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Certified that the document is admitted to registration. The signature sheet, and the endorsement sheet affixed with this document are the part of this document.

District Sub-Registrar-II  
Howrah

06 AUG 2021

## --- DEVELOPMENT AGREEMENT ---

P.S. SANKRAIL, DISTRICT- HOWRAH

AGREEMENT FOR DEVELOPMENT made on this 6<sup>th</sup> day of August, 2021,

BY AND BETWEEN

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1950

13/4/21

Sl. No.....DATE.....

VALUE.....RUPEES.....PAISE.....

NAME.....

ADDRESS.....

Kumel Das Sanyal

*[Signature]*

STAMP VENDOR - SOUMYA BANERJEE  
CIVIL COURT, HOWRAH



Gourab Mondal

Lt. Nanda Lal Mondal  
Vill. Bhanowara, Mondal Para

Dist. Bardhaman

P.S. - Barabani

P.O. - Bhanowara

Pin - 713334

District Sub-Registrar-II  
Howrah

06 JUL 2021

(2)

**(1) SRI KUNAL DAS** (PAN - BDMPD8069A) (AADHAR CARD NO. 2783 0041 2997), son of Late Sufal Chandra Das @ Subal Das, by faith - Hindu, by occupation - Business, residing at Village & P.O. Duillya, P.S. - Sankrail, District - Howrah, PIN - 711302. **(2)**

**SMT. CHHANDA PATRA** (PAN - BPLPP9523A) (AADHAR CARD NO. 4182 2429 4717), wife of Tarun Patra, daughter of Late Sufal Chandra Das @ Subal Das, by faith - Hindu, by occupation - Housewife, residing at Village - Dakshin Kamranga, P.O. - Jhorehat, 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 their heirs, executors, successors, administrators and assignees) or the party of the **FIRST PART** or the **FIRST PARTY**.

**-AND-**

**M/S DESIRE CONSTRUCTION** (PAN : AAQFD8846B) a company duly registered u/s 146 of Co. Act, 1956, having its registered office at Andul Purbapara, Andul - Mouri, P.S. - Sankrail, District - Howrah - 711302 West Bengal, India, Represented by three Directors namely **(1) SRI DEBABRATA MANNA** (PAN :

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**District Sub-Registrar-II**  
**Howrah**

**00 JUL 2021**

(3)

AHOPM0609E) (AADHAR NO. 5405 3434 7261), son of Sri Deepak Kumar Manna, by faith - Hindu, by occupation - Business, residing at Village - Jujersaha Mannapara, Post Office - 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 **DEVELOPER** (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, administrators and assigns) or the party of the **SECOND PART** or the **SECOND PARTY**.

**WHEREAS** the property comprised in R.S. Dag No. 491, R.S. Khatian No. 722, 173 corresponding to L.R. Dag No. 495, measuring about 31 sataks and another R.S. Khatian No. 1674,

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Howrah**

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R.S. Dag No. 507, L.R. Dag No. 511, measuring about 19 sataks, in total 50 sataks of BASTU land, within Mouza - Duillya, J.L. No. 35, P.S. - Sankrail, District - Howrah, belonged to 3 brothers namely KHUDIRAM DAS, NANDA PADA @ NANDALAL DAS and SATYANARAYAN DAS;

**AND WHEREAS** the aforesaid Khudiram Das expired leaving behind his son LAKSHMINARAYAN DAS, who became the owner to the extent of 1/3rd share of the aforesaid properties;

**AND WHEREAS** the aforesaid Nandapada @ Nandalal expired leaving behind his 3 (three) sons namely Nilmoni, Gunomoni and Subol, who all jointly inherited 1/3rd share from the aforesaid property, left by their father;

**AND WHEREAS** the aforesaid Satyanarayan expired leaving behind his 2 sons namely KALIPADA & FELURAM; both of them jointly inherited 1/3rd share from the aforesaid property left by their father;

**AND WHEREAS** the aforesaid Lakshminarayan Das, son of Late Khudiram Das sold out his 1/3rd share from R.S. Dag No. 507, R.S. Khatian No. 1674, to the legal heirs of Nandapada @

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Nandalal Das (namely NILMONI, GUNOMONI, SUBOL DAS) by virtue of a Registered Deed vide no. 2570 of 1960 in the Registrar of Howrah.

**AND WHEREAS** the aforesaid Kalipada Das sold out his share of property from R.S. Dag No. 491, R.S. Khatian No. 173, within Mouza - Duillya, P.S. - Sankrail, District - Howrah, to Nilmoni Das, Gunomoni Das & Subol Das by virtue of a Registered Deed dated 30/11/1960 in the Office of Registrar, Howrah, vide Deed No. 4165 of 1960.

**AND WHEREAS** the aforesaid Feluram Das expired leaving behind his 2 sons BAPAN DAS and GOBINDA DAS, 2 (two) daughters namely SONALI SARKAR and RUPA DAS;

**AND WHEREAS** the aforesaid Gobinda Das expired leaving behind his wife SMT. SHAIBA DAS and 2 (two) sons namely TANMOY and MRINMOY;

**AND WHEREAS** the aforesaid Subal Das expired leaving behind his wife REKHA, one son KUNAL and one daughter CHHANDA PATRA;

**AND WHEREAS** the aforesaid Gunomoni Das, Smt. Rekha Das, Kunal Das, Chhandanda Patra jointly sold out 03 katha 15

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chittack 01 sq. ft. of BASTU land within R.S. Dag No. 491, R.S. Khatian No. 173, L.R. Khatian No. 932, 1788, 4177, L.R. Dag No. 495, within Mouza - Duillya, J.L. No. 35, P.S. - Sankrail, District - Howrah, to Bapan Das, Shaiba Das, Tanmoy Das, Mrinmoy Das, Rupa Das, Sonali Sarkar, by virtue of a Registered Deed vide Book No. I, Volume No. 0501 - 2018, Pages - 83185 to 83225, Being No. 050102531 for the year 2018, Registered at D.S.R. - I, Howrah.

**AND WHEREAS** the aforesaid Sonali Sarkar gifted her share of property within L.R. Dag No. 495 to Smt. Shaiba Das, Tanmoy Das and Mrinmoy Das, by virtue of a Registered Deed of Gift vide Book No. I, Volume No. 0503 - 2018, Pages - 99696 to 99719, Being No. 050304234 of 2018, Registered at D.S.R. Howrah.

**AND WHEREAS** the aforesaid Rupa Das gifted her share of property from L.R. Dag No. 495 within Mouza - Duillya, to Bapan Das by virtue of a Registered Deed vide Book No. I, Volume No. 0503 - 2018, Pages - 99667 to 99695, Being No. 050304233 for the year of 2018 Registered at A.D.S.R. Ranihati;

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**AND WHEREAS** the aforesaid Gunamoni Das, Bapan Das, Smt. Saiba Das, Tanmoy Das, Mrinmoy Das, Smt. Rupa Das, Smt. Sonali Sarkar jointly sold out 05 cottah 13 chittack 01 sq. ft. of land from the R.S. Khatian No. 173, R.S. Dag No. 491, corresponding to L.R. Khatian No. 932, 1788, 4177, 2210, L.R. Dag No. 495 and another 05 cottah 08 chittack 04 sq. ft. of land within R.S. Khatian No. 722, R.S. Dag No. 507, L.R. Khatian No. 932, 1788, 4168, L.R. Dag No. 511, both are within Mouza - Duillya, P.S. - Sankrail, District - Howrah to Smt. Rekha Das, Kunal Das, Smt. Chhanda Patra, by virtue of a Registered Deed vide Book No. I, Volume nO. 0501 - 2018, Pages - 83518 to 83558, Being No. 050102540 for the year 2018, Registered at D.S.R. I, Howrah.

**AND WHEREAS** the aforesaid Rekha Das gifted her share from L.R. Khatian No. 9264 L.R. Dag No. 511, 495 measuring about total 06 sataks within Mouza - Duillya, P.S. - Sankrail, District - Howrah, which she got vide Deed No. 050102531 of 2018 and the said Gift Deed was duly registered before the DSR - II, Howrah vide Book No. - I, Volume No. - 0513-2020, Pages -

141248 to 141275 Being No. 051304002 for the year 2020.

**AND WHEREAS** the aforesaid Kunal Das, Smt. Chhanda Patra being the First Parties of this Deed, became the joint Owners / occupiers in respect of the aforesaid property and they mutated their names in the B.L. & L.R.O. Sankrail Howrah in L.R. Record vide L.R. Khatian No. 9264, 9081, 9080 in L.R. Dag Nos. 495, 511 within Mouza - Duillya, P.S. - Sankrail, District - Howrah, particulars of the said property described in the schedule 'A' below and the Kunal Das has/had 2/3rd share and Chhanda Patra has/had 1/3rd share from the Schedule - 'A' property.

**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 land-owner to allow him to develop the said land and/or premises as described in the 'A' schedule hereunder.

**AND WHEREAS** the owner and the Developer have agreed to execute this agreement for developing the 'A' schedule

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mentioned properly for raising newly constructed 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 imply the respective meanings as follows :-

- 1.1. **OWNER** : Shall mean and include the owner i.e. Kunal Das, Smt. Chhanda Das, as described above and his respective legal heirs successors, agents, administrators and assignee.
- 1.2. **DEVELOPER** : Shall mean and include M/S DESIRE CONSTRUCTION and its respective 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 09 sataks

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within L.R. Khatian Nos. 9080, 9081, 9264, L.R. Dag No. 511, R.S. Khatian No. 722, R.S. Dag No. 507 and another 09 sataks from L.R. Dag No. 495, L.R. Khatian No. 9080, 9081, 9264, R.S. Khatian No. 173, R.S. Dag No. 491, within Mouza - Duillya, J.L. No. 35, P.S. - Sankrail, District - Howrah, in total 18 sataks of BASTU land.

**1.4. BUILDING** : Shall mean the 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.

**1.8. OWNER'S ALLOCATION** : Shall mean 40% of the proposed construction area, within each and every floor of the proposed new multistoried building (G + 5) in favour of the Owners (Kunal Das 2/3rd share, Smt. Chhanda Patra 1/3rd share).

**1.9. DEVELOPER'S ALLOCATION** : Shall mean the rest 60% 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

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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 designing 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 Owner do hereby appoint and engage the builder as builder/developer and also as his authorized representative for

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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 Owner is 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.

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

**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

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part of the portion thereof.

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

**6.1.** The owner hereby grant subject to what has been hereinafter 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 owner subject to obtain previous approval with the consent of the owner 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

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deposited for preparation of the plan and for obtaining the sanction of the Howrah Zila Parishad and for the construction of the building 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 owner. 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

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to design the proposed construction of the said multistoried building without making any deviation from the sanctioned plan.

**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  
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Developer and after completion of project as well as handing 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 owner 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 owner 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

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Statutory Authority or other Authorization concerned for 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 owner and the Developer and further consideration of the owner 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

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of the building at the said premises.

**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 owner 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

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possession. The developer shall, however, obtain necessary 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 18 (eighteen) sataks of land comprised in R.S. Dag No. 491, 507, L.R. Dag No. 495, 511, respectively L.R. Khatian No. 9080, 9081, 9264, Mouza - Duillya, J.L. No. 35, P.S. - Sankrail, District - Howrah, (with common passage and other easement rights).

**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 owner shall not be responsible and shall be indemnified by the Developer for

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any incident or accident which may occur in the said premises due to it, as of construction activities and/or fully 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 build-

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ing and/or buildings as per the Schedule - 'D' herewith including the payment of Architect's fees.

**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 owner's 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 owner 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 owner and developer or his nominee or nominees or to form the Management Association and/or flat owner's Association and/or

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society for the ultimate owner or owners of the proposed building only with the written approval and Consent of the owner.

**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 owner, 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 owner's allocation as described in the Schedule - 'B' hereunder and undivided properties, proportionate share pertaining thereof in the land and in common facilities and

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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 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.

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oper 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 obligatory on the part of the developer to obtain any further consent of the owner and this agreement by itself shall be treated as consent by the owner and the owner 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 owner 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

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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 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 owner so far as necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel,

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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 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 owner 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 owner in writing.

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

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- 11.6.** The Developer shall provide at his own costs electricity wiring, water pipe line, sewerage, services connection in proportion or the owner's allocation.
- 11.7.** Owner 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 owner to take possession of the owner's 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 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 owner's 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 owner 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 owner 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 indi-

*Contd.....*

rectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the owner or the Developer in this behalf.

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

*Contd.....*

ties 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 owner to defend all actions, suits 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 owner 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 owner 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

*Contd.....*

building and/or any defect thereon, arise during the period of construction.

**ARTICLE - XIV / MISCELLANEOUS**

**15.1.** The owner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to be construed as partnership between the Developer and the Owner 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 owner 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

*Contd.....*

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

**15.3.** The Developer and the owner 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 owner 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 owner 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

*Contd.....*

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 owner.

**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 owner, 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 owner shall have the right to sue the

*Contd.....*

Developer and his 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 owner 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.

*Contd.....*

**ARTICLE - XVI / FORCE MAJURE**

**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 BASTU land measuring more or less 05 katha 13 chittack 01 sq. ft. which was/is recorded in Hal/L.R. Parchas as 09 sataks of land in R.S. Dag No. 491, R.S. Khatian No. 722, 173, L.R. Dag No. 495, under L.R. Khatian Nos. 9080, 9081, 9264 comprised in Mouza - Duillya, J.L. No. - 35, P.S. - Sankrail, District - Howrah and another 05 katha 13

*Contd.....*

chittack 01 sq. ft. of BASTU land which was/is recorded in L.R. Parchas 09 sataks in R.S. Khatian No. 722, R.S. Dag No. 507, L.R. Dag No. 511, L.R. Khatian No. 9080, 9081, 9264 comprised in Mouza - Duillya, J.L. No. 35, P. S. - Sankrail, District - Howrah in total measuring about 18 sataks in one Block which is butted and bounded by metes and bounds as follows :-

**IN THE EAST** : R.S. Dag No. 508 / L.R. Dag No. 512,

**IN THE WEST** : 30' - 0" P.C. Roy Road,

**IN THE SOUTH** : Property of Gunomoni Das

**IN THE NORTH** : R.S. Dag No. 506 / 510

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

**(OWNER'S ALLOCATION)**

Owners will jointly get 40% of the new building each and every floor (G + 5) over the Schedule - 'A' land.

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

**(DEVELOPER'S ALLOCATION)**

60% 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.

*Contd.....*

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

**(GENERAL SPECIFICATION)**

1. The building will be in first class RCC framework and having outer walls in 8" thick first class bricks and all 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.

Contd.....

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 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 6<sup>th</sup> August 2021 first above written.

**SIGNED, SEALED & DELIVERED**

In the presence of :

**WITNESSES :**

1. Groupab Mondal  
Bhanowara, Mondal Para  
Bardhaman  
Pin  $\rightarrow$  713 334 , P.S  $\rightarrow$  Barabani

2. Barun Das.  
Zusätze. Howrah.

3.  $\frac{1}{2} \times \frac{3}{4} = \frac{3}{8}$

১৯৭৭ খ্রিঃ ১২/১২/৭৭  
 (১৯৭৭) - ১২/১২/৭৭  
 ১৯৭৭ - ১২/১২/৭৭  
 ১৯৭৭ - ১২/১২/৭৭  
 Drafted by me and - ১২/১২/৭৭

Drafted by me and  
prepared in my office.

Pankaj Kumar Dutta

Pankaj Kumar Sonthi  
Advocate

Howrah Judges' Court

Registration No. WB - 679/1991

Computerized by me :

Q. ponker somste.

**SIGNATURE OF THE FIRST PARTIES/**

## OWNERS

## DESIRE CONSTRUCTION

Substrate Mannose.

## Partner

## Partner

## DESIRE CONSTRUCTION

Koushik Bhattacharya

## Partner

## Partner

## DESIRE CONSTRUCTION

Mita Denvia

~~Partner~~

**Partner**

**SIGNATURE OF THE SECOND PARTY/**

## DEVELOPERS

*Contd.....*



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

**GRN Details**

<b>GRN:</b>	192021220045117391	<b>Payment Mode:</b>	Online Payment
<b>GRN Date:</b>	05/08/2021 19:21:08	<b>Bank/Gateway:</b>	State Bank of India
<b>BRN :</b>	CKR0522530	<b>BRN Date:</b>	05/08/2021 19:08:13
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2001318546/1/2021
			[Query No*/Query Year]

**Depositor Details**


<b>Depositor's Name:</b>	DESIRE CONSTRUCTION
<b>Address:</b>	ANDUL PURBAPARA, HOWRAH
<b>Mobile:</b>	9748799284
<b>Depositor Status:</b>	Buyer/Claimants
<b>Query No:</b>	2001318546
<b>Applicant's Name:</b>	Mr Pankaj Kumar Datta
<b>Identification No:</b>	2001318546/1/2021
<b>Remarks:</b>	Sale, Development Agreement or Construction agreement

**Payment Details**


Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001318546/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2001318546/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>6941</b>

**IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.**


# FORM FOR TEN FINGER IMPRESSION

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

Signature Kunal Ds











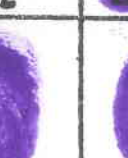
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	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Chanda Patra,










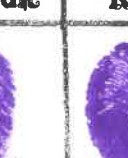

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Debalata Manne.

## FORM FOR TEN FINGER IMPRESSION

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

Signature Kaushik Bhattacharya

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

Signature Mita Denevia

<b>Photo</b>	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
	<div style="height: 80px; border: 1px solid black;"></div>					
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
<div style="height: 80px; border: 1px solid black;"></div>						

Signature \_\_\_\_\_



Handwritten signature



ভারত সরকার  
GOVERNMENT OF INDIA



কুনাই দাস  
Kunai Das  
পিতা : সুফল দাস  
Father : SUFAL DAS  
জন্ম সাল / Year of Birth : 1971  
পুরুষ / Male



2783 0041 2997

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
S/O রেখা দাস, দুইলা, দুইলা,  
হাওড়া, পশ্চিমবঙ্গ, 711302

Address:  
S/O Rekha Das, Duillya,  
Duillya, Haora, West Bengal,  
711302


94  
1800 180 1947



help@uidai.gov.in

www.uidai.gov.in

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

Kunai Das


  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন  
**IDENTITY CARD** WB/24/169/405753  
 পরিচয় পত্র  
**Duplicate**  
 প্রতিলিপ

**Elector's Name** Kunal Das  
 নির্বাচকের নাম কুনাল দাস  
**Father's Name** Sufal Das  
 পিতার নাম সুফল দাস  
**Sex** M  
 লিঙ্গ পুং  
**Age as on 1.1.2006** 23  
 ১.১.২০০৬ এ বয়স ২৮

**Address:**  
 Madhya Para Dulle sankrail Howrah 711302

**ঠিকানা:**  
 মধ্য পাড়া দুইলা সাকরাইল হাওড়া ৭১১৩০২



**Facsimile Signature**  
**Electoral Registration Officer**  
 নির্বাচক নিবন্ধন অধিকারিক

**Assembly Constituency:** 169-Sankrail (SC)  
 বিধানসভা নির্বাচন ক্ষেত্র: ১৬৯ সাকরাইল (সংশ্লিষ্ট জাতি)  
**District:** Howrah জেলা: হাওড়া  
**Date:** 02.02.2006 তারিখ: ০২.০২.২০০৬

1103411

Kunal Das



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

CHHANDA PATRA  
SUFAL DAS

11/03/1976  
Permanent Account Number  
BPLPP9523A

*Chhanda Patra*  
Signature



Chhanda Patra

**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/24/169/582274

পরিচয় পত্র



Elector's Name

Patra Chhanda

নির্বাচকের নাম  
Father / Mother /  
Husband's Name

পাত্র ছন্দা  
Tarun

পিতা/মাতা/স্বামীর নাম  
Sex

তরুন  
Female

লিঙ্গ

স্ত্রী

Age as on 1.1.1995

19

১.১.১৯৯৫ এ বয়স

১৯

Chhanda Patra .

**Address**

Kamrangu-34  
Jhorehat  
Sankrail  
Sadar, Howrah

ঠিকানা

কামরাঙ্গু-৩৪  
ঝোড়াহাট  
সাঁকরাইল  
সদর, হাওড়া

Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 169

Sankrail (SC.) Assembly Constituency

১৬৯

সাঁকরাইল (এস.সি) বিধানসভা নির্বাচন ক্ষেত্র

Place

Howrah

স্থান

হাওড়া

Date

19/03/95

তারিখ

১৯/০৩/৯৫

 **ভারত সরকার**  
**GOVERNMENT OF INDIA**

 **ছন্দা পাত্র**  
**Chhanda Patra**  
পিতা: সুফল চন্দ্র দাস  
**Father : SUFAL CHANDRA DAS**


জন্ম সাল/Year of Birth: 1973  
মহিলা / Female



**4182 2429 4717**


**আধার - সাধারণ মানুষের অধিকার**


*Chhanda Patra.*


 **ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**


ঠিকানা: W/O তরুন পাত্র, কামরাঙ্গা  
কোডহাট, হাওড়া, পশ্চিমবঙ্গ, 711302

**Address: W/O Tarun Patra,  
Kamranga, Jhorehat, Haora,  
West Bengal, 711302**

 **1947**  
**1800 180 1847**

 **help@uldai.gov.in**

 **www**  
**www.uldai.gov.in**

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



ভারত সরকার  
Government of India

## ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ Unique Identification Authority of India

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

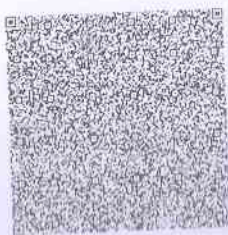
Download Date: 08/01/2020

To  
দেবব্রত মান্না  
Debabrata Manna  
S/O Dipak Kumar Manna

manna para  
Jujarsaha  
Jujursa  
Howrah West Bengal - 711302  
9874283283

Issue Date: 11/06/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5405 3434 7261**  
VID : 9169 3104 4817 4408

আমার আধার, আমার পরিচয়



ভারত চৰকাৰ  
Government of India



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

Download Date: 08/01/2020

**5405 3434 7261**  
VID : 9169 3104 4817 4408

আমার আধার, আমার পরিচয়



Government of India



- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ ফিউচার কোড / অফলাইন এক্সএমএল / অনলাইন সম্মানিত প্রমাণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

### INFORMATION

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

- সারা দেশে মান্য
- আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা গ্রহণে সাহায্য করে।
- আপনার মোবাইল নম্বর ও ইমেইল আইডি আপডেট রাখুন।
- নিজের স্মার্ট ফোনে রাখুন, mAadhaar App

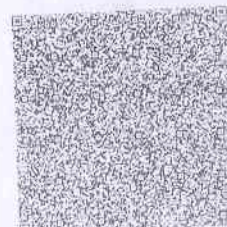
- Aadhaar is valid throughout the country.
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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
S/O দীপক কুমার মান্না, প.ন. বাগা বাড়ি, বুড়ারসাহা,  
হাওড়া,  
পাড়া কোড - 711302

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



**5405 3434 7261**  
VID : 9169 3104 4817 4408

1947 | help@uidai.gov.in | www.uidai.gov.in

Debabrata Manna.

रथाई 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. Manna*

*Debabrata Manna*

आयकर आयुक्त, (कम्प्यूटर अपा), कोलकाता

COMMISSIONER OF INCOME-TAX(C.O.) KOLKATA

*Debabrata Manna*

आयकर विभाग

INCOME TAX DEPARTMENT

KOUSHIK BHATTACHARYA

RADHAKANTA BHATTACHARYA

10/12/1967

Permanent Account Number

ALMPB6615K

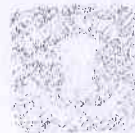
*Koushik Bhattacharya*

Signature

*Koushik Bhattacharya*



भारत सरकार  
GOVT. OF INDIA



20102006



भारत सरकार  
GOVERNMENT OF INDIA



কৌশিক ভট্টাচার্য

Koushik Bhattacharya

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 ভট্টাচার্য, আব্দুল  
(সি টি), হাওড়া,  
পশ্চিমবঙ্গ - 711302

Address

C/O Koushik  
Bhattacharya, 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 Bhattacharya



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 ଗଣିତ-ପରିଚୟ କର୍ତ୍ତୃପକ୍ଷ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା:

W/O ରାଜ କୁମାର ଦେନରିଆ, ନିଉ  
କୋଲକାତା ସ୍ୱିଟ୍ସ, ସିତାରାମ ଛକ, ଗଣେଶ  
ପେନ୍ଦାଲ ପାଖରେ, ସିତାରାମ ଛକ, ଜଟଣୀ,  
ଜଟଣୀ, ଖୋର୍ଦ୍ଧା, ଓଡ଼ିଶା, 752050

Address:

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



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1800 180 1947



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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, ITITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें, नॉटार  
आयकर पैन सेवा यूनिट, ए.टी.आई.एस.एल.  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

*Mita Denria*

भारत सरकार  
Government of India

 Gourab Mondal

DOB: 21/01/1991  
MALE

8025 5099 7598

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

आधार

Address:  
S/O: Nandalal Mondal, near kalla  
hospital, village-post-  
bhanowara,mondal para,  
Barabani, Barddhaman,  
West Bengal - 713334

8025 5099 7598

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Gourab Mondal

## Major Information of the Deed



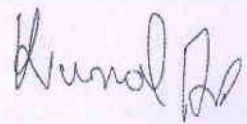
Deed No :	I-0513-06140/2021	Date of Registration	06/08/2021
Query No / Year	0513-2001318546/2021	Office where deed is registered	
Query Date	30/07/2021 4:29:49 PM	0513-2001318546/2021	
Applicant Name, Address & Other Details	Pankaj Kumar Datta Howrah Court,Thana : Howrah, District : Howrah, WEST BENGAL, 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. 2,00,000/-		Rs. 31,59,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks			


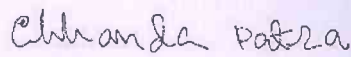
### Land Details :

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-495 (RS :- )	LR-9080	Bastu	Bastu	9 Dec	1,00,000/-	16,20,000/-	Width of Approach Road: 30 Ft.,
L2	LR-511 (RS :- )	LR-9081	Bastu	Bastu	9 Dec	1,00,000/-	15,39,000/-	Width of Approach Road: 30 Ft.,
		<b>TOTAL :</b>			<b>18Dec</b>	<b>2,00,000 /-</b>	<b>31,59,000 /-</b>	
	<b>Grand Total :</b>				<b>18Dec</b>	<b>2,00,000 /-</b>	<b>31,59,000 /-</b>	

### Land Lord Details :







SI No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Mr Kunal Das (Presentant)</b> Son of Late Sufal Chandra Das Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office	<b>Photo</b>  06/08/2021	<b>Finger Print</b>  LTI 06/08/2021	<b>Signature</b>  06/08/2021
Duillya, City:- Howrah, , P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN: 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BDxxxxxx9A, Aadhaar No: 27xxxxxxxxx2997, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	<b>Mrs Chhanda Patra</b> Wife of Mr Tarun Patra Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office			
	06/08/2021	LTI 06/08/2021	06/08/2021	
Dakshin Kamranga, City:- Howrah, , P.O:- Jhorehat, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BPxxxxxx3A, Aadhaar No: 41xxxxxxxx4717, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office				



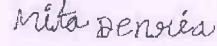
#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DESIRE CONSTRUCTION</b> Abdul Purbapara, City:- Howrah, , P.O:- Abdul 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>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Debabrata Manna</b> Son of Mr Deepak Kumar Manna Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office			
	Aug 6 2021 3:36PM	LTI 06/08/2021	06/08/2021	
Jujersaha Mannapara, City:- Howrah, , 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>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Koushik Bhattacharya</b> Son of Late Radha Kanta Bhattacharya Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office			
	Aug 6 2021 3:36PM	LTI 06/08/2021	06/08/2021	

Abdul Purbapara, City:- Howrah, , P.O:- Abdul 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	Name	Photo	Finger Print	Signature
	<b>Mrs Mita Denria</b> Wife of Mr Rajkumar Denria Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office			
		Aug 6 2021 3:37PM	LTI 06/08/2021	06/08/2021
	Jujersaha Mannapara, City:- Howrah, , 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 Nandala Mondal Bhanowara Mondalpara, City:- , P.O:- Bhanowara, P.S:-Barabani, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713334			
	06/08/2021	06/08/2021	06/08/2021

Identifier Of Mr Kunal Das, Mrs Chhanda Patra, Mr Debabrata Manna, Mr Koushik Bhattacharya, Mrs Mita Denria

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Kunal Das	DESIRE CONSTRUCTION-4.5 Dec
2	Mrs Chhanda Patra	DESIRE CONSTRUCTION-4.5 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Kunal Das	DESIRE CONSTRUCTION-4.5 Dec
2	Mrs Chhanda Patra	DESIRE CONSTRUCTION-4.5 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:- 495, LR Khatian No:- 9080	Owner:ছন্দা পাত্র , Gurdian:তরুন পাত্র, Address:দক্ষিণ কামরাঙ্গু, বোড়হাট, সঁকরাইল, হাওড়া , Classification:বান্ধ, Area:0.03000000 Acre,	Mrs Chhanda Patra
L2	LR Plot No:- 511, LR Khatian No:- 9081	Owner:কুনাল দাস , Gurdian:সুফল চন্দ্র দাস, Address:দুইল্যা, সঁকরাইল, হাওড়া , Classification:বান্ধ, Area:0.03000000 Acre,	Mr Kunal Das

On 06-08-2021

**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 13:36 hrs on 06-08-2021, at the Office of the D.S.R. - II HOWRAH by Mr Kunal Das , 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 31,59,000/-

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

Execution is admitted on 06/08/2021 by 1. Mr Kunal Das, Son of Late Sufal Chandra Das, Duillya, P.O: Duillya, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 2. Mrs Chhanda Patra, Wife of Mr Tarun Patra, Dakshin Kamranga, P.O: Jhorehat, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife Indetified by Mr Gourab Mondal, , , Son of Late Nandala 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 06-08-2021 by Mr Debabrata Manna, Partner, DESIRE CONSTRUCTION (Partnership Firm), Abdul Purbapara, City:- Howrah, , P.O:- Abdul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Gourab Mondal, , , Son of Late Nandala 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 06-08-2021 by Mr Koushik Bhattacharya, Partner, DESIRE CONSTRUCTION (Partnership Firm), Abdul Purbapara, City:- Howrah, , P.O:- Abdul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Gourab Mondal, , , Son of Late Nandala 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 06-08-2021 by Mrs Mita Denria, Partner, DESIRE CONSTRUCTION (Partnership Firm), Abdul Purbapara, City:- Howrah, , P.O:- Abdul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

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

**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 05/08/2021 7:22PM with Govt. Ref. No: 192021220045117391 on 05-08-2021, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKR0522530 on 05-08-2021, Head of Account 0030-03-104-001-16

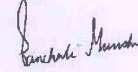
### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,920/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 1950, Amount: Rs.100/-, Date of Purchase: 13/04/2021, Vendor name: S Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2021 7:22PM with Govt. Ref. No: 192021220045117391 on 05-08-2021, Amount Rs: 6,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKR0522530 on 05-08-2021, 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 208339 to 208404  
being No 051306140 for the year,2021.**



Digitally signed by Panchali Munshi  
Date: 2021.08.09 19:32:19 +05:30  
Reason: Digital Signing of Deed.

*Panchali Munshi*

**(Panchali Munshi) 2021/08/09 07:32:19 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
West Bengal.**

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