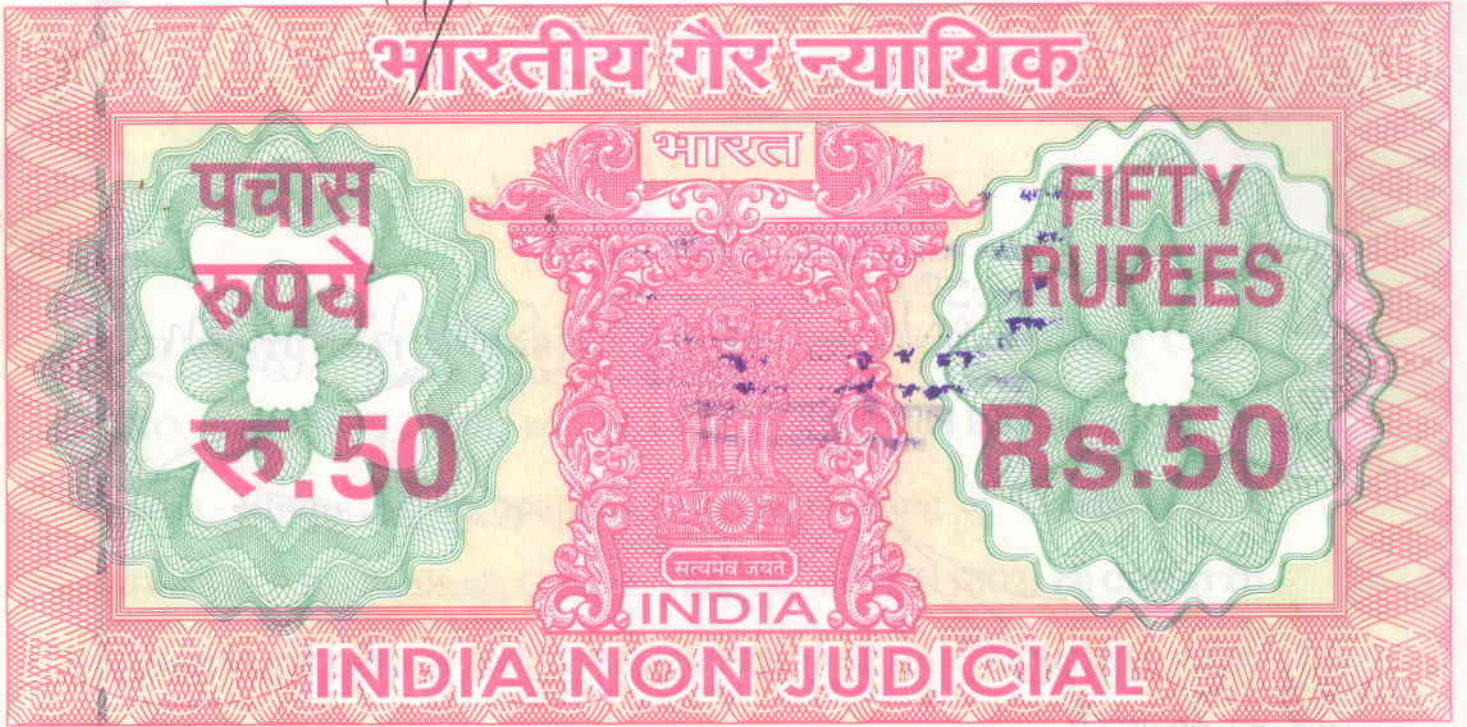


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AC 639270

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

District Sub-Registrar-II  
Howrah

02 SEP 2021

## --: DEVELOPMENT AGREEMENT :-

P.S- SANKRAIL, DISTRICT- HOWRAH

AGREEMENT FOR DEVELOPMENT made on this 1<sup>st</sup> day of  
September, 2021,

BY AND BETWEEN

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District Sub-Registrar-II  
Howrah

01 SEP 2021

L. B. I of Tutun Bhattacharya by  
the Pen of Gourab Mondal

(2)

**(1) MONTU BHATTACHARYA** (PAN - CSFPB4418J) (AADHAR CARD NO. 6214 3895 1460), son of Late Krishnapada Bhattacharya, by faith - Hindu, by occupation - Service, residing at Village & P.O. Duillya, P.S. - Sankrail, District - Howrah, PIN - 711302. **(2) CHHATTU BHATTACHARYA** (PAN - CJGPB3408Q) (AADHAR CARD NO. 6191 6250 3307), son of Late Krishnapada Bhattacharya, by faith - Hindu, by occupation - Service, residing at Village & P.O. Duillya, P.S. - Sankrail, District - Howrah, PIN - 711302, **(3) SMT. TUTUN BHATTACHARYA** (PAN -FUWPB7008G) (AADHAR CARD NO. 8967 6001 9715), wife of Late Krishnapada Bhattacharya, by faith - Hindu, by occupation - Household duties, residing at Vill & P.O. Duillya, P.S. - Sankrail, District - Howrah, PIN - 711302, hereinafter called and referred to as the **OWNERS/LANDLORDS** (which expression and term shall unless excluded by or repugnant to the subject, or context be deemed to mean and include all their heirs, executors, successors, administrators representatives, agents and assignees) or the party of the **FIRST PART** or the **FIRST PARTY**.

**-AND-**

**M/S DESIRE CONSTRUCTION** (PAN : AAQFD8846B) a Partnership firm, having its registered office at Andul Purbapara, P.O. Andul -

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**DESIRE CONSTRUCTION**  
*Debarate Manne*  
 Partner Partner



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**DESIRE CONSTRUCTION**  
*Koushik Bhaloo Choudhary*  
 Partner Partner



6659

**DESIRE CONSTRUCTION**  
*Mita Senia*  
 Partner Partner



District Sub-Registrar-II  
Howrah

Groupal Mondal  
 Lt -> Nanda Lal Mondal  
 Vill -> Bhanowara, Mondal Para  
 Dist -> Bardhaman P.S -> Barabani  
 Pin -> 713334 Service

01 SEP 2021

(3)

Mouri, P.S. - Sankrail, District - Howrah - 711302 West Bengal, India, Represented by three Partners namely **(1) SRI DEBABRATA MANNA** (PAN : AHOPM0609E) (AADHAR NO. 5405 3434 7261), son of Sri Deepak Kumar Manna, by faith - Hindu, by occupation - Business, residing at Village - Jujersaha Mannapara, P.O. - Jujersaha, Police Station -Panchla, District -Howrah, PIN - 711302, **(2) KOUSHIK BHATTACHARYA** (PAN : ALMPB6615K) (AADHAR NO. 6123 7632 6720), son of Late Radha Kanta Bhattacharya, by faith - Hindu, by occupation - Business, residing at Village - Andul Purbapara, Post Office - Andul - Mouri, Police Station - Sankrail, District - Howrah, PIN - 711302, **(3) SMT. MITA DENRIA** (PAN : AUIPD3084B) (AADHAR NO. 5225 5568 4806), wife of Sri Rajkumar Denria, by faith- Hindu, by occupation - Business, residing at Village Jujarsaha Manna Para, P.O. Jujarsaha, P.S. Panchla, District-Howrah-711302, hereinafter called and referred to as the **DEVELOPERS** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, agents, representatives administrators and assignees) or the party of the **SECOND PART** or the **SECOND PARTY**.

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**District Sub-Registrar-II  
Howrah**

**01 SEP 2021**

(4)

**WHEREAS** the property comprised in R.S. DagNo. 506, R.S. Khatian No. 1674, corresponding to Hal/ L.R. Khatian No. 2339, HAL/ L.R. Dag No. 510 within Mouza- Duillya, J.L. No. 35, measuring about 01 Cottah 10 Chittaks 13 sq.ft. of BASTU land with structure thereon, within P.S. Sankrail, District Howrah belonged to one BASUDEV DAS, son of Late Sadhan Chandra Das who acquired the same by virtue of a registered Sale Deed vide Book No.I, VolumeNo. 15, pages 355 to 353, Being No. 2692 for the year 1984, registered at A.D.S.R. Ranihati executed by his mother Sumila Das.

**AND WHEREAS** the aforesaid Basudev Das, while in possession of the same, he sold out the same to KRISHNA PADA BHATTACHARYA son of Late Bholanath Bhattacharya, by virtue of a registered Sale Deed dated 13.03.2001 and the same was duly registered before the A.D.S.R. Rahihati , vide Book No.I, Volume No. 15, pages 134-140, Being No. 910 for the year 2001.

**AND WHEREAS** while in possession of the said property by Krishnapada Bhattacharya, he mutated his name vide L.R: Khatian No. 6130, L.R. Dag No. 510 within Mouza- Duillya, District- Howrah and subsequently he expired on 02.09.2008 leaving behind his two

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sons namely Montu & Chhattu Bhattacharya and his wife Tutun Bhattacharya, who all jointly acquired the said property as per Hindu Succession Act, 1956;

**AND WHEREAS** the aforesaid legal heirs of Krishnapada Bhattacharya namely TUTUN, CHHATTU & MONTU BHATTACHARYA became the joint owners and occupiers of the aforesaid property by way of inheritance, and they mutated their names in the L.R. records of rights vide L.R. Khatian Nos. 9167, 9168, 9169 respectively in L.R. Dag No. 510 of Mouza- Duillya, J.L. No. 35, P.S. Sankrail, District- Howrah, which is morefully described in the Schedule-A hereunder .

**AND WHEREAS** the first party of this Agreement, have/had/ has become the joint owners and occupiers of the Schedule - 'A' property;

**AND WHEREAS** the said Developer requested the landowners to allow him /them to develop the said land and/or premises as described in the 'A' schedule hereunder.

**AND WHEREAS** the owners and the Developer have agreed to execute this agreement for developing the 'A' schedule mentioned property for raising a newly constructed multistoried

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(G+5) building after getting sanctioned plan, containing individual flats and shops on the terms and conditions hereinafter stated below :

**NOW THIS JOINT VENTURE AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES IN CERTAIN TERMS AND CONDITIONS HERETO AS FOLLOWS :-**

**ARTICLE - I / DEFINITION**

That in these present unless it is repugnant to or inconsistent with, ~~the~~ terms hereunder shall mean and imply the respective meanings as follows :-

- 1.1. **OWNERS** : Shall mean and include the owners i.e. Montu, Tutun and Chhatu Bhattacharya jointly as well as severally , as described above and their respective legal heirs, successors, agents, administrators and assignees.
- 1.2. **DEVELOPER** : Shall mean and include **M/S DESIRE CONSTRUCTION** and its respective Partners and their legal heirs / successors / administrators / legal representative and assignees.
- 1.3. **PREMISES** : Shall mean and include **ALL THAT** the piece and parcel of BASTU land measuring about 01 Cottah 10

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Chittaks 13 sq.ft. within L.R. Khatian Nos. 9167, 9168, 9169, L.R. Dag No. 510, R.S. Khatian No. 1674, R.S. Dag No. 506 within Mouza - Duillya, J.L. No. 35, P.S. - Sankrail, District - Howrah.

**1.4. BUILDING** : Shall mean the multistoried (G+5) building to be constructed at the said premises in accordance with the Plan to be sanctioned by the Howrah Zilla Parishad and/or other statutory authorities.

**1.5. COMMON FACILITIES AND AMENITIES** : Shall mean and include corridors, common pathways, stairways, passage ways, overhead tank, pump, electric connection, electric meter, lift and other facilities which may be required for the establishment / location / enjoyment / provision, maintenance and/or management of the building.

**1.6. AREA AND SPACE** : Shall mean and include the space in the building available for independent use and occupation after new provisions for common facilities and the space required thereof.

**1.7. BUILDING** : Building means G + 5 i.e. 6 storied building.

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**1.8. OWNER'S ALLOCATION** : Shall mean 30% of the proposed construction area, within each and every floor of the proposed new multistoried building (G + 5) in favour of the Owners .

**1.9. DEVELOPER'S ALLOCATION** : Shall mean the rest 70% of the proposed construction areas of the (Six storied) building as mentioned above (excluding the owner's Allocation) and the Developer shall have the exclusive rights over the said allocated areas.

**1.10. SALEABLE SPACE** : Shall mean the space available for independent use and occupation of the respective flat owners and proportionate land and vacant space available in the proposed constructed building. It is however clearly mentioned that no individual person or persons can buy and/or acquire any open space save and except the right of user of the same with other flat owners for common purpose.

**1.11. ARCHITECT** : Shall mean the person or persons who may be appointed and remunerated by the Developer for design-

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ing and planning of the said building.

**1.12. TRANSFER** : With its grammatical variations, shall include 'transfer by possession' and by other means adopted for effecting what is understood as a transfer of space in multistoried building to the purchaser thereof.

**1.13. TRANSFeree** : Shall mean the person / firm / limited company / Association of persons or any other natural person, to whom any space etc. in the building has been transferred.

**1.14. WORDS** : Importing singular shall include plural and vice versa, as well as masculine gender shall include feminine gender vice versa.

#### **ARTICLE - II / APPOINTMENT**

The Owners do hereby appoint and engage the builder as builder/developer and also as his authorized representative for construction of a multi storied (G + 5) building upon the said plot of land comprising of apartments, shop room and/or parking space with the supervision of well known architects.

**ARTICLE - III / ACCEPTANCE**

The builder / developer has accepted such appointment and engagement and agree to complete this construction work in respect of the said premises and/or construction of new building in accordance with a sanctioned plan of the Howrah Zilla Parishad in or upon the land comprised in the said premises.

**ARTICLE - IV / COMMENCEMENT**

This agreement shall be deemed to have commenced on and with effect from this the day of execution of this Development Agreement and the tenure of this agreement shall be 05 (five) years from the date of this Agreement.

**ARTICLE - V / OWNER'S RIGHT**

**5.1.** The Owners are absolutely seized and possessed of and or otherwise well and sufficiently entitled to all that the said premises morefully described in the Schedule - 'A' hereunder written free from all encumbrances whatsoever.

**5.2.** There is no excess vacant land in the said premises within the meaning of the Urban Land Ceiling and Regulation Act, 1976.

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- 5.3. There is no legal bar or otherwise for the owner to obtain the certificate under Section 230A and or under the provisions of the Chapter - XX-C of the Income Tax Act, 1961.
- 5.4. There is no attachment under the Income Tax Act, 1961, the Wealth Tax Act, 1957 or the Public Demand Recovery Act in respect of the said premises.
- 5.5. No part of the said Premises is effected by any notice of acquisition or requisition.
- 5.6. The owner has not entered into any agreement for sale or mortgage or transfer or otherwise in respect of the said land and premises or any portion or part thereof, with any other party till date.
- 5.7. The owner has good marketable title in respect of the said land and premises and that none other than owners have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said land and premises or any part of the portion thereof.

**ARTICLE - VI / DEVELOPER'S RIGHT**

- 6.1. The owners hereby grant subject to what has been herein-

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after provided the exclusive right to the Developer to build, construct, erect and complete a multistoried building on the said premises and to commercially exploit the same and to sell transfer or convey or enter into agreement for sale and/or transfer the constructed area on the said proposed construction comprising except owner's allocation in accordance with the plan to be sanctioned by the Howrah Zilla Parishad and/or any other statutory body.

**6.2.** The Developer shall be entitled to prepare/modify or alter the plan and to submit the same to the Howrah Zilla Parishad in the name of the owners subject to obtain previous approval with the consent of the owners and the Developer shall pay and bear all fees payable to the Howrah Zilla Parishad and other bodies statutory or otherwise for sanction of the plan for construction of the proposed building including Architect's fees charges and expenses required to be paid for Mutation or deposited for preparation of the plan and for obtaining the sanction of the Howrah Zila Parishad and for the construction of the build-

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ing at the said premises, provided, however that the Developer shall be exclusively entitled to all refunds of any and all payment and/or deposit made by the Developer in the name of the owners. The Developer shall construct a multistoried building in total Six storeyed building i.e. (G + 5) over the Schedule - 'A' property.

**6.3.** Nothing in these presents shall be constructed as a demise or assignment or transfer by the owners of the said premises or any part thereof to the Developer or as creating any right, title or interest thereof to the Developer other than an exclusive license to the Developer to commercially exploit the said premises in terms hereof and to deal with the same manner and subject to the terms hereinafter stated.

**6.4.** The Developer shall solely and exclusively be responsible for construction with the architect and subject to the feasibility of the proposed building by the architect and subject to the reliability of the proposed construction shall make all attempts to design the proposed construction of the said multistoried building without making any deviation from the sanctioned plan.

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6.5. The Developer shall also be permitted to arrange at his own cost, for installation of separate electricity supply and meter in a common meter room for the purpose of construction and erection and Developer shall bear all electricity charges.

6.6. The existing structure of the owners in the said premises may be demolished and new building be constructed in accordance with the terms of this development agreement. All liabilities and costs for demolition of old structure shall be borne by the Developer. Developer will get the entire existing structure over the Schedule - 'A' property.

**ARTICLE - VII / CONSIDERATION**

7.1. The Developer has satisfied with regards to the title of the property. However, the Developer had caused all necessary searches at its own costs with regard to the marketability of the title of the property within 45 (forty five) days and at the time of execution of this agreement the owner will hand over all the original documents and/or title deeds to the Developer and after completion of project as well as hand-

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ing over the possession to the owner as per his allocation the Developer will return back all the original documents including sanctioned plan as received by the Developer at the time of execution of the agreement.

**7.2.** The owners hereby undertakes to keep the Developer indemnified against all third party claims with regard to the title in respect of the said property and further undertakes not to create any encumbrances on the premises or on any part thereof, save and except the owner nobody shall be entitled to deal with or disperse off his/her share of space in the proposed building after the plans are sanctioned and vice versa.

**7.3.** That the owners do hereby grant the exclusive right of development of the said premises unto and in favour of the Developer with the intent and object that the Developer shall have the necessary maps or plans prepared subject to the approval of the owner by a Duly Authorized Architect for being submitted to the Howrah Zilla Parshad and other Statutory Authority or other Authorization concerned for

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sanction and shall construct, erect and complete the Multistoried Building on the said premises being complete in all respect in accordance with the plan to be sanctioned by the said Authorities concerned.

**7.4.** That in the circumstances and in consideration of the terms and conditions contained herein and the obligations to be performed fulfilled and observed by both the owners and the Developer and further consideration of the owners having agreed to grant the exclusive right of development of the said premises to the Developer. It shall be the responsibility and obligations of the Developer to comply with the terms and conditions as follows :-

**7.4.1.** At its own costs shall obtain all necessary permission and/or approvals and/or consents.

**7.4.2.** In respect of the construction of the building to pay costs of supervision of the development and construction of the owners allocation in the building at the said premises.

**7.4.3.** To bear all costs charges and expenses for construction of the building at the said premises.

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**7.4.4.** To commence the construction of the proposed building immediately i.e. within thirty (30) days from the date of obtaining the sanctioned of the plan and/or delivery of vacant possession thereof, whichever is later, and to make construction and complete the proposed building within 60 (sixty) months from the date of execution of this Agreement or getting the premises vacant in respect of the entire property from the owners whichever is later.

**7.4.5.** The Developer shall not be entitled to enter into any agreement with the intending buyers in respect of transferring any portion of the owners' allocation and common facilities.

**7.4.6.** It is, however, agreed that the Developer will not be entitled to deliver the possession of any of the flats in his allocation to his nominee or nominees and/or to anybody before delivery of possession of the owners allocation complete in all respect in the proposed building and/or giving notice in writing to the owner for taking such delivery of possession. The developer shall, however, obtain necessary

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permission and/or clearance certificate from the appropriate authority and which may be required for the valid transfer of Developer's allocation.

**7.5.** That immediately after the execution of this agreement the developer shall arrange for the authentic survey, soil investigation etc. of the related land, and the Developer shall appoint a duly authorized Architect for preparation of the plan for the new multistoried building on the property measuring about 1 Cottah 10 Chittaks 13 sq.ft. of land comprised in R.S. Dag No. 506, L.R. Dag No. 510, L.R. Khatian Nos. 9167, 9168, 9169, Mouza - Duillya, J.L. No. 35, P.S. - Sankrail, District - Howrah,

**7.6.** That the Developer shall construct and complete the said Multistoried building as per sanctioned plan and specifications per Schedule - 'D' as already agreed upon and shall undertake full responsibility and the owners shall not be responsible and shall be indemnified by the Developer for any incident or accident which may occur in the said premises due to it, as of construction activities and/or fully

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design and/or any other anomaly or defect whatsoever and the Developer shall keep the owner fully indemnified at all times against any loss or damage which may be caused to the owners or anyone else due to any accident during construction or for any unauthorized construction in deviation of the sanctioned plan and/or due to any other cause whatsoever.

**7.7.** That in consideration to the Developer constructing the said building and terms and conditions contained in this agreement and the obligations to be fulfilled by the Developer, the Developer shall get the Developer's allocation in the said premises as described in the Schedule - 'C' hereunder and the Developer shall keep the owners fully indemnified for all times to come and for all purpose and consequences whatsoever, save and except Natural Calamity.

**7.8.** To incur all costs, charges and expenses for planning, sanctioning and constructions of the said multistoried building and/or buildings as per the Schedule - 'D' herewith including the payment of Architect's fees.

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- 7.9.1.** To get the said plan prepared and submitted to the Howrah Zilla Parishad and/or other authorities after completion of necessary searches and on owners' making out a marketable title in respect of the said property.
- 7.9.2.** To complete the entire construction work of the proposed building at the aforesaid premises in all respects and shall handover owner's allocation thereof to the owners being fully completed and in habitable condition with all facilities and/or amenities attachment thereof as developed and provided in the Schedule - 'B' described herein below within 60 (sixty) months from the date of obtaining sanctioned plan or from the date of obtaining the delivery of vacant possession of the aforesaid property whichever is later.
- 7.9.3.** To frame rules and regulations regarding the use of the respective allocation of the space of the owners and developer or his nominee or nominees or to form the Management Association and/or flat owner's Association and/or society for the ultimate owner or owners of the proposed building only with the written approval and Consent of the owners.

**ARTICLE - VIII / DUTY OF THE DEVELOPER**

- 8.1. The Developer shall at his own costs construct erect and complete in all respects the said building and shall allocate to the owners, together with proportionate right, title and interest in common facilities and amenities including the right to use thereof at the said premises upon construction of the said building within a period of 60 (sixty) months from the date of obtaining the sanctioned building plan or getting vacant possession thereof, whichever is later.
- 8.2. The Developer shall also construct, erect and complete at his own cost the entire common facilities and amenities for the said proposed (G + 5) building as to be sanctioned.
- 8.3. The Developer shall have no right, title and interest whatsoever in the owners' allocation as described in the Schedule - 'B' hereunder and undivided properties, proportionate share pertaining thereof in the land and in common facilities and amenities which shall solely and exclusively belong and continue to belong to the owner and flat owners jointly.
- 8.4. The Developer shall have no right to claim for payment or

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reimbursement of any cost/expenses or shares incurred towards construction of owner's allocation and of the undivided proportionate share in common facilities and amenities.

**ARTICLE - IX / DEVELOPER'S ALLOCATION**

9. In consideration of the above the Developer shall be entitled to the Developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the said land and also together with proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for the owner's allocation and the Developer shall be entitled to enter into agreement for sale and to receive and collect all money in respect thereof which shall absolutely belong to the Developer as developer's allocation and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be

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obligatory on the part of the developer to obtain any further consent of the owners and this agreement by itself shall be treated as consent by the owners and the owners will be a party at the time of Registration of Deed of Conveyance for sale of Developer's allocation.

**ARTICLE - X / PROCEDURE**

10.1. The owners shall grant to the Developer Development Power of Attorney as may be required for the purpose of obtaining the sanctioned plan and all necessary permission and sanction from different authorities in connection with the constructions of the proposed (G + 5) in total Six storeyed building also for pursuing and following up the matter with the appropriate authority or authorities.

**ARTICLE - XI / CONSTRUCTION**

11.1. The Developer shall be solely and exclusively responsible for construction of the said building. Such construction of the building shall be completed entire by the Developer within 60 (sixty) months from the date of this Agreement or getting vacant possession whichever is later and time in this

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respect (unless the same is beyond the control of the Developer) being deemed to be as the essence of the agreement between the parties.

**11.2.** The Developer shall erect the said building at his own cost as per specification and drawing provided by the architect and shall be bound to provide for the pump, water storage tanks, overhead reservoirs, electrification permanent electric connections and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as per required to be provided in residential units of the multistoried building having self contained flats and constructed space for sale and/or residential flats and/or constructed space therein on ownership basis.

**11.3.** The Developer shall be authorized in the name of the owners so far as necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of

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water, electricity power, drainage, sewerage and/or gas to the building and other inputs and facilities required for the construction of enjoyment of the building for which the owner shall execute in favour of the Developer a Power of Attorney and other authorities as shall be required by the Developers.

**11.4.** The Developer shall at his own cost and expenses obtain and without creating any financial or other liability to the owners for construction in and to complete the building and various units and/or apartments therein in accordance with the building plan and any amendment thereto of modification thereof made or caused to be made by the Developer with the consent of the owners in writing.

**11.5.** All costs, charges and expenses including architect's fees shall be paid discharged and borne by the Developer and the owners shall have no liability in this context.

**11.6.** The Developer shall provide at his own costs electricity wiring, water pipe line, sewerage, services connection in proportion or the owners' allocation.

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11.7. Owners is/shall not be liable and responsible for any outstanding tax in respect of the schedule mentioned property and cost of mutation in respect of the schedule mentioned property.

**ARTICLE - XII / COMMON FACILITIES**

12.1. The Developer shall pay and bear all property taxes and other dues and outgoing expenses in respect of the premises accordingly due as and from the date of handing over vacant possession by the owner till as provided thereafter.

12.2. As soon as the building is completed and electricity wiring sewerage line etc are ready upto the portion of the owner's allocation the Developer shall give writing intimation to the owner requiring the owners to take possession of the owners' allocation in the building and no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and completion certificate to be issued by Howrah Zilla Parishad being produced to the effect, shall be entertained there after 30 (thirty) days from the date of service of such

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intimation and at all times thereafter the owners shall be responsible for the payment of all Zilla Parishad, Gram Panchayat and property taxes rates dues duties and other public outgoing of and impositions whatsoever thereafter for the sake of brevity referred to as the 'Said Rates' payable in respect of the owners' allocation the said rates to be apportioned prorate with reference to the saleable space in the building if they are levied on the building as a whole.

12.3. The owners and the Developer shall punctually and clearly pay for his respective allocation of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the owners and the Developer and both the parties shall keep each other indemnified against all claim/action/demand/cost/charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the owners or the Developer in this behalf.

12.4. As from date of service of notice of possession the

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owners and developer shall also be responsible to pay and bear proportionate share of the service charge for the common facilities in the building payable by the owners and Developer's allocation and said charges to include proportionate share of premium for insurance of the building, water, fire and sewerage charges and taxes, lift facilities sanctioned and maintenance operation repair and renewal charges for bill collection and management of the common facilities, renovation replacement, repair and maintenance charges and expense for the building and of all common wiring pipes electrical and mechanical equipment, transformers, generators, pumps motors and other electrical and mechanical installation appliances and equipments stairways, corridors, halls, passage way and other common facilities proportionately whatsoever as it may.

**ARTICLES - XIII / PROCEEDINGS**

**13.1.** It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer as constituted attorney of the owners to defend all actions, suits

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and proceedings which may arise in respect of the development of the said premises and all costs charges and expenses incurred for that purpose with the approval of the owners shall be borne and paid by the Developer.

**ARTICLE - XIV / DEVELOPER'S INDEMNITY**

**14.1.** The Developer hereby undertakes to keep the owners indemnified against all third party claims and actions arising out of any sort of act or commissions of the Developer in or relating to the construction of the said building.

**14.2.** The Developer hereby undertakes to keep the owners indemnified against all petition, suits, costs, proceedings and claims that may out of the Developer's action and/or in the manner of construction, agreement for sale of the said building and/or any defect thereon, arise during the period of construction.

**ARTICLE - XIV / MISCELLANEOUS**

**15.1.** The owners and the Developer have entered into this agreement purely as a contract and nothing contained



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herein shall be deemed to be construed as partnership between the Developer and the Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an association of persons.

**15.2.** It is understood that from time to time in order to facilitate the construction of the proposed building by the Developer various deeds matter and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the owners for various applications and other documents may be required to get signed or made by the owners relative to which specific provisions may not have been mentioned herein and the owner hereby undertakes to do all such notes, deeds, matters and things that may be reasonably required to be done in the matter and the owner shall execute any such additional Power of Attorney and/or authorizations as may be required by the Developer for the purpose and the owners also undertakes to sign and

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execute all such additional applications and other documents as the case may not infringe the rights of the owners and/or do not go against the spirit of this agreement.

**15.3.** The Developer and the owners shall frame a schedule for the agreement and administration of the said building or proposed flats of the building and/or common parts thereof. The owners hereby agree to abide by all the rules and regulations as such management / society / association / holding organization do hereby give his consent to abide by the same.

**15.4.** The owners undertakes and agrees to execute and relate all conveyance and transfer in favour of the persons with whom the Developer entered into agreement as and when required by the Developer (the stamp duty of Registration Fees and all other expenses towards the registration will be borne by the Purchaser and/or its nominees and assigns) and the Developer shall be confirming party in all such conveyance if it be necessary as and when required

by the Developer or the owners.

**15.5.** The Owners undertake and agree to execute any Amalgamation Deed for such better construction of the proposed building with any property by the side of the Schedule 'A' property at the cost of the Developers.

**15.6.** If the Promoter / Developer is unable to complete and give / deliver of Khas possession of the complete floor, space, in the said building to the owner in a good and habitable conditions within the period of 60 (sixty) months as aforesaid for any reasons beyond control of the promoter to the satisfaction of the owners, such time shall be extended for such period not exceeding six months thereafter. If the Promoter / Developer fails to deliver the possession of the proposed flat within the aforesaid period, i.e. sixty (60) months from the date and time as specifically aforementioned, then the owners shall have the right to sue the Developer and their men and agents for breach of specific performance of contract under relevant provisions of the

Specific Relief Act.

- 15.7.** Notwithstanding anything contained hereinabove, the Developer will completely satisfy the owner's allocation as per Schedule - 'B' hereunder before handing over possession of any area in the Developer's allocation to any other the purchasers.
- 15.8.** After getting sanctioned plan from Howrah Zilla Parishad the owner will hand over the possession of the Schedule - 'A' mentioned property to the Developer and old construction will be demolished by the Developer and all the debris and other material will be sold out and/or utilized by the Developer only and the owners shall not interfere in that disposal regards.
- 15.9.** If the Developer fails to / does not hand over the other flat as mentioned earlier within the stipulated time, in that event, the owners shall be entitled for damages from the Developers.

**ARTICLE - XVI / FORCE MAJURE**

*Contd.....*

**16.1.** The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

**16.2.** Force Majeure shall mean flood, earthquake, riot, wars, storm, transport, civil / common strike and such commissions of unforeseen incidents which are beyond the control of the Developer.

**SCHEDULE - 'A' ABOVE REFERRED TO**

**(ENTIRE PROPERTY)**

**ALL THAT** piece and parcel of 394 sq.ft. BASTU land within L.R. Khatian No. 9167, L.R. Dag No. 510 and another 394 sq.ft. of BASTU land within L.R. Khatian No. 9168, L.R. Dag No. 510 and another 395 sq.ft. of BASTU land within L.R. Khatian No. 9169, L.R. Dag No. 510 intotal 01 katha 10 chittack 13 sq. ft. or 1183 sq.ft. under R.S. Khatian No. 1674, R.S. Dag No. 506, comprised in Mouza - Duillya, J.L. No. - 35, P.S. - Sankrail, District - Howrah

(35)

which is butted and bounded by metes and bounds as follows

:-

**IN THE NORTH** : R.S. Dag No. 505.

**IN THE SOUTH** : R.S. Dag No. 507.

**IN THE EAST** : Rest Property of R.S. Dag No. 506.

**IN THE WEST** : R.S. Dag No. 498 & 6'-0" wide common passage.

**SCHEDULE - 'B' ABOVE REFERRED TO**

**(OWNER'S ALLOCATION)**

Owners will jointly get 30% of the new building each and every floor (G + 5) over the Schedule - 'A' land.

**SCHEDULE - 'C' ABOVE REFERRED TO**

**(DEVELOPER'S ALLOCATION)**

70% of the total constructed area of the proposed (G + 5) building save and except the owner's allocated portion as described in the Schedule - 'B' over the Schedule - 'A' property.

**SCHEDULE - 'D' ABOVE REFERRED TO**

**(GENERAL SPECIFICATION)**

1. The building will be in first class RCC framework and having outer walls in 5" thick first class bricks and all

*Contd.....*

partition walls 3" thick in cement mortar or as specified by the Architects.

2. All roofs will be completed with roof treatment.
3. All doors will be finished door with Power Bolts and door bolts and the main door will be made of good quality of "PLYWOOD" and fitted with Hatch Bolt only and all windows will be made of Aluminum with Glaze shutter provided with M.S. Grill.
4. i) All toilets will have complete chain-ware fittings, wash basins, C.P. fittings, high shower, water connection, etc.  
ii) Glazed tiles in bathroom will be fitted upto 6 ft. height from soiling / Floor.
5. The apartments will have completed concealed wirings with adequate light points, power points, TV points etc.
6. All kitchens will be completed with marble floor and glazed tiles upto and over the cooking platform for 3 feet.
7. Adequate light points for general lighting will be provided, all electrical wiring will be concealed.
8. Proper boundary walls and boundary walls gate will be

*Contd.....*

made as per design given by the Architects.

9. All internal wall and ceiling will be cemented and plastered with Plaster of Paris of best quality.
10. Flooring will be completed with Floor Tiles 2 \* 2 feet.
11. 24 hours water supply from underground reservoir or artificial tanks overhead, shall be provided for.
12. For all other extra job excluding as mentioned above are to be charged extra.

**SCHEDULE - 'E' (COMMON PORTIONS)**

1. Staircase on all the floors.
2. Staircase landing on the floor and elevation facilities.
3. Common Passage.
4. Water pump, water tank, water pipes and other common plumbing installation.
5. Drainage and sewerage.
6. Pump house.
7. Electric main Meter Room.
8. Boundary walls and main gates.
9. Lift.

*Contd.....*



**IN WITNESS WHEREOF We**, the Parties of this Agreement have put our respective signature and seals on this the 1st day of September 2021 first above written.

**SIGNED, SEALED & DELIVERED**

In the presence of :

**WITNESSES :**

1. Gourab Mondal  
 Lt -> Nanda Lal Mondal  
 Vill -> Bhanowara, Mondal Para  
 Dist -> Burdhaman, P.S -> Barbani  
 Pin -> 713334
2. Sonana Bhattacharya  
 Duilhya Howrah

কৌশিক ভট্টাচার্য  
 মিতা সেন  


L.t.i of Tutun Bhattacharya  
 by the pen of Gourab Mondal  
 01/09/21

**SIGNATURE OF THE FIRST PARTIES/**

**OWNERS**

3. Papiya Bhattacharya  
 Duilhya Howrah

**DESIRE CONSTRUCTION**  
 Debalrata Manna,  
 Partner Partner


Drafted by me and prepared in my office, and Read over explained into Bengali to the parties who admitted into correct.

Pankaj Kumar Dutta  
  
 Advocate

**DESIRE CONSTRUCTION**

  
 Partner Partner

**DESIRE CONSTRUCTION**

  
 Partner Partner

**SIGNATURE OF THE SECOND PARTY/**

**DEVELOPERS**

Howrah Judges' Court

Registration No. WB - 679/1991

Computerized by me :

  
 Dipankar Samal



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

GRN Details

GRN: 192021220066275191 Payment Mode: Online Payment  
GRN Date: 31/08/2021 16:17:08 Bank/Gateway: State Bank of India  
BRN: IK0BGKNRP1 BRN Date: 31/08/2021 16:08:17  
Payment Status: Successful Payment Ref. No: 2001605353/2/2021  
[Query No\*/Query Year]

Depositor Details


Depositor's Name: DESIRE CONSTRUCTION  
Address: ANDUL PURBAPARA SANKRAIL HOWRAH  
Mobile: 9748799284  
Depositor Status: Buyer/Claimants  
Query No: 2001605353  
Applicant's Name: Mr Pankaj Kumar Datta  
Identification No: 2001605353/2/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details


Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001605353/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2001605353/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>5041</b>

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.


### FORM FOR TEN FINGER IMPRESSION

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little

Signature बबू अशोक




	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little

Signature अशोक




	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little

Signature L.t.i of Tutun Bhattacharya by the Pen of Gourab Mondal




## FORM FOR TEN FINGER IMPRESSION

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
						

**Signature** Debalendra Manna.

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
						

**Signature** Koushik Bhattacharya

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
						

**Signature** Mita Dasgupta






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue








OFFICE OF THE D.S.R. - II HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05132001605353/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Montu Bhattacharya Duillya, City:- , P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302	Land Lord			 01/09/2021
2	Mr CHHATTU BHATTACHARYA Duillya, City:- , P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302	Land Lord			 01/09/21
3	Smt TUTUN BHATTACHARYA Duillya, City:- , P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302	Land Lord			 Lt:1 of Tutun Bhattacharya by the pen of Gourab Mondal 01/09/21

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr DEBABRATA MANNA Jujersaha Mannapara, City:- , P.O:- Jujersaha, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:- 711302	Representative of Developer [DESIRE CONSTRUCTION ]			<i>Debabrata Manna,</i> 1/9/2021
5	Mr KOUSHIK BHATTACHARYA Andul Purbapara, City:- , P.O:- Andul Mouri, P.S:-Sankrail, District:- Howrah, West Bengal, India, PIN:- 711302	Representative of Developer [DESIRE CONSTRUCTION ]			<i>Koushik Bhattacharya</i> 1/9/21
6	Smt MITA DENRIA Jujersaha Mannapara, City:- , P.O:- Jujersaha, P.S:-Panchla, District:- Howrah, West Bengal, India, PIN:- 711302	Representative of Developer [DESIRE CONSTRUCTION ]			<i>Mita denria</i> 1.9.2021
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Gourab Mondal Son of Late Nandalal Mondal Bhanowara Mondalpara, City:- , P.O:- Bhanowara, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334	Mr Montu Bhattacharya, Mr CHHATTU BHATTACHARYA, Smt TUTUN BHATTACHARYA, Mr DEBABRATA MANNA, M KOUSHIK BHATTACHARYA Smt MITA DENRIA			<i>Gourab Mondal</i> 01/09/21

(Panchali Munshi)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R.  
II HOWRAH  
Howrah, West Bengal

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

CSFPB4418J

नाम / Name  
MONTU BHATTACHARYA

पिता का नाम / Father's Name  
KRISHNAPADA BHATTACHARYA

जन्म का तिथि / Date of Birth  
28/05/1957

हस्ताक्षर / Signature



अखिलेश्वर



ভারত সরকার  
Government of India

মন্টু ভট্টাচার্য  
Montu Bhattacharya  
পিতা : কৃষ্ণ পদ ভট্টাচার্য  
Father : KRISHNA PADA BHATTACHARYA  
জন্মতারিখ / DOB : 28/06/1993  
পুরুষ / Male

6214 3895 1460

আধার - সাধারণ মানুষের অধিকার

ভারতীয় অধিষ্ঠিত পরিচয় প্রমাণকরণ  
Unique Identification Authority of India

ঠিকানা:  
S/O টুলন ভট্টাচার্য, দুইল্যা,  
দুইল্যা, হাওড়া, পশ্চিমবঙ্গ,  
711302

Address:  
S/O Tulun Bhattacharya, Duillya,  
Duillya, Haora, West Bengal,  
711302

6214 3895 1460

1947  
1800 300 1947

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মন্টু ভট্টাচার্য

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

CHHATTU BHATTACHARYA  
KRISHNAPADA BHATTACHARYA

16/06/1986  
Permanent Account Number  
CJGPB3408Q

  
Signature



21033016

Chhattu Bhattacharya



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

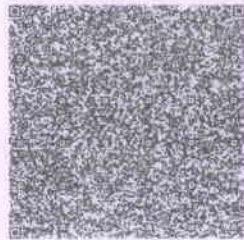
Enrolment No.: 2834/09108/47051

To  
 Chattu Bhattacharya  
 S/O Krishnapada Bhattacharya  
 Duillya  
 Duillya  
 Haora West Bengal - 711302  
 8420196632

Download Date: 28/07/2015

Generation Date: 23/08/2013

Signature valid



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

**6191 6250 3307**

VID: 9126 8277 3557 2546

मेरा आधार, मेरी पहचान



भारत सरकार  
 Government of India



Chattu Bhattacharya  
 Date of Birth/DOB: 16/06/1986  
 Male/ MALE

**6191 6250 3307**

VID: 9126 8277 3557 2546

मेरा आधार, मेरी पहचान

पूरे को सब



Government of India

सूचना

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

INFORMATION

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

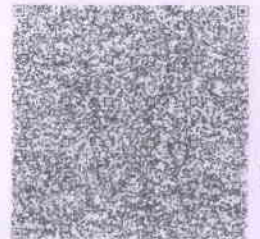
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय पहचान प्राधिकरण  
 Unique Identification Authority of India

Address:

S/O Krishnapada Bhattacharya, Duillya,  
 Haora,  
 West Bengal - 711302



QR Code with Photograph

**6191 6250 3307**

VID: 9126 8277 3557 2546





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
**ভারত সরকার**  
 Unique Identification Authority of India  
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/19951/00225

To  
 টুটুন ভট্টাচার্য  
 Tutun Bhattacharya  
 W/O Krishna Pada Bhattacharya  
 Dulliya  
 Dulliya  
 Haora  
 West Bengal 711302

04/09/2013  
 43934577



MN439345771FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8967 6001 9715**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



টুটুন ভট্টাচার্য  
 Tutun Bhattacharya  
 পিতা : কালিচরন দাস  
 Father : KALICHARAN DAS  
 জন্মতারিখ / DOB : 01/01/1974  
 মহিলা / Female



**8967 6001 9715**

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 Unique Identification Authority of India

ঠিকানা:  
 W/O কৃষ্ণ পদ ভট্টাচার্য, দুইলা,  
 দুইলা, হাওড়া, পশ্চিমবঙ্গ,  
 711302

Address:  
 W/O Krishna Pada Bhattacharya,  
 Dulliya, Dulliya, Haora, West  
 Bengal, 711302

**8967 6001 9715**



1800 300 1967



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ଭାରତ ସରକାର  
GOVERNMENT OF INDIA



ମିତା ଦେନରିଆ  
Mita Denria  
ଜନ୍ମ ବର୍ଷ / Year of Birth : 1983  
ମହିଳା / Female



5225 5568 4806

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କର୍ତ୍ତୃପକ୍ଷ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା:  
W/O ରାଜ କୁମାର ଦେନରିଆ, ନିଉ  
କୋଲକାତା ସ୍ୱିଟ୍ସ, ସିତାମ ଛକ, ଗଣେଶ  
ପେଡାଲ ପାଖରେ, ସିତାମ ଛକ, ଜଟଣୀ,  
ବରଗା, ଖୋର୍ଦ୍ଧା, ଓଡ଼ିଶା, 752050

Address:  
W/O Raj Kumar Denria, New  
Kolkata Sweets, Sitaram  
Chhak, Near Ganesh  
Pendal, Sitaram Chhak,  
Jatani, Jatni, Khordha,  
Orissa, 752050

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

Mita Denria

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MITA DENRIA  
MURARI MOHAN MONDAL  
28/05/1983

Permanent Account Number  
AUIPD3084B

*Mita Denria*  
Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें। संपर्क :  
आयकर पैन सेवा यूनिट, ए.टी.टी.सी.,  
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,  
नवी मुंबई-400 614.

*Mita denria*



भारत सरकार

GOVERNMENT OF INDIA



কৌশিক ভট্টাচারিয়া

Koushik Bhattacherya

জন্মতারিখ/ DOB: 10/12/1967

পুরুষ / MALE



6123 7632 6720

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

C/O কৌশিক ভট্টাচারিয়া, আন্দুল  
(সি টি), হাওড়া,  
পশ্চিমবঙ্গ - 711302

Address

C/O Koushik  
Bhattacherya, Andul,  
Haora,  
West Bengal - 711302



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

Koushik Bhattacherya

आयकर विभाग

INCOME TAX DEPARTMENT

KOUSHIK BHATTACHARYA

RADHAKANTA BHATTACHARYA

10/12/1967

Permanent Account Number

ALMPB6615K

*Koushik Bhattacharya*

Signature



भारत सरकार  
GOVT. OF INDIA



20102006

*Koushik Bhattacharya*





ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ভালিকাভুক্তির নম্বর/ Enrolment No.: 1528/64600/16980

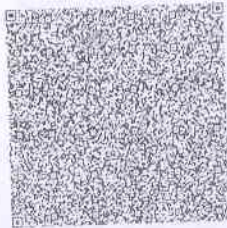
Download Date: 08/07/2020

To  
দেবব্রত মান্না  
Debabrata Manna  
S/O Dipak Kumar Manna

manna para  
Jujarsaha  
Jujursa  
Howrah West Bengal - 711302  
9874283283

Issue Date: 11/08/2017

Signature valid



আপনার আইডি নং / Your Aadhaar No. :

5405 3434 7261  
VID : 9169 3104 4817 4408

আমার আইডি নং : আমার পরিচয়



ভারত সরকার  
Government of India



দেবব্রত মান্না  
Debabrata Manna  
জন্মতারিখ/DOB: 02/11/1975  
পুরুষ/ MALE

Download Date: 08/07/2020

Issue Date: 11/08/2017

5405 3434 7261  
VID : 9169 3104 4817 4408

আমার আইডি নং : আমার পরিচয়



- ৯০. আপনার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- ৯১. নিরাপদ কিউআর কোড / অফলাইন XML/ অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- ৯২. এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- ৯৩. Aadhaar is a proof of identity, not of citizenship
- ৯৪. Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- ৯৫. This is electronically generated letter.

- ৯৬. সারা দেশে মান্য
- ৯৭. আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা গ্রহণে সাহায্য করে।
- ৯৮. আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- ৯৯. নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- ১০০. Aadhaar is valid throughout the country.
- ১০১. Aadhaar helps you avail various Government and non-Government services easily
- ১০২. Keep your mobile number & email ID updated in Aadhaar.
- ১০৩. Carry Aadhaar in your smart phone – use mAadhaar App



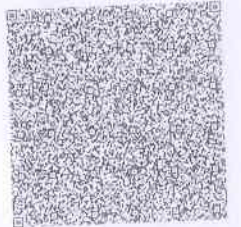
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:

S/O Dipak Kumar Manna, S/O, মাকার পাড়া, জুজারসাহা,  
হাওড়া,  
পশ্চিম বঙ্গ - 711302

Address:

S/O Dipak Kumar Manna, S/O, manna para,  
Jujarsaha, Howrah,  
West Bengal - 711302



5405 3434 7261  
VID : 9169 3104 4817 4408



1047 | help@uidai.gov.in | www.uidai.gov.in

Debabrata Manne.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AHOPM0609E



नाम /NAME  
DEBABRATA MANNA

पिता का नाम /FATHER'S NAME  
DIPAK KUMAR MANNA

जन्म तिथि /DATE OF BIRTH  
02-11-1975

हस्ताक्षर /SIGNATURE

*D. Manne*

*D. Manne*

आयकर आयुक्त, (कम्यू. असि.), हरि  
COMMISSIONER OF INCOME-TAX (C.O.F.), DELHI

*Debabrata Manne.*

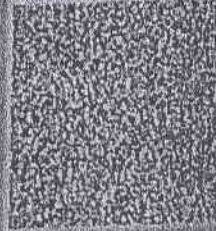
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
FUWPB7008G



नाम / Name  
TUTUN BHATTACHARYA

पिता का नाम / Father's Name  
KALICHARAN DAS

जन्म का तिथि / Date of Birth  
01/01/1974



इस कार्ड के खोने / जाने पर कृपया सूचित करें / सूचित करें।  
आयकर विभाग द्वारा, उसे एक दो प्रत  
5 बी गेटिंग, मेरी स्थिति,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मोडल कोलोन, नर दीप बंगला चौक,  
पुणे - 411 016

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax BAN Services Unit, NSDL,  
341 B, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bunglow Chowk,  
Pune - 411 016.  
Tel: 91-20-2721-8080 Fax: 91-20-2721-3081  
e-mail: [timis@nsdl.co.in](mailto:timis@nsdl.co.in)



भारत सरकार  
Government of India



Gourab Mondal

DOB: 21/01/1991

MALE



8025 5099 7598

मेरा आधार, मेरी पहचान



भारतीय विधिगत पहचान प्राधिकरण  
Unique Identification Authority of India

Address:

S/O: Nandalal Mondal, near Kalla  
hospital, village-post-  
bhanowara,mondal para,  
Barabani, Bardhaman,  
West Bengal - 713334

8025 5099 7598



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Gourab Mondal

## Major Information of the Deed

Deed No :	I-0513-07556/2021	Date of Registration	02/09/2021
Query No / Year	0513-2001605353/2021	Office where deed is registered	
Query Date	25/08/2021 10:36:12 PM	0513-2001605353/2021	
Applicant Name, Address & Other Details	Pankaj Kumar Datta Howrah Court,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9748799284, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 4,87,990/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,070/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks			

### Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Duilya, JI No: 35, Pin Code : 711302

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-510 (RS :-)	LR-9167	Bastu	Bastu	394 Sq Ft	30,000/-	1,62,526/-	Width of Approach Road: 6 Ft.,
L2	LR-510 (RS :-)	LR-9168	Bastu	Bastu	394 Sq Ft	30,000/-	1,62,526/-	Width of Approach Road: 6 Ft.,
L3	LR-510 (RS :-)	LR-9169	Bastu	Bastu	395 Sq Ft	40,000/-	1,62,938/-	Width of Approach Road: 6 Ft.,
		<b>TOTAL :</b>			<b>2.7111Dec</b>	<b>1,00,000 /-</b>	<b>4,87,990 /-</b>	
		<b>Grand Total :</b>			<b>2.7111Dec</b>	<b>1,00,000 /-</b>	<b>4,87,990 /-</b>	

### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Montu Bhattacharya (Presentant)</b> Son of Late Krishnapada Bhattacharya Duilya, City:- , P.O:- Duilya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CSxxxxxx8J, Aadhaar No: 62xxxxxxx1460, Status :Individual, Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Pvt. Residence
2	<b>Mr CHHATTU BHATTACHARYA</b> Son of Late Krishnapada Bhattacharya Duilya, City:- , P.O:- Duilya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CJxxxxxx8Q, Aadhaar No: 61xxxxxxx3307, Status :Individual, Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Pvt. Residence

**3 Smt TUTUN BHATTACHARYA**

Wife of Late Krishnapada Bhattacharya Duillya, City:- , P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FUxxxxxx8G, Aadhaar No: 89xxxxxxxx9715, Status :Individual, Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Pvt. Residence

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DESIRE CONSTRUCTION</b> Andul Purbapara, City:- , P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr DEBABRATA MANNA</b> Son of Mr Deepak Kumar Manna Jujersaha Mannapara, City:- , P.O:- Jujersaha, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx9E, Aadhaar No: 54xxxxxxxx7261 Status : Representative, Representative of : DESIRE CONSTRUCTION (as Partner)
2	<b>Mr KOUSHIK BHATTACHARYA</b> Son of Late Radha Kanta Bhattacharya Andul Purbapara, City:- , P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5K, Aadhaar No: 61xxxxxxxx6720 Status : Representative, Representative of : DESIRE CONSTRUCTION (as Partner)
3	<b>Smt MITA DENRIA</b> Wife of Mr Rajkumar Denria Jujersaha Mannapara, City:- , P.O:- Jujersaha, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx4B, Aadhaar No: 52xxxxxxxx4806 Status : Representative, Representative of : DESIRE CONSTRUCTION (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Gourab Mondal</b> Son of Late Nandalal Mondal Bhanowara Mondalpara, City:- , P.O:- Bhanowara, P.S:-Barabani, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713334			
Identifier Of Mr Montu Bhattacharya, Mr CHHATTU BHATTACHARYA, Smt TUTUN BHATTACHARYA, Mr DEBABRATA MANNA, Mr KOUSHIK BHATTACHARYA, Smt MITA DENRIA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Montu Bhattacharya	DESIRE CONSTRUCTION-0.300973 Dec
2	Mr CHHATTU BHATTACHARYA	DESIRE CONSTRUCTION-0.300973 Dec
3	Smt TUTUN BHATTACHARYA	DESIRE CONSTRUCTION-0.300973 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Montu Bhattacharya	DESIRE CONSTRUCTION-0.300973 Dec
2	Mr CHHATTU BHATTACHARYA	DESIRE CONSTRUCTION-0.300973 Dec
3	Smt TUTUN BHATTACHARYA	DESIRE CONSTRUCTION-0.300973 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Montu Bhattacharya	DESIRE CONSTRUCTION-0.301737 Dec
2	Mr CHHATTU BHATTACHARYA	DESIRE CONSTRUCTION-0.301737 Dec
3	Smt TUTUN BHATTACHARYA	DESIRE CONSTRUCTION-0.301737 Dec

## Land Details as per Land Record

District: Howrah, P.S.- Sankrail, Gram Panchayat: DUILYA, Mouza: Duilya, JI No: 35, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 510, LR Khatian No:- 9167	Owner: টুটুন ভট্টাচার্য, Gurdian: কৃষ্ণপদ , Address: দুইলা, সঁকরাইল, হাওড়া , Classification: বাস্তু, Area: 0.01000000 Acre,	Smt TUTUN BHATTACHARYA
L2	LR Plot No:- 510, LR Khatian No:- 9168	Owner: ছোট্টু ভট্টাচার্য, Gurdian: কৃষ্ণপদ , Address: দুইলা, সঁকরাইল, হাওড়া , Classification: বাস্তু, Area: 0.01000000 Acre,	Mr CHHATTU BHATTACHARYA
L3	LR Plot No:- 510, LR Khatian No:- 9169	Owner: মন্টু ভট্টাচার্য, Gurdian: কৃষ্ণপদ , Address: দুইলা, সঁকরাইল, হাওড়া , Classification: বাস্তু, Area: 0.01000000 Acre,	Mr Montu Bhattacharya

On 01-09-2021

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

Presented for registration at 17:02 hrs on 01-09-2021, at the Private residence by Mr Montu Bhattacharya , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,87,990/-

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

Execution is admitted on 01/09/2021 by 1. Mr Montu Bhattacharya, Son of Late Krishnapada Bhattacharya, Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Service, 2. Mr CHHATTU BHATTACHARYA, Son of Late Krishnapada Bhattacharya, Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Service, 3. Smt TUTUN BHATTACHARYA, Wife of Late Krishnapada Bhattacharya, Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife

Indetified by Mr Gourab Mondal, , , Son of Late Nandalal Mondal, Bhanowara Mondalpara, P.O: Bhanowara, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Service

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

Execution is admitted on 01-09-2021 by Mr DEBABRATA MANNA, Partner, DESIRE CONSTRUCTION (Partnership Firm), Andul Purbapara, City:- , P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

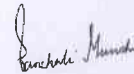
Indetified by Mr Gourab Mondal, , , Son of Late Nandalal Mondal, Bhanowara Mondalpara, P.O: Bhanowara, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Service

Execution is admitted on 01-09-2021 by Mr KOUSHIK BHATTACHARYA, Partner, DESIRE CONSTRUCTION (Partnership Firm), Andul Purbapara, City:- , P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Gourab Mondal, , , Son of Late Nandalal Mondal, Bhanowara Mondalpara, P.O: Bhanowara, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Service

Execution is admitted on 01-09-2021 by Smt MITA DENRIA, Partner, DESIRE CONSTRUCTION (Partnership Firm), Andul Purbapara, City:- , P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Gourab Mondal, , , Son of Late Nandalal Mondal, Bhanowara Mondalpara, P.O: Bhanowara, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Service



**Panchali Munshi**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOWRAH**  
**Howrah, West Bengal**

On 02-09-2021

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2021 4:19PM with Govt. Ref. No: 192021220066275191 on 31-08-2021, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BGKNRP1 on 31-08-2021, Head of Account 0030-03-104-001-16



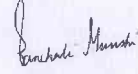
### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 5,020/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 8440, Amount: Rs.50/-, Date of Purchase: 27/08/2021, Vendor name: Soma Shee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2021 4:19PM with Govt. Ref. No: 192021220066275191 on 31-08-2021, Amount Rs: 5,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BGKNRP1 on 31-08-2021, Head of Account 0030-02-103-003-02



**Panchali Munshi**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOWRAH**  
**Howrah, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0513-2021, Page from 258458 to 258523  
being No 051307556 for the year 2021.



Digitally signed by Panchali Munshi  
Date: 2021.09.07 13:40:45 +05:30  
Reason: Digital Signing of Deed.

*Panchali Munshi*

(Panchali Munshi) 2021/09/07 01:40:45 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
West Bengal.

(This document is digitally signed.)