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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the part of this document

[Signature]
A.D.S.R., Howra.

122 FEB 2022

-:: DEVELOPMENT AGREEMENT ::-

THIS AGREEMENT is made on this the 18th day of February, Two Thousand Twenty Two (2022).

BETWEEN

SRI RATUL ROY (PAN - BOJPR8009G & Aadhaar No. 317966701073), Son of Late Ramesh Chandra Roy, by faith Hindu, by Nationality Indian, by occupation- Business , residing at Sapuipara , Napatti, (Barwaritala) , P.O. - Sapuipara, P.S. -Nischinda, District - Howrah, Pin - 711206, hereafter called and referred to as **"OWNER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **FIRST PART.**

AND

W.B. ESTATE DEVELOPERS PRIVATE LIMITED (CIN U70109WB2021PTC249958), (PAN-AADCW1252C), a company incorporated under the Companies Act, 1956 and having its Registered office at D05/0530, Vivek Pally , P.O. - Ghoshpara, P.S. -Nischinda, District - Howrah, Pin - 711227 represented by its directors **1) SRI ACHINTYA KUMAR MONDAL (PAN-AOFPM9393H), (AADHAAR NO. 205076688290),** Son of Sri Kusha Dhawaja Mondal, by faith - Hindu, by Occupation - Business, residing at B.B.D Sarani, P.O. - Ghoshpara, P.S. -Nischinda, District - Howrah, Pin - 711227 , and **2) SRI BIJAN KUMAR MONDAL (PAN-AYLPM4783H), (AADHAAR NO. 585456305405) ,** Son of Kusha Dhawaja Mondal, by faith - Hindu, by Occupation - Business, residing at B.B.D Sarani, P.O. - Ghoshpara, P.S. -Nischinda, District - Howrah, Pin - 711227, hereinafter called and referred to as the **"DEVELOPER/ PROMOTER"**, (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART;**

WHEREAS ALL THAT piece and parcel of the Bastu land measuring about **08 (EIGHT) Cottah 09 (NINE) Chittaks 23 (TWENTY THREE) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **100** sq.ft little more or less with Tiles Shed and cemented flooring, including proportionate right of ownership and easement right of common passage area lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 7515 , under R.S

Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, is the subject matter of this **DEVELOPMENT AGREEMENT**. more fully and more particularly described in the Schedule hereunder written.

AND WHEREAS one Gui Mati Dasi was the Original owner of **ALL THAT** piece and parcel of the Bastu land measuring about **38.5 Shatak** Be the same a little more or less , along with other properties, including the right of ownership and easement right of common passage area lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, and enjoyed the same without any interruption and disturbances from others and mutated in her name as owner and occupier with rayati stitibum interest in the R.S record of right and duly paid rents and taxes before the competent office under Govt.Of West Bengal.

AND WHEREAS the said Smt. Gui Mati Dasi by a registered Deed Of sale, sold and transferred her entire ownership in **ALL THAT** piece and parcel of the Bastu land measuring about **38.5 Shatak** Be the same a little more or less , including the right of ownership and easement right of common passage area lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, with the right of title , easements and other interests related or incidental thereto, to One Smt. Rajlaxmi Roy by a registered Deed Of Sale executed on, 22.11.1955 being no. 6173, and the said Deed Of Sale, was duly registered in the Office of the Sub Registrar at Howrah and is recorded in Book No. 1 , Being Deed no.- 6173 for the year 1955 in the said office.

AND WHEREAS the said Smt. Rajlaxmi Roy by a registered Deed Of Settlement, Settled her entire property of **ALL THAT** piece and parcel of the Bastu land measuring about **38.5 Shatak** Be the same a little more or less , including the right of ownership and easement right of common passage area lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, between her two Sons namely Sri Ratul Roy and Sri Rahul Roy with a condition of looking after her , during her lifetime, and the said Deed Of Settlement, was duly registered in the Office of the District Sub Registrar at Howrah on 22.05.1985 and is recorded in Book No. 1 , Volume No. 47, Pages From 366 to 371 , Being Deed no.- 2743 for the year 1985 in the said office.

AND WHEREAS the said Smt. Rajlaxmi Roy being dissatisfied by the behavior of her two sons namely Sri Ratul Roy and Sri Rahul Roy by a registered Deed Of Revocation Settlement, cancelled and / or revoked the settlement for **ALL THAT** piece and parcel of the Bastu land measuring about **38.5 Shatak** Be the same a little more or less , including the right of ownership and easement right of common passage area lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, and the said Deed Of Revocation Of Settlement, was duly registered in the Office of the Additional District Sub Registrar at Howrah on 22.07.1996 and is recorded in Book No. 1 , Being Deed no.- 2504 for the year 1996 in the said office.

AND WHEREAS the said Smt. Rajlaxmi Roy by a registered Deed Of Gift, transferred his entire ownership in **ALL THAT** piece and parcel of the Bastu land measuring about **04 Cottah 07 Chittak 39 Square Feet** Be the same a little more or less , including proportionate right of ownership and

easement right of common passage area , lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, with the right of title , easements and other interests related or incidental thereto, to his Own Son Sri Ratul Roy by a registered Deed Of Gift executed on 12.03.2013 being no. 1805, and the said Deed Of Gift, was duly registered in the Office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 4, from Pages 4699 to 4710 as Being no.- 1805 for the year 2013 in the said office.

AND WHEREAS the said Smt. Rajlaxmi Roy by a registered Deed Of Gift, transferred her entire ownership in **ALL THAT** piece and parcel of the Bastu land measuring about **02 Cottah 08 Chittak 37 Square Feet** Be the same a little more or less , including proportionate right of ownership and easement right of common passage area , lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah,, with the right of title , easements and other interests related or incidental thereto, to his Own Son Sri Ratul Roy by a registered Deed Of Gift executed on 12.03.2013 being no. 1806, and the said Deed Of Gift, was duly registered in the Office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 4, Pages from 4611 to 4628 as Being no.- 1806 for the year 2013 in the said office.

AND WHEREAS the said Smt. Rajlaxmi Roy by a registered Deed Of Gift, transferred his entire ownership in **ALL THAT** piece and parcel of the Bastu land measuring about **05 Cottah 10 Chittak 13 Square Feet** Be the same a little more or less , including proportionate right of ownership and easement right of common passage area , lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 ,

Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah,, with the right of title , easements and other interests related or incidental thereto, to his Own Son Sri Ratul Roy by a registered Deed Of Gift executed on 12.03.2013 being no. 1846, and the said Deed Of Gift, was duly registered in the Office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 4, Pages from 4725 to 4736, as Being no.- 1846 for the year 2013 in the said office.

AND WHEREAS the said Sri Ratul Roy by a registered Deed Of sale, sold and transferred his entire ownership in **ALL THAT** piece and parcel of the Bastu land measuring about **1 Cottah 12 chittak 40 Square Feet** Be the same a little more or less , lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, with the right of title , easements and other interests related or incidental thereto, to Sri Sujoy Pallab and Smt. Nabanita Pallab, by a registered Deed Of Sale executed on, 22.03.2017 being no. 050200952, and the said Deed Of Sale, was duly registered in the Office of the Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 0502-2017, Pages 26791 to 267808 as Being no.- 050200952 for the year 2017 in the said office.

AND WHEREAS the said Sri Ratul Roy by a registered Deed Of sale, sold and transferred his entire ownership in **ALL THAT** piece and parcel of the Bastu land measuring about **1 Cottah 11 Chittak 26 Square Feet** Be the same a little more or less , lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, with the right of title , easements and other interests related or incidental thereto, to Sri Barun

Sarkar and Smt. Sonali Sarkar, by a registered Deed Of Sale executed on, 31.03.2017 being no. 050200953, and the said Deed Of Sale, was duly registered in the Office of the Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 0502-2017, Pages 33923 to 33940 as Being no.-050200953 for the year 2017 in the said office.

AND WHEREAS the said Sri Ratul Roy having his rest of **ALL THAT** piece and parcel of the Bastu land measuring about **08 (EIGHT) Cottah 09 (NINE) Chittaks 23 (TWENTY THREE) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **100** sq.ft little more or less with Tiles Shed and cemented flooring, including proportionate right of ownership and easement right of common passage area lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, free from all encumbrances , charges etc. and also having fully transferable right , like interest and ownership Easements and other rights in the said property, absolutely seized, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid rents before the competent office under Govt.Of West Bengal.

AND WHEREAS the Owner herein while seized and possessed of the said property is desirous to invest his **ALL THAT** piece and parcel of the Bastu land measuring about **08 (EIGHT) Cottah 09 (NINE) Chittaks 23 (TWENTY THREE) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **100** sq.ft little more or less with Tiles Shed and cemented flooring, including proportionate right of ownership and easement right of common passage area lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati

Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, which is more fully and particularly described in the Schedule 'A' hereunder written in a profitable manner by constructing a Multistoried building thereon;

AND WHEREAS since the Owners are not technically expert to undertake the construction himself, he resorted to take proper assistance of Promoter / Developer having sound finance stability and technical knowledge and approached the Second Party/ Developer herein for the same;

AND WHEREAS the Party of the Second Part being interested in this matter of construction of Multi Storied building in the aforementioned property accepted the proposal of the Owner/ First Party and agreed to develop the said property by way of construction of the said new building in accordance with the sanctioned plan by arranging financial resources from its own side.

AND WHEREAS on the basis of such approach made by the Owner, the Developer being experienced in developing the Property has agreed to develop the said at its own cost and expenses in the terms and conditions as hereinafter mentioned .

NOW THIS AGREEMENT HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE-I
DEFINITIONS

In this agreement the following terms and conditions unless when contrary to or to the context mean and include the follows :-

1.1 OWNER shall mean and include the Parties of the First Part and his heirs, executors, administrators, legal representatives and assigns.

1.2 DEVELOPER shall be and include the Second Part and its heirs, executors, administrators, successors, legal representatives and assigns.

1.3 PREMISES shall mean **ALL THAT** piece and parcel of the Bastu land measuring about **08 (EIGHT) Cottah 09 (NINE) Chittaks 23 (TWENTY**

THREE) Square Feet Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **100** sq.ft little more or less with Tiles Shed and cemented flooring, including proportionate right of ownership and easement right of common passage area lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, more fully and particularly described in the SCHEDULE "A" hereunder written.

1.4 BUILDING shall mean the new Multi storied building to be constructed on the said plot of land in accordance with the sanctioned plan by Howrah Zilla Parishad.

1.5 SALEABLE SPACE shall mean the space in the Multi Storied building available for independent use and occupation after making the provisions for common facilities and the space required thereof.

1.6 ARCHITECT shall mean any person or persons firm or firms appointed by or nominated by the Developer as architect of the building.

1.7 UNIT shall mean include the Flat/Garage etc. with proportionate share of land underneath and the said Flat/ Garage and common parts/ space in the said premises.

1.8 BUILDING PLAN shall mean the Plan for Multi Storied building including the plan which will be prepared and submitted by the Developer in supplement for further stories or any additional and/or alteration and as may be sanctioned by the sanctioning authority of Howrah Zilla Parishad.

1.9 COVERED AREA shall mean the plinth area of the building measuring at the floor level of the basement or any storey and shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between separate two portions/ Flats/ Garage, then only

half of depth wall thickness to be included for computing the area of each separate portion/ Flat/ Garage/Shop/Godown.

1.10 COMMON AREA shall mean the area of the lobbies, staircase, landing and other portions of the building intended or required for ingress and egress from any portion/ Flat for the use of the Co-Owners of the Flat i.e. water pump on the ground floor etc. as per sanctioned building plan or plans.

1.11 COMMON PORTIONS shall mean and space for common installation in the building for common use and utility i.e. plumbing, electricity, drawing and other installations fittings, fixtures and machinery which are not exclusive for any portion/ Flat and which are specified as common by the Developer.

1.12 COMMON FACILITIES AND AMENITIES shall include corridor and stair-case, water pump, pump house, overhead water tank, and such other facilities which may be mutually agreed by and between the parties and required for the purpose of location from enjoyment maintenance upkeep and/or proper management of the building.

1.13 OWNER'S ALLOCATION shall mean in the manner as follows:-

1. The Owner namely **SRI RATUL ROY** shall get Two Flats measuring about 1000 Sq.ft. (including 20% Super Built Up Area) each, on the on the Ground Floor and on the Top Floor respectively within the proposed new multistoried building, and only one open motorcycle parking space on the Ground Floor.

The Said Flat will be TOGETHER WITH all rights of facilities and amenities within common areas and proportionate share in the land comprised in the said building and the Owner can use the ultimate roof of the building for installation of T.V. Antenna, over head reservoir, drying cloths an any Occasion to erect Pandal etc, and the

Developer including the Purchasers of Developer's allocation shall have same right on the ultimate roof.

At the time of handing over the Owner's Allocation, the measurement of the said Flats will be taken finally and if it is shown that the measurement of the allocation increases then the Owner has to pay Rs. 2800/- per Sq.ft. for the increased area to the Developer similarly if the measurement of the allocation decreases then the Developer has to pay Rs. 2800/- per Sq.ft. for the decreased area to the Owner.

That the Developer undertakes that it will make construction as per Specification which is mentioned Schedule 'B' below.

11.14 DEVELOPER'S ALLOCATION shall mean Rest constructed area out of the total constructed area excluding the Owner's allocation together with all rights of facilities and amenities within common areas and proportionate share in the land comprised in the said building and the said allocated portion of constructed area shall absolutely being to the Developer including the absolute right in the part of the Developer for sale, transfer, lease or in any part of the Developer for sale, lease or in any part with deal with the same and the Developer shall have the absolute right over the ultimate roof.

Be it mentioned that the Purchaser/Purchasers of the Developer's Allocation can use the ultimate roof of the building for installation of T.V. Antena, over head reservoir, drying cloths etc.

1.15 PROJECT shall mean the development of land by constructions of the proposed Multi Storied building or up to any storey/stories for selling of the Flat/Garage of the building as envisaged hereunder either for commercial or for residential purpose.

1.16 SINGULAR shall include the plural and vice versa.

1.17 MASCULINE shall include the feminine and vice versa.

1.18 TRANSFEREES shall mean the person, firm, limited company, association of persons to whom any space/Flat/ Garage in the building is proposed to be transferred to on ownership basis for residential purpose.

1.19 It is intended and agreed to by the parties hereto that the agreement shall be a complete record of the agreement between the Parties regarding the subject matter hereof.

ARTICLE-II
COMMENCEMENT AND FIELD OF THIS AGREEMENT

2.1 This agreement shall come into effect automatically and immediately on execution of these presents by and between the parties hereto.

2.2 Field of this agreement means and include all act and in connection with the promotion and implementation of the said project till the execution and registration of respective Deed of Deeds of conveyance or transfer by the Owner in favour of the Developer or its nominee/ nominees in terms of the agreement in respect of the Flat/ portion in the proposed building together with undivided right, title, interest in the land of the said premises.

2.3 This agreement shall remain in force till such time the proposed Multi Storied building will be constructed and cease to separate when Owner's allocation and Developer's allocation shall be allotted in the respective manner in favour of the prospective purchaser at the instance of the Developer subject to the fulfillment of the terms on the part of the Developer.

ARTICLE-III
OWNER'S REPRESENTATION

3.1 The Owner is absolutely seized and possessed and/or well sufficiently entitled to the said property.

- 3.2** That none other than the Owner i.e. the Party of the First Part herein, has any right, title and interest over and in respect of the said 'A' Schedule mentioned property and/or any portion thereof.
- 3.3** That the Developer i.e. the Party of the Second Part hereto being satisfied with the right, title, interest and possession of the party of the First Part in respect of the property as mentioned in the Schedule 'A' hereunder, has agreed to do the proposed development of the said holding in accordance with the terms and conditions as contained herein.

ARTICLE-IV
OWNER'S RIGHT AND OBLIGATION AND REPRESENTATION

- 4.1** The Owner has absolute right and authority to develop the said premises.
- 4.2** The Owner shall hand over the possession of the concerned premises on as in whereas basis in connection with the proposed construction work and the Owner shall have to deliver the possession of the concerned premises within one month from the date of Sanction Plan other getting shifted in a rented house on the developer's expenses.
- 4.3** The Owner hereby grant subject to what has been herein above provided the exclusive right to the Developer to build, construct, complete and deliver the possession of the Owner's allocation with full and complete constructions and delivered possession to the Landlords within 2½ years from the date of Sanction of building plan but if any dispute arise either civil or criminal, the agreement period will be extended for a further disputed period.
- 4.4** The Owner shall clear up all the taxes to the Gram Panchayet and Khajnas to the Government of West Bengal up to date and if there be any due and payable by the Landlord/ Owner that shall be adjusted from the Owner's allocation.

- 4.5** That the Party hereto of the First part , the Owner , shall pay Rupees **30,000** /- (Rupees Thirty Thousand) only to the Developer for each flat / Unit, reserved by him , for the purpose of installation of the electric transformer.
- 4.6** That the Party hereto of the First part , the Owner , shall pay Rupees **30,000** /- (Rupees Thirty Thousand) only to the Developer for each flat / Unit, reserved by him , for the purpose of installation of the Power Back Up.

ARTICLE-V
DEVELOPER'S RIGHT AND RESPONSIBILITIES

- 5.1** The construction of the new building with all ancillary service and specification thereof that would be sanctioned by the authority of Howrah Zilla Parishad and new building shall be at liberty to construct with residential use, whereas the Developer's responsibilities will include coordination with all other statutory authorities and to complete the construction of the building, plumbing, electrical and sanitary fittings and installations by providing good and standard materials as well as technical expert.
- 5.2** All funds and/or finance to be required for completion of the entire project shall be provided and arranged by the Developer. The Owner will have to no such liability and/or responsibility.
- 5.3** The Developer will be entitled to get the plan sanctioned and modify or alter the plan and to submit the same to the concerned authority in the name of the Owner at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory for sanctioning the revised plan, if necessary.
- 5.4** The Developer will be entitled to recover all costs, charges, expenses incurred by the Developer towards construction of the building in addition

to its profits from the prospective purchaser of the flat/Garage/Shop/Go down of the remaining area and excluding Owner's allocated area within the new proposed building and the Owner and/or any person claiming through him shall not have any right, title, interest, claim and demand whatsoever or howsoever in respect of Developer's portion.

- 5.5** If the Developer gets permission from the concerned authority to make further construction /Flats on the proposed Multi Storied building or if the Developer constructs further construction /Flats on the proposed Multi Storied building then all necessary expenses including regularize the Plan will be borne by the Developer and the extra floor/floors will be the sole property of the Developer and the said floors will be treated as Developer's allocated portion and the Owner cannot claim the said constructed area in future . Be it mentioned that the Owner will only get the Owner's allocation ,which is mentioned in 1.13.he will not entitle more.
- 5.6** The Developer will be the only and the exclusive builder during subsistence of this agreement and shall have the sole authority to sell the said Flat/Garage/Shop/Godown of Developer' allocated area/portion in the proposed building at the said premises and/or all, or any portion/ portions thereof, other than the Owner's allocated area including common areas and facilities together with the undivided right, title, interest and possession of the Land in the common facilities and amenities including the right to use thereof and the Developer shall complete the construction of the building with the good and standard materials as would be available to in the market and that the Developer shall only be liable for any misappropriation of money.
- 5.7** The Developer hereby undertakes to indemnify and keep indemnified the Owner from and against any and all actions, charges, claim and demand and third party arising out of the due to the negligence or non compliance of any law, bye-laws, rules and regulations of the Howrah Zilla Parishad and other Government or local bodies as the case may be and The

Developer will attend to answer and be responsible for any deviation, commission, violation and/or breach of any accident in or relating to the construction of the said building all acts, deeds and things and charges in this regard shall be paid by the Developer and the Owner will have no such liability and responsibility.

- 5.8.** The developer shall arrange suitable alter native accommodation to the owner here in during the period of construction and pay the monthly rent until the delivery of his allocation in the proposed building.
- 5.10** That the Developer will be at liberty to amalgamate any other adjacent property with the Schedule mentioned property if there be any requirement.
- 5.11** That the Developer will be at liberty to mortgage the Schedule mentioned property at his own will during the construction of the building and /or, at anytime until the Developer sells out the entire portion of his allocation in the said Project.
- 5.12** That the Developer shall provide for only one Motor Cycle Parking space in the Ground Floor , to the Owner, except of the owner's allocation and consideration amount as stated herein, if the owner wishes to reserve extra space for parking or accommodation then such extra space will be charged in terms of the consideration as will be decided by the developer after completion of the building.

ARTICLE-VI **CONSIDERATION**

- 6.1.** In consideration of the Owner having granted the Developer an exclusive contract to develop the said premises provided herein the Owner shall be entitled to get absolutely the Owner's' allocated area out of total constructed area within the proposed new building including the ultimate roof which will be allocated in terms of the agreement together with the right, title, and interest in common facilities and amenities including the undivided proportionate interest in the land and right to use thereof which includes his absolute

discretion and without any obstruction, hindrance and/or objection from the Developer and/or the successors and be entitled to sell, transfer, let out, lease or otherwise dispose of deal with the same as he may think fit and proper.

6.2. The Owner namely **SRI RATUL ROY** shall get Two Flats measuring about 1000 Sq.ft. (including 20% Super Built Up Area) each, on the on the Ground Floor and on the Top Floor respectively , within the proposed new multistoried building, and only one open motorcycle parking space on the Ground Floor.

6.4. The Developer shall bear the following expenses :-

All other relevant expenses, such as expenses for clearing / improving the land for building purposes from the date of execution of this agreement , all costs for construction of the proposed building and including all fittings and fixtures.

ARTICLE-VII **PROCEDURE**

7.1 The Owner will/ shall execute and registered a Development Power of Attorney after Registration of this Development Agreement which is required for the purpose of all necessary permission and sanction from all different authorities in connection with the construction of the building for perusing following up the matters with the statutory authorities and to do all acts, Deeds regarding construction work and also to negotiate with the prospective Purchasers to enter into an Agreement for Sale, to receive consideration money in part and/or full from prospective Purchasers and to execute Registered Deed of Sale in favour of prospective Purchasers for the Developer's allocated area or for all Flats/Garage/Shop/Godown excluding only the Owner's allocated area as aforesaid for fulfillment and smooth complication of the entire project as well as for procuring for finance for the purpose of completion of the project.

ARTICLE-VIII

POSSESSION

8.1 Immediately on obtaining sanction Plan and after arrangement of suitable accommodation provided to the owners, by the Developer, the Owners shall handover the vacant possession of the said premises and/or the said plot of land to the Developer within One month to enable the Developer to take all necessary action for development of the premises by way of construction and the Developer will hold, the same hereunder without interference or disturbance of the Owner or any person or in persons claiming under him.

ARTICLE-IX
CONSTRUCTION

9.1 The Owner or any person claiming through him shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof to the Developer to construct and complete the said building within the stipulated period subject to completion of the project in terms of this agreement the construction will complete within 2.5 years from the sanction plan.

9.2 The Developer at its own cost and on the basis of specification as per sanctioned building plan shall construct, erect and complete the building and the common facilities and amenities at the said premises with good and standard material and in a workman like manner.

9.3 The Developer shall install and erect pump, water storages, over head reservoir, electrification within the said land at its own cost, whereas if any permanent electric connection is necessary to take from Concerned Electricity Authority for the owner or the occupier of the allocated area of the owner, in that case the Security deposit and charges for installation of the new connection by Electricity will be paid by Developer.

9.4 The Developer shall at its own cost and expenses and without creating any financial or other liability on the said property and/or upon the

newly constructed building and complete the building in accordance with the building plan and any amendment thereto or modification thereof made by the Developer during the period of construction subject to the sanction of the appropriate authorities.

- 9.5** All costs and charges and expenses relating to or in any way connected with the construction of the said holding and development of the said building or premises including charges for other bodies shall be paid, discharged and borne by the Developer and Owner shall have no liability whatsoever in this context.

ARTICLE -X
ALLOCATION

- 10.1** In completion of the building the Owner shall be entitled to retain his allocated area of new constructed building as mentioned in the 1.13 OWNER'S ALLOCATION whereas the Owner shall be liable to pay all rates, rents and taxes which payable to the Howrah Zilla Parishad and other concerned authorities for his areas from the date of obtaining possession.
- 10.2** On completion of the proposed new Multi storied building the Developer will be entitled to retain balance constructed area in the proposed building in terms of this agreement as mentioned in clause hereof and shall have the right to enter into any lawful agreement with the prospective Purchaser/ Purchasers at its own choice in respect of its separate allocated portion in the proposed building at its own cost and risk and responsibility for sale, transfer, delivery of possession or disposal of the specification mentioned herein before the Owner hereby agrees to be Vendor to all such prospective Agreements/Deeds, if necessary, it is also agreed by and between the Owner and Developer that the Owner shall not raise any question or demand any money or consideration out of the said sale procedure of the said portion and the Developer shall be entitled to receive the entire consideration thereof.

10.3 That during the period of construction work the First Party shall have to grant license to the Second Party to use the electricity through his electric meter subject to payment of proportionate electric charges to the Owner/ First Parties by the Developer/ Second Parties.

ARTICLE-XI
RATES AND TAXES

11.1 The Developer hereby undertakes and agrees to pay the Property Tax before the Competent Authority, water and all other taxes as being paid by the Owner under this agreement with the development of the property from the date of this agreement.

11.2 On completion of the building and subsequent delivery of possession thereof the Developer hereto and/or its respective transferees shall be responsible for the payment of the all taxes and rates and the other outgoing in respect of Developer's allocated area.

ARTICLE-XII
SERVICES AND CHARGES

12.1 On completion of the building and after taking possession of the respective allocated area of the Parties hereto in the building the Owner and the Developer and/or the proposed transferees shall be responsible to pay and bear all service charges for the common facilities in the building.

12.2 The service charges shall be include utility charges, maintenance of mechanical, electrical, sanitary and other equipment for common use and maintenance and general management of the building.

12.3 The Developer in consultation with the Owner and other prospective Transferees shall frame Owners' Association for the management of amenities, maintenance and administration of the building and all Parties i.e. Owner and prospective Purchasers shall abide by all the

rules and regulations of the Association of Owners of the respective flat as and when formed and the Owner herein shall have to pay all types of maintenance charges proportionately to the Owners' Association.

ARTICLE-XIII,
COMMON RESTRICTIONS

- 13.1 The transferees and occupiers in any event will not use the allotted area or any portion thereof to store as a godown any inflammable or combustible articles/ materials such as kerosene, diesel, oil etc. which any cause fire hazard to the said building.
- 13.2 None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.
- 13.3 Subject to the Developer fulfillment of the obligation and commitment as specified herein, the Owner will not do anything whatsoever by which the Developer will be prevented from construction and/or Completion of the said building.

ARTICLE-XIV
LEGAL COMPLIANCE

- 14.1 It is hereby expressed agreed by and between the Parties hereto that it shall be the responsibility of the Developer to comply with the all other legal formalities and execute all documents as shall be required under the law to this purpose.
- 14.2 The Owner shall be bound to sign and execute such agreement, deed, documents, papers writing and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of different flats, portion or portions of the said building as aforesaid together with proportionate undivided share or interest in or right to in the land and to register the same wherever necessary without being required to meet the costs and charges for

preparation execution and/or registration of the same. The Developer or its representatives shall be duly authorized and/or empowered by the Owner by and under a duly executed Power of Attorney to sign, execute and register all such deeds, papers, writing and documents on behalf in the name of the Owner in respect of Developer's Allocation.

ARTICLE-XV
TITLE DEEDS

15.1 The Owner shall keep ready all original documents and the title Deeds/Deeds with him and on execution of these presents shall handover all the original copies of the said documents and title deed/deeds to the Developer and after completion of the project ,the Developer will handover said documents to the proposed Owner's Association.

Be it mentioned that the Developer will keep all original documents from the date of execution of this Development Agreement.

ARTICLE-XVI
MISCELLANEOUS

16.1 The Owner and the Developer have entered into this agreement purely on contractual basis and nothing continued herein shall be deemed to construe as partnership between the Developer and the Owner but as joint venture between the parties hereto.

16.2 Any notice required to be given by the Developer shall without prejudice to any other mode or service available deemed to have a serve on the Owner. If delivery by hand and fully acknowledgement due and shall likewise any notice required and given by the Owner shall be deemed without prejudice to the Owner mace or service available to have been served on the Developer. If delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the Developer.

16.3 There is no existing agreement regarding the development and/or the sale to the said premises and that all other arrangement prior to this

agreement have been canceled and/or being superseded by this agreement. The Owner hereby declares that he have not entered into any agreement with anybody for development of the said premises except the Developer herein.

16.4 This Agreement will be valid till the completion of the building i.e 2.5 years from the date of sanction plan and till the disposal of the Units/ Flats/Garage/Shop/Godown in respect of the Developer's Allocation by the Developer.

ARTICLE-XVII
FORCE MAJEURE

17.1 The Parties hereto shall not be considered to be liable for any obligation there under to the extent the performance of the relating obligation prevented by the existent of the force majeure and shall be suspended from the obligation during of the force majeure.

17.2 Force majeure shall mean Flood, Earthquake, Riot, War, Storm, Tem Pest, Civil commotion , Strike, Lock out and/or any other act or commission beyond the control of the parties thereto provided in case of strike or lockout if the same exceed 7 (seven) Days.

ARTICLE- XVIII
GENERAL CONDITION

18.1 All appendices mentioned in this agreement are integral part of this agreement.

18.2 All amendments and or addition to this agreement are valid only if made in writing and sign by the both parties.

18.3 This agreement or benefit mentioned herein shall not be transferable or assignable by the Owner as well as Developer.

18.4 That Maintenance charges shall be Rs.1.50/- per sft. (Minimum) of Ownership per month and for this purpose an amount of Security Deposit

for Maintenance needs to be deposit to the Developer @10/- per sft. at the time of taking possession of the owner's allocation.

SCHEDULE 'A'

ALL THAT piece and parcel of the Bastu land measuring about **08 (EIGHT) Cottah 09 (NINE) Chittaks 23 (TWENTY THREE) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **100** sq.ft little more or less with Tiles Shed and cemented flooring, including proportionate right of ownership and easement right of common passage area lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, together with rights over the common passage and all sorts of other rights attached thereto, which is butted and bounded as follows :-

ON THE NORTH : Property Of Smt. Sikha Roy.

ON THE SOUTH : Property Of Sri Dhirendranath Saha , Sri Khitish Saha and Sri Satish Saha.

ON THE EAST : 14 Feet Wide Panchayet Road.

ON THE WEST : Property Of R.S Dag No. 7515 (Part) and 10 Feet wide Panchayet Road.

SCHEDULE 'B'

SPECIFICATION OF CONSTRUCTION

1. FOUNDATION : R.C.C. isolated Foundation, R.C.C. framed structure and R.C.C. roofs

2. WALL: Brick wall for outer wall 5" (Five) Inches and inner common wall of other flats 5" (five) inches, flat inner wall 5" (Five) inches with specified plaster and Putti inside the flat.
3. FLOOR : All are Tile floorings.
4. DOORS: Door frames will be of good quality Sal wood and main door and other doors will be commercial flash doors with a Collapsible Gate in the front Entrance.
5. WINDOWS: All Box windows will be of Aluminum sections and also Grill guard sliding Glass window.
6. KITCHEN: Floor tiles, Black stone on cooking platform, one sink with One tap water point and up to 4' (Four) feet height glazed tiles over the cooking platform.
7. TOILET: creative tiles/glazed tiles up to 6'(six feet) height, Floor tiles, Led pipe line and one shower and two tap water points, Indian & western pan.
8. WASH BASIN: One Wash Basin will be provided in each flat.
9. ELECTRIC WIRING Concealed electric wiring with switch board three light points and one fan point and one plug point and one A.C Point and Chimney each bed room, one light point and exhaust fan point and one plug point and one and Chimney point in the kitchen and one light point and one exhaust fan point and one Geyser in the toilet and bath and one fan point, three light points and one fan point and one plug point in the dining-cum-open space of the flat, and one T.V. & Fridge point. All electric meters shall be installed under staircase.
10. STAIRCASE: Marble finished.
11. ELECTRIC METER : Charge of Electric Meter will be borne by every Flat Owner and Rs.30,000/- will be paid for each Flat to The Developer.
12. COLOURING : The Building will be Colored externally .

13. WATER SUPPLY : Water supplied from the overhead tanks lifted through Deep Tube Well.
14. EXTRA WORK: For extra work other than the above mentioned specification, owner will be liable to pay extra amount in advance before completion of the work.
15. Lift : Lift will be used by every Flat Owner.
16. for the purpose of installation of the Power Backup and /or inverter and/or Generator Rs 30,000 (rupees Twenty Five Thousand only) shall be paid to the Developer For each Flat reserved by the Owners
17. G.S.T shall be given to the Developer as applicable to be levied by the concerned authority.

IN WITNESS WHEREOF both the parties put their respective signature and handed over on this the day month and year first above written.

SIGNED SEALED AND DELIVERED.

In presence of

WITNESSES

1) Debarata Das
Bally Howrah

2) Sudip Kumar Ghosh
Bally, Howrah

Rahul Roy.

SIGNATURE OF THE OWNER/FIRST PART

W. B. Estate Developers Pvt. Ltd.

Achintya Kumar Mondal
Director

W. B. Estate Developers Pvt. Ltd.

Bijan K. Mondal.

Director

SIGNATURE OF THE DEVELOPER/SECOND PART

Drafted and prepared

In my office ,

Arnab Kumar Neogi

Arnab Kumar Neogi

Advocate.

F/1602/1473/2016

Bar Association Room No. 2

High Court Calcutta

FORM FOR TEN FINGER IMPRESSION

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

Signature *Achintya Kumar Mondal*

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

Signature *Bijan Kumar Mondal*

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

Signature *[Signature]*

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








Government of West Bengal



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

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

Signature / LTI Sheet of Query No/Year 05022000526264/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri RATUL ROY SAPUIPARA, NAPATTI, BARWARITALA, Village:- BALLY, P.O:- SAPUIPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711206	Land Lord			<i>Ratul Roy.</i> 18/2/22
2	Shri ACHINTYA KUMAR MONDAL B.B.D SARANI, Village:- BALLY, P.O:- GHOSHPARA, P.S:- Bally, District:-Howrah, West Bengal, India, PIN:- 711227	Represent ative of Developer [W.B. ESTATE DEVELOP ERS PRIVATE LIMITED]			<i>Achintya Kumar Mondal</i> 18/2/22
3	Shri BIJAN KUMAR MONDAL B.B.D SARANI, Village:- BALLY, P.O:- GHOSHPARA, P.S:- Bally, District:-Howrah, West Bengal, India, PIN:- 711227	Represent ative of Developer [W.B. ESTATE DEVELOP ERS PRIVATE LIMITED]			<i>Bijan Kumar Mondal.</i> 18/2/22

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri SAMIR BHOUMICK Son of Shri P. BHOUMICK HOWRAH COURT, City:- Howrah, P.O:- HOWRAH, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN:- 711106	Shri RATUL ROY, Shri ACHINTYA KUMAR MONDAL, Shri BIJAN KUMAR MONDAL			<i>Shri Kanti Bhowmik</i> 18/02/2022

(Provash Adhikary)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 HOWRAH
 Howrah, West Bengal



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

MLN3794526



নির্বাচকের নাম : অচিন্তা কুমার মন্ডল
Elector's Name : Achintya Kumar Mondal
পিতার নাম : কুশধ্বজ মন্ডল
Father's Name : Kushadhwaaj Mondal
লিঙ্গ/Sex : পুং M
জন্ম তারিখ : XX/XX/1979
Date of Birth : XX/XX/1979

MLN3794526

ঠিকানা:
বি বা নি বাগ সারানী, বালী, নিশিন্দা, হোৱরাই-711227

Address:
B B D BAG SARANI
,BALLY,NISCHINDA,HOWRAH-711227

স্ব. দাশ

Date: 05/12/2013

184-ডোমজুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
184-Domjur Constituency

ত্রিকাল পরিবর্তন হলে সকল ত্রিকাল হোমের সিলে অব্র ভোপ ৩ বছর
নয়কর সকল স্বাক্ষর পত্রের অব্র সিলে অব্র ৩
পত্রের অব্র সিলে অব্র ৩
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

3140710

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ACHINTYA KUMAR MONDAL

KUSHA DHAJA MONDAL

11/08/1980

Permanent Account Number

AOFPM9393H

Achintya Kumar Mondal

Signature



28102005



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 2010/19019/03637

To
অচিন্ত্য কুমার মন্ডল
Achintya Kumar Mondal
S/O Kushadhwa Mondal
02/11/2012 - NISHCHINDA BIBEK PALLI
GHOSHPARA NISCHINDA
Anandanagar Haora
West Bengal 711227
9830255935

16433451



MN164334517DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2050 7668 8290

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অচিন্ত্য কুমার মন্ডল
Achintya Kumar Mondal
পিতা : কুশধ্বজ মন্ডল
Father : Kushadhwa Mondal
জন্ম সাল / Year of Birth : 1980
পুরুষ / Male

2050 7668 8290



আধার - সাধারণ মানুষের অধিকার



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

MLN3794542



নির্বাচকের নাম : বিজন কুমার মন্ডল
Elector's Name : Bijan Kumar Mondal
পিতার নাম : কুশধ্বজ মন্ডল
Father's Name : Kushadhwa Mondal
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : XX/XX/1983

MLN3794542

ঠিকানা:
বি বা সি বাগ সারানী, দাশী, পিচিপা, হাওড়া-711227

Address:
B B D BAG SARANI
,BALLY,NISCHINDA,HOWRAH-711227

ম. দাস

Date: 05/12/2013

184-ডোমজুর নির্বাচন কেন্দ্রে নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরে অনুসৃত
Facsimile Signature of the Electoral
Registration Officer for
184-Domjur Constituency

কোন পরিবর্তন হলে নতুন ঠিকানা যেখানে উল্লেখ করা হয়েছে তা একই
সংখ্যক পুনরায় পরিবর্তন পত্রের জন্য নির্বাচন পত্র এই
পরিবর্তনের সমস্ত উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

27/12/13

आयकर विभाग

INCOME TAX DEPARTMENT

BIJAN KUMAR MONDAL

KUSODHAJA MONDAL

10/03/1983

Permanent Account Number

AYLPM4783H

Bijan K Mondal

Signature



भारत सरकार

GOVT. OF INDIA





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/19019/03639

To

বিজয় কুমার মন্ডল

Bijan Kumar Mondal

S/O Kusodhaja Mondal

- NISHCHINDA BIBEK PALLI

GHOSHPARA

NISCHINDA

Anandanagar

Haora

West Bengal 711227

9830255935

18/07/2013

27507265



MN275072655FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5854 5630 5405

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



বিজয় কুমার মন্ডল

Bijan Kumar Mondal

পিতা : কুশধ্বজ মন্ডল

Father : Kusodhaja Mondal

জন্ম সাল / Year of Birth : 1983

পুরুষ / Male



5854 5630 5405

আধার - সাধারণ মানুষের অধিকার


ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
MLN1442284

নির্বাচকের নাম : রাতুল রায়
Elector's Name : Ratul Ray

পিতার নাম : রমেশ রায়
Father's Name : Ramesh Ray

লিঙ্গ / Sex : পুরু / M
জন্ম তারিখ / Date of Birth : XX / XX / 1955

MLN1442284

ঠিকানা:
নপাটী (অংশ বিশেষ) দাপুইশাড়া বসুকাটি বালী হাওড়া
711227

Address:
Napatti (Ansha Bishesh Sapulpada
Basukati Bally Howrah 711227



Date: 06/08/2007
166-সংস্কৃত নির্বাচন ক্ষেত্রে নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
166-Donjur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার সিলেট নাম
তোলা ও একই নামেরে নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

1228891

आयकर विभाग

INCOME TAX DEPARTMENT
RATUL ROY
RAMESH CHANDRA ROY



भारत सरकार

GOVT. OF INDIA



03/03/1954

Permanent Account Number
BOJPR6009G



Ratul Roy
Signature

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटाएं :
आयकर पैन सेवा यूनिट, UTHISL
प्लॉट नं. 3, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.



ভারত সরকার
GOVERNMENT OF INDIA



রতুল রায়
Ratul Roy
পিতা: রমেশ চন্দ্র রায়
Father RAMESH CHANDRA ROY

জন্ম সাল/Year of Birth: 1954
পুল/ Male



3179 6670 1073

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: C/O রতুল রায়, সপট্ট শাড়া
সপট্ট, ঘোষপারা, হাওরা, পশ্চিমবঙ্গ
711227

Address: C/O Ratul Roy,
SAPUT PARA, NAPATY
Ghoshpara, Haora, West
Bengal, 711227

1947
1800 180 1947

help @ uidai.gov.in

www
www.uidai.gov.in

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



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AADCW1252C

नाम / Name	WB ESTATE DEVELOPERS PRIVATE LIMITED	
निगमन/गठन की तारीख Date of Incorporation / Formation	30/11/2021	
		Signature Not Verified Digitally signed by Income Tax Deptt. Date: 2021.11.30 09:26:11 GMT+05:30

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

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AADCW1252C</p> <p>नाम / Name WB ESTATE DEVELOPERS PRIVATE LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 30/11/2021</p>		<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/शीटएं:</p> <p>असिस्टेंट पैन सेवा इकाई, एन एम डी एल 5 थीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कालोनी, दीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to :</p> <p>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.</p> <p>Tel: 91-20-2721 8080 Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



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

[Handwritten Signature]

GRN Details

GRN: 192021220187790128
GRN Date: 18/02/2022 14:16:52
BRN : 6175199180032
Gateway Ref ID: CHI7316826
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 18/02/2022 14:02:24
Method: State Bank of India NB
Payment Ref. No: 2000526264/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Achintya mondal
Address: Bally Howrah
Mobile: 9433419320
Depositor Status: Others
Query No: 2000526264
Applicant's Name: Mr ARNAB KUMAR NEOGI
Address: A.D.S.R. HOWRAH
Office Name: A.D.S.R. HOWRAH
Identification No: 2000526264/3/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000526264/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	6520
2	2000526264/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	6541

IN WORDS: SIX THOUSAND FIVE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-0502-02498/2022	Date of Registration	22/02/2022
Query No / Year	0502-2000526264/2022	Office where deed is registered	
Query Date	17/02/2022 11:58:37 AM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	ARNAB KUMAR NEOGI BALLY DURGAPUR DURGABARI, Thana : Bally, District : Howrah, WEST BENGAL, Mobile No. : 9830706109, 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/-	Rs. 63,44,562/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks			

Land Details :

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-7515	RS-2086	Bastu	Bastu	8 Katha 9 Chatak 23 Sq Ft	1/-	63,17,562/-	Property is on Road Adjacent to Metal Road,
Grand Total :					14.1808Dec	1 /-	63,17,562 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri RATUL ROY (Presentant) Son of Late RAMESH CHANDRA ROY SAPUIPARA, NAPATTI, BARWARITALA, Village:- BALLY, P.O:- SAPUIPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BOxxxxxx9G, Aadhaar No: 31xxxxxxxx1073, Status :Individual Executed by: Self, Date of Execution: 18/02/2022 , Admitted by: Self, Date of Admission: 18/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/02/2022 , Admitted by: Self, Date of Admission: 18/02/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	W.B. ESTATE DEVELOPERS PRIVATE LIMITED D05/0530, VIVEK PALLY, Village:- BALLY, P.O:- GHOSHPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 , PAN No.:: AAxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri ACHINTYA KUMAR MONDAL Son of Shri KUSHA DHWAJA MONDAL B.B.D SARANI, Village:- BALLY, P.O:- GHOSHPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx3H, Aadhaar No: 20xxxxxxxx8290 Status : Representative, Representative of : W.B. ESTATE DEVELOPERS PRIVATE LIMITED (as DIRECTOR)
2	Shri BIJAN KUMAR MONDAL Son of Shri KUSHA DHWAJA MONDAL B.B.D SARANI, Village:- BALLY, P.O:- GHOSHPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx3H, Aadhaar No: 58xxxxxxxx5405 Status : Representative, Representative of : W.B. ESTATE DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SAMIR BHOUMICK Son of Shri P. BHOUMICK HOWRAH COURT, City:- Howrah, P.O:- HOWRAH, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711106			

Identifier Of Shri RATUL ROY, Shri ACHINTYA KUMAR MONDAL, Shri BIJAN KUMAR MONDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri RATUL ROY	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-14.1808 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri RATUL ROY	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-100.00000000 Sq Ft

On 17-02-2022

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 63,44,562/-



Provas Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 18-02-2022

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

Presented for registration at 18:15 hrs on 18-02-2022, at the Private residence by Shri RATUL ROY ,Executant.

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

Execution is admitted on 18/02/2022 by Shri RATUL ROY, Son of Late RAMESH CHANDRA ROY, SAPUIPARA, NAPATTI, BARWARITALA, P.O: SAPUIPARA, Thana: Bally, , City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711206, by caste Hindu, by Profession Business

Indetified by Shri SAMIR BHOUMICK, , , Son of Shri P. BHOUMICK, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 18-02-2022 by Shri ACHINTYA KUMAR MONDAL, DIRECTOR, W.B. ESTATE DEVELOPERS PRIVATE LIMITED (Private Limited Company), D05/0530, VIVEK PALLY, Village:- BALLY, P.O:- GHOSHPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227

Indetified by Shri SAMIR BHOUMICK, , , Son of Shri P. BHOUMICK, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-02-2022 by Shri BIJAN KUMAR MONDAL, DIRECTOR, W.B. ESTATE DEVELOPERS PRIVATE LIMITED (Private Limited Company), D05/0530, VIVEK PALLY, Village:- BALLY, P.O:- GHOSHPARA, P.S:- Bally, District:-Howrah, West Bengal, India, PIN:- 711227

Indetified by Shri SAMIR BHOUMICK, , , Son of Shri P. BHOUMICK, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Law Clerk



Provas Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 21-02-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/02/2022 2:19PM with Govt. Ref. No: 192021220187790128 on 18-02-2022, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 6175199180032 on 18-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by by online = Rs 6,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/02/2022 2:19PM with Govt. Ref. No: 192021220187790128 on 18-02-2022, Amount Rs: 6,520/-, Bank:
SBI EPay (SBlePay), Ref. No. 6175199180032 on 18-02-2022, Head of Account 0030-02-103-003-02

Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 22-02-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/02/2022 2:46PM with Govt. Ref. No: 192021220190617778 on 22-02-2022, Amount Rs: 0/-, Bank: SBI
EPay (SBlePay), Ref. No. 1266015435522 on 22-02-2022, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 500/-
by online = Rs 3,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4600, Amount: Rs.500/-, Date of Purchase: 18/02/2022, Vendor name: Probal Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/02/2022 2:46PM with Govt. Ref. No: 192021220190617778 on 22-02-2022, Amount Rs: 3,000/-, Bank:
SBI EPay (SBlePay), Ref. No. 1266015435522 on 22-02-2022, Head of Account 0030-02-103-003-02

Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2022, Page from 117835 to 117886
being No 050202498 for the year 2022.



Digitally signed by PROVASH
ADHIKARY
Date: 2022.03.14 20:06:41 +05:30
Reason: Digital Signing of Deed.

Provash
(Provash Adhikary) 2022/03/14 08:06:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)