Registration Officer for
151-Sonarpur Uttar Constituency

এই কার্ডটি কেবল নির্বাচন প্রক্রিয়ায়ই ব্যবহার করা যাবে।
এই কার্ডটি অন্য কোনো উদ্দেশ্যে ব্যবহার করা যাবে না।
যদি ঠিকানা পরিবর্তন করা হয় তবে এই কার্ডটি
নির্বাচন প্রক্রিয়ায় ব্যবহার করা যাবে না।

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 new number.

১৯/০৩/২০১৩



ভারতের নির্বাচন কমিশন
পশ্চিমবঙ্গ

ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/23/109/222114



নির্বাচকের নাম : মানস চক্রবর্তী

Elector's Name : Manas Chakrabarti

পিতার নাম : মানিক চক্রবর্তী

Father's Name : Manik Chakrabarti

লিঙ্গ/সঙ্গ : পু/ M

জন্ম তারিখ : 02/01/1977
Date of Birth :

Manas Chakrabarty

Major Information of the Deed



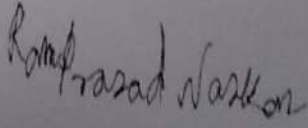
Deed No :	I-1603-01533/2021	Date of Registration	04/03/2021
Query No / Year	1603-2000456799/2021	Office where deed is registered	
Query Date	28/02/2021 8:39:49 PM	1603-2000456799/2021	
Applicant Name, Address & Other Details	Dibakar Bhattacharjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831072514, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4306] Other than Immovable Property, Sale [Rs : 16,50,000/-], [4311] Other than Immovable Property, Receipt [Rs : 17,50,000/-]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 57,62,251/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 89,571/- (Article:48(g))	Rs. 34,053/- (Article:E, E, A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhelua, JI No: 43, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-191 (RS :-)	LR-4353	Bastu	Bastu	4 Katha 14 Chatak 36 Sq Ft	2,00,000/-	57,62,251/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					8.1263Dec	2,00,000 /-	57,62,251 /-	

Land Lord Details :



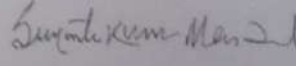


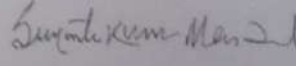


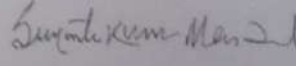


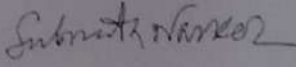


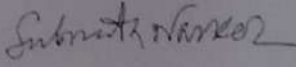


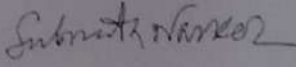


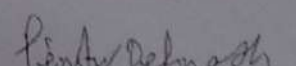


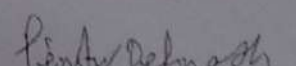


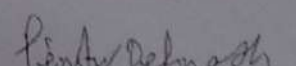
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ramprasad Naskar (Presentant) Son of Late Bijoy Krishna Naskar Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office			
		04/03/2021	LTI 04/03/2021	04/03/2021

Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/03/2021
 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office



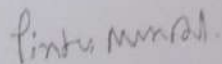
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S.P.CONSTRUCTION 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 , PAN No.:: ADxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sukanta Kumar Mondal Son of Mr Subir Mondal Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office </td> <td>  Mar 4 2021 1:27PM </td> <td>  LTI 04/03/2021 </td> <td>  04/03/2021 </td> </tr> </tbody> </table> <p>Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Sukanta Kumar Mondal Son of Mr Subir Mondal Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office	 Mar 4 2021 1:27PM	 LTI 04/03/2021	 04/03/2021			
Name	Photo	Finger Print	Signature									
Mr Sukanta Kumar Mondal Son of Mr Subir Mondal Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office	 Mar 4 2021 1:27PM	 LTI 04/03/2021	 04/03/2021									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Subrata Naskar Son of Late Santosh Naskar Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office </td> <td>  Mar 4 2021 1:28PM </td> <td>  LTI 04/03/2021 </td> <td>  04/03/2021 </td> </tr> </tbody> </table> <p>Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Subrata Naskar Son of Late Santosh Naskar Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office	 Mar 4 2021 1:28PM	 LTI 04/03/2021	 04/03/2021			
Name	Photo	Finger Print	Signature									
Mr Subrata Naskar Son of Late Santosh Naskar Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office	 Mar 4 2021 1:28PM	 LTI 04/03/2021	 04/03/2021									
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Pintu Debnath Son of Late Anil Debnath Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office </td> <td>  Mar 4 2021 1:28PM </td> <td>  LTI 04/03/2021 </td> <td>  04/03/2021 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Pintu Debnath Son of Late Anil Debnath Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office	 Mar 4 2021 1:28PM	 LTI 04/03/2021	 04/03/2021			
Name	Photo	Finger Print	Signature									
Mr Pintu Debnath Son of Late Anil Debnath Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office	 Mar 4 2021 1:28PM	 LTI 04/03/2021	 04/03/2021									

L-7, Sreenagar Main Road, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)

Name	Photo	Finger Print	Signature
Mr Pintu Mondal Son of Mr Kanai Chandra Mondal Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office	 <small>Mar 4 2021 1:29PM</small>	 <small>LTI 04/03/2021</small>	 <small>04/03/2021</small>
Radhanagar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BWxxxxxx0B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manas Chakraborty Son of Mr Manik Chakraborty Nabapally, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152	 <small>04/03/2021</small>	 <small>04/03/2021</small>	 <small>04/03/2021</small>

Identifier Of Mr Ramprasad Naskar, Mr Sukanta Kumar Mondal, Mr Subrata Naskar, Mr Pintu Debnath, Mr Pintu Mondal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ramprasad Naskar	S.P.CONSTRUCTION-8.12625 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhelua, JI No: 43, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 191, LR Khatian No:- 4353	Owner: রামপ্রসাদ নস্কর , Gurdian: বিক্রম কুমার নস্কর , Address: বিলা , Classification: বাগিচা , Area: 0.09000000 Acre,	Mr Ramprasad Naskar

On 04-03-2021

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

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

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

Presented for registration at 12:06 hrs on 04-03-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Ramprasad Naskar ,Executant.

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 57,62,251/-

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

Execution is admitted on 04/03/2021 by Mr Ramprasad Naskar, Son of Late Bijoy Krishna Naskar, Dhalua, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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

Execution is admitted on 04-03-2021 by Mr Sukanta Kumar Mondal, Partner, S.P.CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 04-03-2021 by Mr Subrata Naskar, Partner, S.P.CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 04-03-2021 by Mr Pintu Debnath, Partner, S.P.CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 04-03-2021 by Mr Pintu Mondal, Partner, S.P.CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 34,053/- (A(1) = Rs 16,500/- ,B = Rs 17,500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 34,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2021 11:59AM with Govt. Ref. No: 192020210237897631 on 02-03-2021, Amount Rs: 34,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2665277002 on 02-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 89,521/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 89,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AC9070, Amount: Rs.50/-, Date of Purchase: 11/02/2021, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 02/03/2021 11:59AM with Govt. Ref. No: 192020210237897631 on 02-03-2021, Amount Rs: 89,521/-,
Bank: IDBI Bank (IBKL0000012), Ref. No. 2665277002 on 02-03-2021, 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 1603-2021, Page from 57497 to 57532
being No 160301533 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.03.22 13:50:46 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/03/22 01:50:46 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)