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Certified that the document is admitted to registration. The signature sheets and the instrument are held and tied with this document and the pertinent documents.

District Sub-Registrar-II  
Howrah

09 AUG 2021

**:-: DEVELOPMENT AGREEMENT :-:**

**P.S- SANKRAIL, DISTRICT- HOWRAH**

**AGREEMENT FOR DEVELOPMENT** made on this **9<sup>th</sup>** day of August, 2021,

**BY AND BETWEEN**

Contd.....

S. No. 1949 DATE 13/4/21

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

NAME.....Babam Das Das.....

ADDRESS.....[Signature].....

STAMP VENDOR - SOUMYA BANERJEE  
CIVIL COURT, HOWRAH



Gourab Mondal  
S/o Lt→ Nandalal Mondal  
viii→ Bhanowara, Mondal Para  
P.o→ Bhanowara  
P.S→ Barabani  
Pin→ 713334  
Dist→ Bardhaman  
Service

District Sub-Registrar-II  
Howrah

09 AUG 2021

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(1) **SRI BAPAN DAS** (PAN - CVKPD9275P) (AADHAR CARD NO. 3120 9608 7058), son of Late Felaram Das @ Feluram Das, by faith - Hindu, by occupation - Business, residing at Village & P.O. - Duillya, P.S. - Sankrail, District - Howrah, PIN - 711302. (2) **SMT. SHAIBA DAS** (PAN - GEAPD8486M) (AADHAR CARD NO. 8776 2456 0170), wife of Late Gobinda Das, by faith - Hindu, by occupation - Household Duties, residing at Village & P.O. Duillya, P.S. - Sankrail, District - Howrah, PIN - 711302. (3) **SRI TANMAY DAS** (PAN - BKAPD5640N) (AADHAR CARD NO. 2261 1691 3145), son of Late Gobinda Das, by faith - Hindu, by occupation - Business, residing at Village & P.O. - Duillya, P.S. - Sankrail, District - Howrah, PIN - 711302, (4) **SRI MRINMOY DAS**, (PAN - EVHPD2986J) (AADHAR CARD NO. 9847 2663 0990), son of Late Gobinda Das, by faith - Hindu, by occupation - Business, residing at Village & 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 their heirs, executors, successors, administrators and assignees) or the party of the **FIRST PART** or the **FIRST PARTY**.

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-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 : 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

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**Howrah**

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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, 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 owners 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

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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 @ 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

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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 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 Sonali Sarkar gifted her share

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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;

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

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Registered at D.S.R. - I, Howrah and the said property is described in the Schedule - 'A' of this Agreement.

**AND WHEREAS** the aforesaid Bapan Das, Shaiba Das, Tanmay Das and Mrinmoy Das 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. 9084, 9083, 9082, 9085 in L.R. Dag No. 495, within Mouza - Duillya, P.S. - Sankrail, District - Howrah, particulars of the said property described in the schedule 'A' below.

**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 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 properly for raising newly constructed building after

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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. **OWNERS** : Shall mean and include the owners i.e. Bapan Das, Saiba Das, Tanmay Das and Mrinmoy 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** (PAN : AAQFD8846B), and its respective 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 06 sataks of BASTU land within L.R. Khatian Nos. 9084, 9083, 9082,

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9085 L.R. Dag No. 491, R.S. Khatian No. 173, R.S. Dag No. 507 within Mouza - Duillya, J.L. No. 35, P.S. - Sankrail, District - Howrah.

- 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. **OWNERSS' ALLOCATION** : Shall mean 37% of the proposed

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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 63% of the proposed construction area of the (Six storied) building as mentioned above (excluding the owners' 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 designing and planning of the said building.

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**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

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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 Agreement.

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

- 5.1. The Owners 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.
- 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 owners to obtain the certificate under Section 230A and or under the provi-

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sions 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 owners 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 owners have 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-  
after provided the exclusive right to the Developer to build,  
construct, erect and complete a multistoried building on the

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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 owners' 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 building at the said premises, provided, however that the Developer shall be exclusively entitled to all refunds of any and

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all payment and/or deposit made by the Developer in the name of the owners. The Developer shall construct a multistoried building in a total Six storeyed building (G + 5) over the Schedule - 'A' property.

- 6.3.** Nothing in these presents shall be construed 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 owners will hand over all the original documents and/or title deeds to

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the Developer and after completion of project as well as handing over the possession to the owners 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 owners nobody shall be entitled to deal with or dispose 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 owners by a Duly Authorized Architect for being submitted to the Howrah Zilla Parishad 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 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

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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 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 owners 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 specification as 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

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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 owners 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 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 owners' 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 owners' Association and/or
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society for the ultimate owners 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 its 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

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amenities which shall solely and exclusively belong and continue to belong to the owners 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 owners' 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 owners' 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 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

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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 owners so far as necessary to apply and obtain quotas,  
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entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the owners 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 owners 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

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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.

**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 owners 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 owners' allocation the Developer shall give writing intimation to the owners requiring the owners to take possession of the owners' allocation in the building and no dispute re-

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garding 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 owners' allocation the said rates to be apportioned prorata 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 ex-

*Contd.....*

penses 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 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, switch gear, transformers, generators, pumps motors and other electrical and mechanical installation appliances and equipments stairways, corridors, halls, passage way and  
*Contd.....*

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 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

*Contd.....*

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 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 owners hereby undertakes to do all such  
*Contd.....*

notes, deeds, matters and things that may be reasonably required to be done in the matter and the owners 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 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 Regis-

*Contd.....*

tration 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 owners 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 aforemen-

*Contd.....*

tioned, then the owners shall have the right to sue the 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 owners' 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 owners 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**

- 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 06 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. 9084, 9083, 9082, 9285 comprised in Mouza - Duillya, J.L. No. - 35 P.S.

*Contd.....*



(38)

- Sankrail, District - Howrah, P. S. - Sankrail, District - Howrah  
which is butted and bounded by metes and bounds as follows

:-

**IN THE NORTH** : R.S. Dag No. 491 / L.R. Dag No. 495,

**IN THE SOUTH** : Property of Rekha Das,

**IN THE EAST** : Property of Rekha Das and others,

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

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

**(OWNERS'S ALLOCATION)**

Owners will jointly get 37% of the new building each and every floor (G + 5) over the Schedule - 'A' land.

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

**(DEVELOPER'S ALLOCATION)**

63% of the total constructed area of the proposed (G + 5) building save and except the owners' 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

*Contd.....*

having outer walls in 5" 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.
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.....*

(41)

IN WITNESS WHEREOF We, the Parties of this Agreement have put our respective signature and seals on this the 9th August 2021 first above written.

**SIGNED, SEALED & DELIVERED**

In the presence of :

**WITNESSES :**

1. Gourab Mondal  
Bhanowara, Mondal Para  
Bardhaman  
Pin -> 713334
2. কল্যাণ দাস  
Dulya Howrah
3. 711302  
Smta Nandi  
Judges' Court Howrah

বাসিন মিস্ট্র  
Sheeba Das  
Tommoj Das  
Mishmoj Das,

Drafted by me and prepared in my office.

Pankaj Kumar Dutta

Pankaj Kumar Dutta  
Advocate

Howrah Judges' Court

Registration No. WB - 679/1991

Computerized by me :

Upankar Dama

SIGNATURE OF THE FIRST PARTIES/  
OWNERS

DESIRE CONSTRUCTION  
Seelabate Manne  
Partner Partner

DESIRE CONSTRUCTION  
Koushik Bhattacharya  
Partner Partner

DESIRE CONSTRUCTION  
Mita Senia  
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>	192021220046123388	<b>Payment Mode:</b>	Online Payment (SBI Epay)
<b>GRN Date:</b>	07/08/2021 10:30:37	<b>Bank/Gateway:</b>	SBIePay Payment Gateway
<b>BRN :</b>	3257725271438	<b>BRN Date:</b>	07/08/2021 10:08:39
<b>Gateway Ref ID:</b>	CHH1239424	<b>Method:</b>	State Bank of India NB
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2001335002/2/2021

[Query No\*/Query Year]

**Depositor Details**

**Depositor's Name:** DESIRE CONSTRUCTION  
**Address:** ANDUL PURBAPARA, HOWRAH  
**Mobile:** 9748799284  
**Depositor Status:** Buyer/Claimants  
**Query No:** 2001335002  
**Applicant's Name:** Mr Pankaj Kumar Datta  
**Identification No:** 2001335002/2/2021  
**Remarks:** Sale, Development Agreement or Construction agreement





**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001335002/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2001335002/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>5041</b>




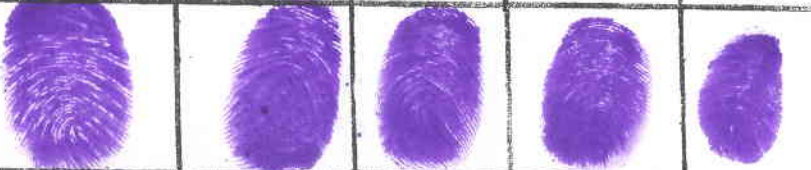
**IN WORDS: FIVE THOUSAND FORTY ONE ONLY.**



## FORM FOR TEN FINGER IMPRESSION

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

**Signature**     Mpinmoy Das    


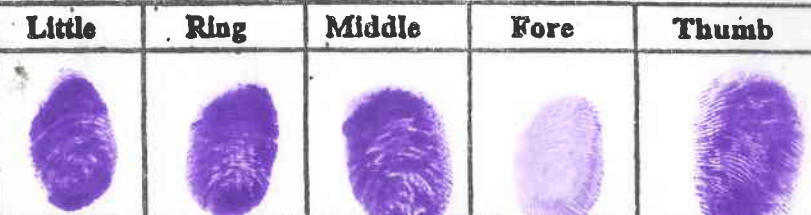
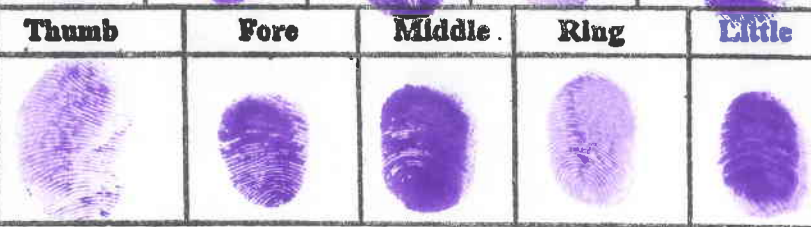
	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little
						

**Signature**     Debabrata Manne    


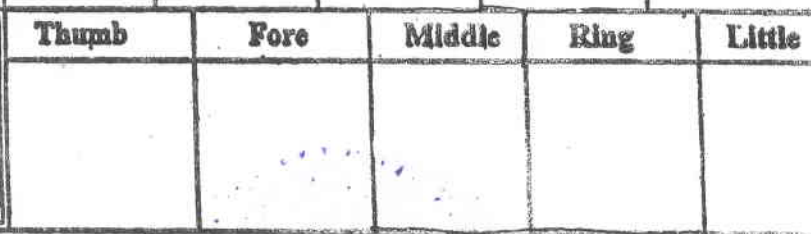
	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little
						

**Signature**     Koushik Bhattacharya

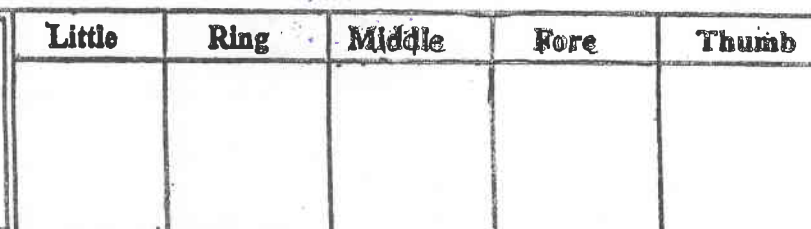
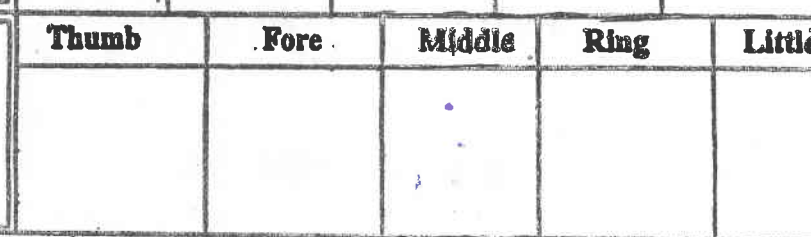
## FORM FOR TEN FINGER IMPRESSION

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

**Signature** Mita Denevia

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

**Signature** \_\_\_\_\_

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

**Signature** \_\_\_\_\_



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MITA DENRIA  
MURARI MOHAN MONDAL  
28/05/1983

Permanent Account Number  
AU1PD3084B

*Mita Denria*

Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।  
आयकर विभाग, यूटी/एसएल, प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई - 400 614।

*Mita Denria*



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,  
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

1947  
1900 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

KOUSHIK BHATTACHARYA

RADHAKANTA BHATTACHARYA

10/12/1967

Permanent Account Number

ALMPB6615K

*Koushik Bhattacharya*

Signature



भारत सरकार  
GOVT. OF INDIA



20102006

*Koushik Bhattacharya*



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

Address

ঠিকানা:

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

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,  
Bangalore-560 001

Koushik Bhattacherya



ভারত সরকার  
Government of India

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Unique Identification Authority of India

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

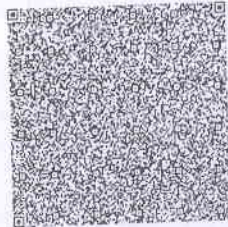
Download Date: 08/01/2020

To  
দেবব্রত মন্না  
Debabrata Manna  
S/O Dipak Kumar Manna

manna para  
Jujarsaha  
Jujursa  
Howrah West Bengal - 711302  
9874283283

Issue Date: 11/05/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

5405 3434 7261  
VID : 9169 3104 4817 4408

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India

Download Date: 08/01/2020



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

Issue Date: 11/05/2017

5405 3434 7261  
VID : 9169 3104 4817 4408

আমার আধার, আমার পরিচয়



Government of India



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- বিরামদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

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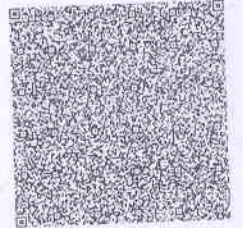
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S/O দীপক কুমার মন্না, - - - মন্না পাড়া, যুজারসাহা,  
হাওড়া,  
পশ্চিম বঙ্গ - 711302

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



5405 3434 7261  
VID : 9169 3104 4817 4408



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. Manna*

*G. S. Dhillon*

आयकर आयुक्त, (कम्यू. अप), कोल

COMMISSIONER OF INCOME-TAX(C O ) KOLKATA

*Debabrata Manna .*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**

**GEAPD8486M**




**नाम / Name**  
**SHAIBA DAS**

**पिता का नाम / Father's Name**  
**BALAJI MAJHI**

**जन्म की तिथि / Date of Birth**  
**01/01/1970**

**हस्ताक्षर / Signature**

**19675**



*In case this card is lost / found, kindly inform / return to :*

**Income Tax PAN Services Unit, UTHISI**  
**Plot No. 3, Sector 11, CBD Belapur,**  
**Navi Mumbai - 400 614.**

**इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौदरें :**  
**आयकर पैन सेवा यूनिट, UTHISI**  
**प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,**  
**नवी मुंबई-400 614**

**Aaykar Sampark Kendras**  
**For Income Tax Related**  
**Queries call Toll Free Nos.**

**1961**  
**or**  
**18001801961**

Shariba Das.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

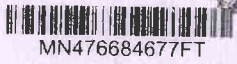
ভারত সরকার

Unique Identification Authority of India  
Government of India

শালিকাভুক্তির আই ডি / Enrollment No.: 2010/19949/01222

To  
শৈবা দাস  
Shaiba Das  
W/O Gobinda Das  
Duillya  
Duillya  
Haora  
West Bengal 711302

19/08/2013  
47668467



MN476684677FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8776 2456 0170**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

শৈবা দাস  
Shaiba Das  
পিতা : বলাই মাজি  
Father: BALAI MAJHI  
জন্মতারিখ / DOB : 01/01/1970  
মহিলা / Female



**8776 2456 0170**

আধার - সাধারণ মানুষের অধিকার

Shaiba Das.



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 .
- To establish identity, authenticate online .

- 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 গোবিন্দ দাস, দুইল্যা,  
দুইল্যা, হাওড়া, পশ্চিমবঙ্গ,  
711302

Address:  
W/O Gobinda Das, Duillya,  
Duillya, Haora, West Bengal,  
711302

**8776 2456 0170**

1947  
1800 300 1947



help@uidai.gov.in

AAY

www.uidai.gov.in



ভারত সরকার  
Government of India

বাপন দাস  
Bapan Das  
পিতা : ফেলুরাম দাস  
Father : FELURAM DAS  
জন্মতারিখ / DOB : 01/01/1978  
পুরুষ / Male

3120 9608 7058

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
S/O ফেলুরাম দাস, দুইল্যা,  
দুইল্যা, হাওড়া, পশ্চিমবঙ্গ,  
711302

Address  
S/O Feluram Das, Duillya, Duillya,  
Haora, West Bengal, 711302

3120 9608 7058

1947  
1800 300 1947

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বাপন দাস

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


**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**

**CVKPD9275P**

**नाम / Name**  
**BAPAN DAS**

**पिता का नाम / Father's Name**  
**FELURAM DAS**

**जन्म की तारीख / Date of Birth**  
**01/01/1978**

**हस्ताक्षर / Signature**


21022017

**इस कार्ड को खोने / याने पर कृपया सूचित करें / सीटर्स:**  
**आयकर पैन सेवा इकाई, एनएसडीयू**  
**5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,**  
**मॉडल कॉलोनी, दीप बंगला चौक के पास,**  
**पुणे - 411 016.**

*If this card is lost / someone's lost card is found,*  
*please inform / return to:*  
**Income Tax PAN Services Unit, NSDL**  
**5th floor, Mantri Sterling**  
**Plot No. 341, Survey No. 997/8,**  
**Model Colony, Near Deep Bungalow Chowk,**  
**Pune - 411 016.**

**Tel: 91-20-2721 8080, Fax: 91-20-2721 8081**  
**e-mail: timanfvc@nsdl.co.in**

**बपान दास**

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**




**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**  
**EVHPD2986J**




**नाम / Name**  
**MRINMOY DAS**

**पिता का नाम / Father's Name**  
**GOBINDA DAS**

**जन्म की तारीख / Date of Birth**  
**15/11/1997**

**हस्ताक्षर / Signature**



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

**इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :**  
**आयकर पैन सेवा यूनिट, UTTESI,**  
**प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,**  
**नवी मुंबई-४०० ६१४.**

**Aaykar Sampark Kendras**  
**For Income Tax Related**  
**Queries call Toll Free Nos.**  
**1961**  
**or**  
**18001801961**

*Mhrinmoy Das.*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

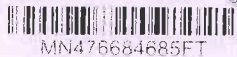
ভারত সরকার

Unique Identification Authority of India  
Government of India

পঞ্জীয়নক্রম আই ডি / Enrollment No.: 2010/19949/01223

To  
মুময় দাস  
Mrimoy Das  
S/O Gobinda Das  
Duillya  
Duillya  
Haora  
West Bengal 711302

47668468



MN476684685FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9847 2663 0990**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

মুময় দাস

Mrimoy Das

পিতা : গোবিন্দ দাস

Father : GOBINDA DAS

জন্মতারিখ / DOB : 15/11/1997

পুরুষ / Male



**9847 2663 0990**

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:

S/O গোবিন্দ দাস, দুইল্যা,  
দুইল্যা, হাওড়া, পশ্চিমবঙ্গ,  
711302

Address:

S/O Gobinda Das, Duillya, Duillya,  
Haora, West Bengal, 711302

**9847 2663 0990**

1947  
1800 300 1947

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Mrimoy Das



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

তালিকাভুক্তির নম্বর/Enrolment No.: 2010/22479/21141

To  
 তনয় দাস  
 Tanmay Das  
 S/O: Gobinda Das  
 SHITALA TALA  
 Duillya  
 Howrah Duillya  
 West Bengal - 711302  
 8276053287

Download Date: 22/09/2017

Generation Date: 17/09/2015

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No.:

**2261 1691 3145**

আমার আধার, আমার পরিচয়



ভারত সরকার  
 Government of India



তনয় দাস  
 Tanmay Das  
 জন্মতারিখ/ DOB: 01/01/1988  
 পুরুষ / MALE



**2261 1691 3145**

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

**INFORMATION**

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 Unique Identification Authority of India

ঠিকানা:  
 এস/ও. গোবিন্দ দাস, শিতলা তলা,  
 দুইরঙ্গ, হাওড়া,  
 পশ্চিম বঙ্গ - 711302

Address:  
 S/O: Gobinda Das, SHITALA  
 TALA, Duillya, Howrah,  
 West Bengal - 711302

**2261 1691 3145**



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*Tanmay Das*

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

TANMAY DAS  
GOBINDA DAS

10/10/1988  
Permanent Account Number

BKAPD5640N

*Tanmay Das*  
Signature



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

इस कार्ड के खोने/पानेपर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, यतीआईटीसी  
प्लॉट नं: 3, सेक्टर 11, सीडी बी बेलपुर  
नवी मुंबई-400 614.

*Tanmay Das*

 भारत सरकार  
Government of India

 Gourab Mondal

DOB: 21/01/1991  
MALE

8025 5099 7598

मेरा आधार, मेरी पहचान



 आधार

भारत सरकार  
Government of India

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

8025 5099 7598

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

Gourab Mondal

## Major Information of the Deed



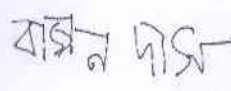
Deed No :	I-0513-06235/2021	Date of Registration	09/08/2021
Query No / Year	0513-2001335002/2021	Office where deed is registered	
Query Date	01/08/2021 9:55:54 PM	0513-2001335002/2021	
Applicant Name, Address & Other Details	Pankaj Kumar Datta Howrah Court,Thana : Howrah, District : Howrah, WEST BENGAL, 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. 10,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,120/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks			

### Land Details :



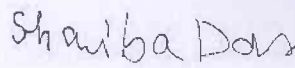


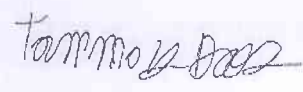


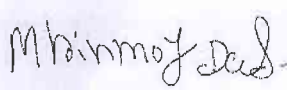
District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Duilya, JI No: 35, Pin Code : 711302

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-9084	Bastu	Bastu	6 Dec	2,00,000/-	10,80,000/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>					<b>6Dec</b>	<b>2,00,000 /-</b>	<b>10,80,000 /-</b>	

### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Bapan Das (Presentant )</b> Son of Late Felaram Das Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office			
		09/08/2021	LTI 09/08/2021	09/08/2021
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.:: CVxxxxxx5P, Aadhaar No: 31xxxxxxxx7058, Status :Individual, Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office				



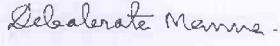


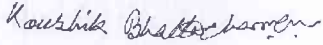


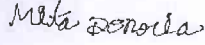


2	Name	Photo	Finger Print	Signature
	<b>Mrs Shaiba Das</b> Wife of Late Gobinda Das Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office			
	09/08/2021	LTI 09/08/2021	09/08/2021	
Duillya, City:- Howrah, , P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GExxxxxx6M, Aadhaar No: 87xxxxxxxx0170, Status :Individual, Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Mr Tanmay Das</b> Son of Late Gobinda Das Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office			
	09/08/2021	LTI 09/08/2021	09/08/2021	
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.:: BKxxxxxx0N, Aadhaar No: 22xxxxxxxx3145, Status :Individual, Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	<b>Mr Mrinmoy Das</b> Son of Late Gobinda Das Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office			
	09/08/2021	LTI 09/08/2021	09/08/2021	
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.:: EVxxxxxx6J, Aadhaar No: 98xxxxxxxx0990, Status :Individual, Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,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	<p><b>Name</b></p> <p><b>Mr Debabrata Manna</b>                      Son of Mr Deepak Kumar Manna                      Date of Execution - 09/08/2021, , Admitted by: Self, Date of Admission: 09/08/2021, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Aug 9 2021 1:58PM</p>	<p><b>Finger Print</b></p>  <p>LTI 09/08/2021</p>	<p><b>Signature</b></p>  <p>09/08/2021</p>
<p>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: 54xxxxxxx7261 Status : Representative, Representative of : Desire Construction (as Partner)</p>				
2	<p><b>Name</b></p> <p><b>Mr Koushik Bhattacharya</b>                      Son of Late Radha Kanta Bhattacharya                      Date of Execution - 09/08/2021, , Admitted by: Self, Date of Admission: 09/08/2021, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Aug 9 2021 1:59PM</p>	<p><b>Finger Print</b></p>  <p>LTI 09/08/2021</p>	<p><b>Signature</b></p>  <p>09/08/2021</p>
<p>Abdul Purbapara, City:- Howrah, , 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: 61xxxxxxx6720 Status : Representative, Representative of : Desire Construction (as Partner)</p>				
3	<p><b>Name</b></p> <p><b>Mrs Mita Denria</b>                      Wife of Mr Rajkumar Denria                      Date of Execution - 09/08/2021, , Admitted by: Self, Date of Admission: 09/08/2021, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Aug 9 2021 2:00PM</p>	<p><b>Finger Print</b></p>  <p>LTI 09/08/2021</p>	<p><b>Signature</b></p>  <p>09/08/2021</p>
<p>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: 52xxxxxxx4806 Status : Representative, Representative of : Desire Construction (as Partner)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><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</p>			

	09/08/2021	09/08/2021	09/08/2021
Identifier Of Mr Bapan Das, Mrs Shaiba Das, Mr Tanmay Das, Mr Mrinmoy Das, Mr Debabrata Manna, Mr Koushik Bhattacharya, Mrs Mita Denria			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bapan Das	Desire Construction-1.5 Dec
2	Mrs Shaiba Das	Desire Construction-1.5 Dec
3	Mr Tanmay Das	Desire Construction-1.5 Dec
4	Mr Mrinmoy Das	Desire Construction-1.5 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:- 9084	Owner: বাপন দাস, Gurdian: কেলুরাম , Address: দুইলা, সঁকরাইল, হাওড়া , Classification: বাস্তু, Area: 0.03000000 Acre,	Mr Bapan Das

**Endorsement For Deed Number : I - 051306235 / 2021**

**On 09-08-2021**

**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 13:01 hrs on 09-08-2021, at the Office of the D.S.R. - II HOWRAH by Mr Bapan 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 10,80,000/-

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

Execution is admitted on 09/08/2021 by 1. Mr Bapan Das, Son of Late Felaram Das, Duillya, P.O: Duillya, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 2. Mrs Shaiba Das, Wife of Late Gobinda Das, Duillya, P.O: Duillya, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 3. Mr Tanmay Das, Son of Late Gobinda Das, Duillya, P.O: Duillya, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 4. Mr Mrinmoy Das, Son of Late Gobinda Das, Duillya, P.O: Duillya, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business

Identified 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 09-08-2021 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

Identified 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 09-08-2021 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

Identified 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 09-08-2021 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

Identified 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

**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 07/08/2021 10:32AM with Govt. Ref. No: 192021220046123388 on 07-08-2021, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 3257725271438 on 07-08-2021, 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 100/-, by online = Rs 5,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1949, 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 07/08/2021 10:32AM with Govt. Ref. No: 192021220046123388 on 07-08-2021, Amount Rs: 5,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 3257725271438 on 07-08-2021, Head of Account 0030-02-103-003-02

*Panchali Munshi*

**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 212118 to 212188

being No 051306235 for the year 2021.



Digitally signed by Panchali Munshi

Date: 2021.08.10 18:04:29 +05:30

Reason: Digital Signing of Deed.

*Panchali Munshi*

(Panchali Munshi) 2021/08/10 06:04:29 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II HOWRAH

West Bengal.

(This document is digitally signed.)