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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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

District Sub-Registrar-V
Ampere, South 24 Parganas

02 MAR 2021
02 MAR 2021

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the
26th day of February 2021 (Two Thousand Twenty-One)

:- B E T W E E N :-

- 32539

25 FEB 2021

No.....Rs. **500/-** Date.....

Name:..... *Prindan Dhan Lod*

Address:.....

Vendor:..... *Subhankar Das*

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS
STAMP VENDOR**

Alipur Police Court, Kol-27

*16-8, Sachin millia land
K/1-8*

32539 = 500/-

SUN SHAKTI REALTOR LLP 25 FEB 2021

J. K.
Authorized Signatory/Designated Partner



V.C.T. 2
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SUN SHAKTI REALTOR LLP

J. K.
Authorized Signatory/Designated Partner



V.C.T. 1
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- *Prindan Dhan*



V.C.T. 2
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- *Sibani Dhan*



V.C.T. 2
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- *Gayatri Senkherjee*

**DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE**
25 FEB 2021

(1) SRI ARINDAM DHAR, having PAN: BDVPD3035K, Aadhaar NO.7525 3423 8061, son of Late Amar Nath Dhar, by faith: Hindu, by nationality : Indian, by occupation : Service, residing at 16D, Sachin Mitra Lane, Post Office : Baghbazar, Police Station : Shyampukur, Kolkata : 700003, (2) SMT. SIBANI DHAR, having PAN : GIVPD4725B, Aadhaar NO.8844 3131 8930, wife of Late Amar Nath Dhar, by faith : Hindu, by nationality : Indian, by occupation: House-Wife, residing at 16D, Sachin Mitra Lane, Post Office : Baghbazar, Police Station : Shyampukur, Kolkata : 700003, (3) SMT. GAYATRI MUKHERJEE, having PAN : CEYPM3734F, Aadhaar No.3085 8176 9463, daughter of Late Amar Nath Dhar, by faith : Hindu, by nationality : Indian, by occupation : House-Wife, residing at 16D, Sachin Mitra Lane, Post Office: Baghbazar, Police Station : Shyampukur, Kolkata :700003, (4) SMT. MAITREYEE DHAR, having PAN: AYXPD0051B, Aadhaar No.5828 7137 6016, daughter of Late Amar Nath Dhar, by faith : Hindu, by nationality : Indian, by occupation: Service, residing at 16D, Sachin Mitra Lane, Post Office : Baghbazar, Police Station: Shyampukur, Kolkata: 700003, (5) SRI DINANATH DHAR, having PAN: ADTPD 1509K, Aadhaar No.4587 6769 4064, son of Late Bhola Nath Dhur, by faith : Hindu, by nationality : Indian, by occupation : Retired, residing at 16A, Sachin Mitra Lane, Post Office : Baghbazar, Police Station : Shyampukur, Kolkata : 700003, (6) SRI SANKAR NATH DHAR, having PAN : AOIPD8500L, Aadhaar NO.5764 6124 9805, son of Late Bhola Nath Dhur, by faith : Hindu, by nationality: Indian, by occupation: Retired Person, residing at 16A, Sachin Mitra Lane, Post Office: Baghbazar, Police Station : Shyampukur, Kolkata : 700003, (7) SRI ALOKE NATH DHAR, having PAN : ACPD1581N, Aadhaar No.2182 3089 3605, son of Late Bhola Nath Dhur, by faith : Hindu by nationality: Indian, by occupation : Retired Person, residing at 16A, Sachin Mitra Lane, Post Office : Baghbazar, Police Station : Shyampukur,



V.C.T.I
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- Meitrayee Dhar



V.C.T.I
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- Anamata Dhar



V.C.T.I
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- Santanu Dhar



V.C.T.I
542

- Akanksha Dhar



V.C.T.I
543

- Sailendra Nath Dhar



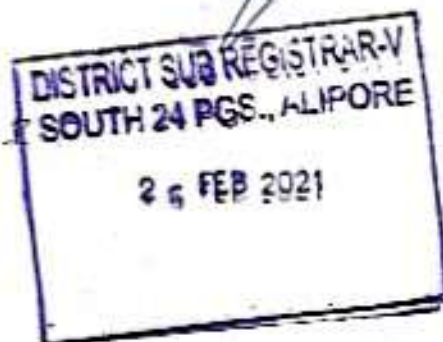
V.C.T.I
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- Sanis Kumar Dhar



V.C.T.I
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- Aparna Dhar



V.C.T.I
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- Suparna Sen.

Kolkata : 700003, (8) SRI SAILENDRA NATH DHAR, having PAN: ADRPD1315K, Aadhaar No.2449 6057 8133, son of Late Tarak Nath Dhur, by faith: Hindu, by nationality : Indian, by occupation : Service, residing at 10, Galiff Street, Block : 1, Flat No.23, Post Office : Baghbazar, Police Station : Shyampukur, Kolkata : 700003, (9) SRI SAMIR KUMAR DHAR, having PAN: ADZPD1309F, Aadhaar No : 3275 8512 8838, son of Late Tarak Nath Dhur, by faith: Hindu, by nationality : Indian, by occupation : Business, residing at 16E, Sachin Mitra Lane, Post Office : Baghbazar, Police Station : Shyampukur, Kolkata : 700003, (10) SMT APARNA DHAR, having PAN : AXAPD5140P, Aadhaar No.2825 8458 0254, wife of Late Ajoy Kumar Dhar, by faith: Hindu, by nationality: Indian, by occupation: House-Wife, residing at 3/ 1 Naba Kumar Raha Lane, Post Office : Shyambazar, Police Station : Shyampukur, Kolkata : 700004, (II) SMT SUPARNA SEN, having PAN: BTIIPS6968N, Aadhaar No.5699 9322 4920, daughter of Late Ajoy Kumar Dhar, by faith: Hindu, by nationality: Indian, by occupation: House-Wife, residing at 54, Prem Chand Borah Street, Post Office: Sakari Tala, Police Station : Muchipara, Kolkata : 700012, (12) SRI INDRA NATH DHAR, having PAN: AQFPD6562P, Aadhaar NO.6185 1762 8167, son of Late Kedar Nath Dhur, by faith : Hindu, by nationality: Indian, by occupation Business, residing at 3/1 Naba Kumar Raha Lane, Post Office : Shyambazar, Police Station: Shyampukur, Kolkata : 700004, (13) SMT. BITHIKA BORAL, having PAN: ALCPB2101J, Aadhaar NO.8359 3879 1909, daughter of Late Kedar Nath Dhur, by faith: Hindu, by nationality: Indian, by occupation: House- Wife, residing at 30, Sudhir Chatterjee Street, Post Office : Biddon Street, Police Station: Girish Park, Kolkata : 700006, (14) SMT. SHYAMALI MULLICK, having PAN: AJFPM9082L, Aadhaar No.7878 3037 5814, daughter of Late Kedar Nath Dhur, by faith: Hindu, by nationality : Indian, by occupation : House-wife,



V. C. T. I
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- Indra Nath Dhar.



V. C. T. I
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Self and constituted Attorney of Minn Madak
- Bitwika Boral.



V. C. T. I
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- Shyamali Mukherjee.



V. C. T. I
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- Pita Dhar



V. C. T. I
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- Samar Dhar



V. C. T. I
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- Saugandha Dhar.



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- Subhendu Dhar.

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V. C. T. I
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- Durga Charan Dhar.

Partha Saha
Sloane R. M. Saha
Super Police Const
102-27 Area Office

residing at 26/D, Ramdhan Mitra Lane, Post Office: Shyambazar, Police Station: Shyampukur, Kolkata : 700004, (15) SMT. MINA MALLIK, having PAN : BGEPM0380E, Aadhaar No.3608 6303 3300, daughter of Late Kedar Nath Dhur, by faith : Hindu, by nationality : Indian, by occupation : House-Wife, residing at 89/72A, Swami Vivekananda Road, Bangur Park, Rishra, Post Office : Rishra, Police Station : Rishra, Pin : 712248, duly represented herein by her sister SMT. BITHIKA BORAL, having PAN: ALCPB2101J, Aadhaar No.8359 3879 1909, wife of Kshitish Boral, daughter of Late Kedar Nath Dhur, by faith : Hindu, by nationality: Indian, by occupation: . House-Wife, residing at 30, Sudhir Chatterjee Street, Post Office: Bidon Street, Police Station: Girish Park, Kolkata : 700006 as true and lawful Attorney by virtue of General Power of Attorney executed at the Office of the Additional Registrar of Assurances - III at Kolkata being Deed NO.01025 for the year 2015, (16) SMT. GITA DHAR, having PAN : ATL.PD3911F, Aadhaar No : 4444 4933 1747, wife of Late Kashi Nath Dhur, by faith: Hindu, by nationality: Indian, by occupation : House-Wife, residing at 7B, Jadunanda Goswami Lane, Post Office : Bidon Street, Police Station: Jorabagan, Kolkata : 700006, (17) SRI SAMAR DHAR, having PAN : ADTPD3533D, Aadhaar No : 8734 3082 5746, son having of Late Kashi Nath Dhur, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 7B, Jadunanda Goswami Lane, Post Office : Bidon Street, Police



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Station: Jorabagan, Kolkata : 700006. (18) SRI SANJOY DHAR, having PAN: AEEPD2607N, Aadhaar No : 5804 5160 6681, son of Late Kashi Nath Dhur, by faith : Hindu, by nationality: Indian, by occupation: Business, residing at 7B, Jadunanda Goswami Lane, Post Office : Biddon Street, Police Station : Jorabagan, Kolkata : 700006, (19) SRI SUBHENDU DHAR, having PAN: ADUPD1559J, Aadhaar No: 4095 6491 1973, son of Late Bijoy Nath Dhur, by faith : Hindu, by nationality: Indian, by occupation : Business, residing at 16F, Sachin Mitra Lane, Post Office : Baghbazar, Police Station: Shyampukur, Kolkata : 700003 and (20) SRI DURGA CHARAN DHAR, having PAN : ACPDS212C, Aadhaar No : 326100065334, son of Late Madan Mohan Dhur, by faith: Hindu, by nationality : Indian, by occupation : Business, residing at 9, Jadunanda Goswami Lane, Post Office : Biddon Street, Police Station : Jorabagan, Kolkata: 700006. Hereinafter severally and collectively called "the OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

SUN SHAKTI REALTOR LLP, having PAN : AEIIFS9308G a Limited Liability Partnership Firm, having its registered Office at 21/4,



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Aswini Dutta Road, Post Office : Sarat Banerjee Road, Police Station: Lake, Kolkata: 700029, having represented by one of its Partners viz. SRI JAY S. KAMDAR, having PAN : AKWPK22701., Aadhaar No.7074 3050 7318, s/o of Late Sharad H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office: New Alipore, Police Station: Behala, Kolkata : 700053, hereinafter called "the DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the OTHER PART.

WHEREAS prior to entering into this agreement, the Owners and each one of them have held out declared, represented before and assured the Developer, inter-alia, as follows :-

- A. That by a registered Deed in Bengali Conveyance dated 25th Agrahayan, 1342 B.S. corresponding to 11th December, 1935 made Between Sri Sukumar Mukhopadhyay and Sudhir Mukhopadhyay as Vendors and Smt. Annapurna Dassi, wife of Madan Mohan Dhar as Purchaser registered before the Sub-registrar of Sealdah in Book No.1, Volume No.39, Pages 171 to 175. Being No.2509 for the year 1935, the said Sukumar Mukhopadhyay and another absolutely sold, transferred and conveyed ALLTHAT the land, hereditaments



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and Premises No.92, Ultadanga Main Road, within the Kolkata Municipal Corporation measuring an area of 1 (One) Bigha 2 (Two) Cottahs 9 (Nine) Square Feet more or less within Ward No.29, Touzi No.2833 in Division No.II Sub Division : VIII of Mouza : East Ultadanga, Thana : Manicktala, Sub Registry Office Sealdah in the District of 24 Parganas unto and in favour of the Purchaser for the consideration mentioned therein.

- B. That by another Deed of Bengali Conveyance dated 24th Karttick, 1349 B.S. corresponding to 10th November, 1942 made between, Sri Krishna Lal Saha and Gokul Chandra Saha, Sri Manik Lal Saha and Sri Jitendra Nath Saha as Vendors and Smt. Ahnapurna Dassi, wife of Madan Mohan Dhar as Purchaser registered before the Sub-Registrar at Sealdah in Book No.1, Volume No.6, Pages 259 to 261, Being NO.87 for the year 1943, the said Krishna Lala Saha and others absolutely sold, transferred and conveyed ALL THAT the land hereditaments and Premises No.161, Canal Circular Road, within Kolkata Municipal Corporation measuring an area of 8 (Eight) Cottahs 5 (Five) Chittacks more or less within Ward No.29 pertaining to Touzi No 1298 /2833. Government Khas Mahal, Dihi : Panchannagram, Holding NO. 38 in District of 24 : Parganas, Police Station :



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Manicktala, Sub-Registry Office Sealdah unto in favour of said Smt. Annapurna Dassi for the consideration mentioned therein.

C. That the said Premises No.92, Ultadanga Main Road and 16/1, Canal Circular Road have been amalgamated and since 1950 assessed and numbered as Premises No.92, Ultadanga Main Road.

D. That the said Annapurna Dassi by the aforesaid two Deeds of Conveyance purchased the said two premises but in fact the consideration money was paid by Madan Mohan Dhar, the husband of Annapurna Dassi.

E. That by a Deed of Declaration dated 12th December, 1952 made between Smt. Annapurna Dassi of the One Part and Madan Mohan Dhar of the Other Part registered before the Registrar of Assurances, Kolkata in Book No.I, Volume No.120, Pages 42 to 47, Being No.4245 for the year 1952 the said Annapurna Dassi declared that the consideration money of the said two Deed of Conveyances belong to the said Madan Mohan Dhar and the name of Annapurna Dassi was used only in Trust and for the benefit and on behalf of the said Madan Mohan Dhar and granted transferred and



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conveyed and assigned and set over all those the said two several land and premises fully set out in SCHEDULE: "A" & "B" therein written in favour said Madan Mohan Dhar his heirs, Executors, administrators, representatives and assigns.

- F. That the said Madan Mohan Dhar died on 4th June, 1962 leaving a Will dated 28th September, 1959 whereby he, inter alia, bequeathed certain properties in favour of his particular sons and rest and residue of his properties (which includes 92, Ultadanga Main Road) in favour of his seven sons viz., Biswanath Dhur, Bhola Nath Dhur, Tarak Nath Dhur, Kedar Nath Dhur, Kashi Nath Dhur, Bijoy Nath Dhur and Durga Charan Dhur.
- G. That the said Will dated 28th September, 1959 executed by Madan Mohan Dhar was duly probated on 17th July, 1963 by the Hon'ble High Court at Calcutta in its Testamentary and Intestate Jurisdiction being Probate Case No.126 of 1963.
- H. That Calcutta Improvement Trust, framed a scheme and sanctioned for acquiring the land in respect of Premises No.92, Ultadanga Main Road as shown in the MAP or PLAN



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coloured BLUE and PINK under Scheme No.VIM in the year 1956 as per map attached thereto and marked as ANNEXURE "I".

I. That on an application filed by Biswanath Dhur, Bholu Nath Dhur and Tarak Nath Dhur the Executors of the Will of the Madan Mohan Dhar - deceased for abandonment of the acquisition of the portion of the said premises coloured pink of the said plan; the then Board were of opinion that the said portion of premises coloured pink on the plan thereto annexed (hereinafter called "the PINK LAND") was not required for the Scheme, VIIM but it was necessary that the adjoining pieces of land coloured Green and Green hatches on the plan annexed thereto (hereinafter called "the GREEN LAND") should be purchased by the said Biswanath Dhur and others and amalgamated with the pink land in order to conform the general layout of the said Scheme NO.VIIM as per map annexed thereto and marked as ANNEXURE "II".

J. That it was agreed between the said Biswanath Dhur and others and the Board of Trustees for the Improvement of Calcutta as follows :-

i. That the Board would acquire under the provisions of Land Acquisition Act the portion of the Premises



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No.92, Ultadanga Main Road, coloured Blue on the plan annexed thereto (hereinafter called "the BLUE LAND") for the sum of Rs.20,420/- (Rupees Twenty Thousand Four Hundred Twenty)only.

ii. That the Board would sell and the Purchaser would purchase the land as shown thereon under colour Green and Green Hatches for the sum of Rs.32,497/- (Rupees Thirty-Two Thousand Four Hundred Ninety-Seven)only.

iii. That Board, would exempt the portion of Premises No.92, Ultadanga Main Road coloured pink of the said plan and payment of the Purchaser to the Board the sum of Rs.7,821/- (Rupees Seven Thousand Eight Hundred Twenty-One) only as exemption fees.

K. That Biswanath Dhur and others paid to the Board the said sum of Rs.32,497/- (Rupees Thirty-Two Thousand Four Hundred Ninety-Seven) only being the price of the said Green Land and Green hatches Land and also paid the said sum of Rs.7,821/- (Rupees Seven Thousand Eight Hundred Twenty- One) only being the exemption fees of the said pink land.

L. That it was agreed by and between the said Biswanath Dhur and others and the Board that at the first the land shown by



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Green Hatches would be conveyed and the land shown in coloured Green cannot be conveyed to the said Biswanath Dhur and others until the said portion of Ultadanga Main Road is taken over.

- M. That the Board agreed to convey the green hatches Land shown of the plan thereon containing an area of 3 (Three) Cottah 9 (Nine) Chittacks 6 (Six) Square Feet at the price of Rs.12,255/- (Rupees Twelve Thousand Two Hundred Fifty-Five) only and the price of the Green Land containing an area of 5 (Five) Cottah 14 (Fourteen) Chittacks 16 (Sixteen) Square Feet was settled at Rs.20,242/- (Rupees Twenty Thousand Two Hundred Forty-Two) only to be conveyed later on.
- N. That by a Deed of Conveyance bearing date 19th July, 1966 made between the Trustees for the Improvement of Calcutta there in mentioned as the "Board" of the One Part and (1) Biswanath Dhur, (2) Bholu Nath Dhur and (3) Tarak Nath Dhur Executors to the estate of Madan Mohan Dhar herein mentioned as the Purchaser of the Other Part, registered in Book No.1, Volume No.27, Pages 288 to 290, Being No.1504 for the year 1966 at the Office of Sub-Registrar at Sealdah, District : 24 Parganas, the said Board for the consideration



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mentioned therein absolutely sold, transferred and conveyed unto and in favour of Biswanath Dhur and Others A.I. THOSE piece of parcel of land containing a total area of 3 (Three) Cottahs 9 (Nine) Chittacks 6 (Six) Square Feet more or less being portion of Premises No.91B, Ultadanga Main Road (which was subsequently numbered as Premises Nos.92/2A & 92/2B, Ultadanga Main Road, part of Holding Nos.75 & 76), Sub-Division No.8 Division : 2, Dahi : Panchannagram, Thana : Manicktala, District : 24 Parganas and as shown in the Green Hatches land adjoining pink land annexed thereto and morefully and particularly written in the schedule thereunder.

- O. That the Board of Trustees also acquired the blue land containing an area of 8 (Eight) Cottahs 10 (Ten) Chittacks 22.5 Square Feet out of Premises No.92, Bidhan Nagar Road.
- P. That by a Deed of Assent/Transfer bearing date 28th July 1971 made between (1) Biswanath Dhur, (2) Bhola Nath Dhur and (3) Tarak Nath Dhur, therein mentioned as "the Executors" and (1) Biswanath Dhur, (2) Bhola Nath Dhur and (3) Tarak Nath Dhur, (4) Sri Kedar Nath Dhur, (5) Sri Kashi Nath Dhur (6) Sri Bijoy Nath Dhur and (7) Sri Durga Charan Dhur, therein mentioned as "as Beneficiaries"



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registered in Book No.1, Volume No.92, Pages 137 to 143, Being No.2059 for the year 1971 at the Office of the Registrar of Assurances, Calcutta and the said Biswanath Dhur and others, the Executors duly granted, conveyed and transferred unto the said Biswanath Dhur and others the Beneficiaries (1) ALL THAT the piece and parcel of revenue redeemed land, hereditaments, messages, tenements and premises containing 1 (One) Bigha 2 (Two) Cottahs 3 (Three) Chittacks and 22.5 Square Feet a little more or less situate lying at Premises No.92, Ultadanga Main Road appertaining to Touzi No.2833, Government Khas Mahal, in Dahi Panchannagram, Holding No.29, Division: II, Sub-Division 2, Mouza: East Ultadanga, P.S. Manicktala Sub-Registry Office Sealdah, District of 24 Parganas within the Municipal limits of the town of Calcutta, (2) ALL THAT the piece and parcel of revenue free land, hereditaments and premises containing by estimation of 3 (Three) Cottahs 9 (Nine) Chittacks and 6 (Six) Square Feet, a little more or less comprised within the Municipal Premises Nos.92/2A & 92/2B, Ultadanga Main Road appertaining to Touzi No.2833, Government Khas Mahal in Dahi Panchannagram being Holding No.39, Division: II, Sub-Division 2, Mouza: East Ultadanga, P.S. Manicktala, Sub Registry Office: Sealdah, District: 24 Parganas within the Municipal limits of the town



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of Calcutta, more fully and particularity described in the Schedule written thereunder.

- Q. That since the Green Land was utilized for the completion of the Ultadanga Main Road the same could not be conveyed and by a Registered Deed of Conveyance bearing date 31st May, 1976 made between the Trustees for the Improvement of Calcutta therein referred to as "the Board" and Biswanath Dhur, Bhola Nath Dhur and Tarak Nath Dhur, Executors to the Estate of Madan Mohan Dhar, therein mentioned as "the Purchasers" registered in Book No.1, Volume No.27, Pages 179 to 183, Being No.740 for the year 1976 at the Office of Sub-Registrar at Sealdah, District: 24 Parganas the said Board for the consideration mentioned therein, absolutely sold, transferred and conveyed unto and in favour of the said Biswanath Dhur and others another piece and parcel of Revenue free land marked as green hatches thereon containing an area of 6 (Six) Cottahs 8 (Eight) Chittacks and 40 (Forty) Square Feet little more or less situate and being portion of Premises No.92, Ultadanga Main Road (which was subsequently numbered as 92/2C, Ultadanga Main Road), being part of Holding Nos. 75 & 76, Sub-Division: 8, Division : 2, Dihi : Panchannagram Gram, Thana : Ultadanga, District : 24 Parganas for the consideration mentioned



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therein more fully and particularly described in the SCHEDULE written thereunder.

R. That since the said Pink Land was not required for execution of Scheme No.VIIM, the Board on receiving the said prescribed exemption fees from Biswanath Dhur and other Executors to the Estate of Madan Mohan Dhar exempted from acquisition the said Pink Land containing an area 22 (Twenty-Two) Cottahs - 3 (Three) Chittacks 22.5 Square Feet land as per site plan annexed hereto and marked as ANNEXURE "III".

S. That by virtue of the said Probate the said Biswanath Dhur, Bholanath Dhur, Tarak Nath Dhur, Kedar Nath Dhur, Kashi Nath Dhur, Bijoy Nath Dhur and Durga Charan Dhur, Seven sons of Late Madan Mohan Dhar have become the absolute Owners the said Premises No.92, Ultadanga Main Road, containing an area of 22 (Twenty-Two) Cottahs 3 (Three) Chittacks 22.5 Square Feet more or less together structures standing thereon in equal shares each having undivided $1/7^{\text{th}}$ shares therein.

T. That the said Biswanath Dhur died on 6th February, 1998 leaving Will dated 3rd June, 1994 whereby he bequeathed his



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immovable properties which includes his undivided 1/7th share of Premises No.92, Bidhan Nagar Road, Kolkata to his only son Amar Nath Dhar. The said will of Biswanath Dhur duly probated from the City Civil Court at Calcutta on 17th May, 2003 vide Probate Case NO.115 of 2000. The said Amar Nath Dhar died intestate on 13th February, 2020 leaving him surviving his wife Sibgni Dhar, only son Arindam Dhar and two daughters Gayatri Mukherjee and Maitreye Dhar as his heiresses who inherited the estate left by Amar Nath Dhar.

- U. That Bhola Nath Dhur, died on 6th June, 1985 leaving a Will dated 2nd April, 1983, hereby he bequeathed all his movable and immovable properties, which includes his undivided 1/7th share of Premises No 92, Bidhan Nagar Road, Kolkata to his wife Smt. Protiva Dhar for the term of her natural life without any power of alienation or transfer and upon the death of said Protiva Dhar, the said properties will vest to his three sons Dinanath Dhar, Sankar Nath Dhar and Alope Nath Dhar absolutely and forever in equal shares. The said will of Bhola Nath Dhur was duly probated from the Hon'ble High Court, Calcutta on 9th September, 1987 vide Probate Case No. 162 of 1987. The said Protiva Dhar died on 2nd July, 2012 and after her death the properties left by Bhola Nath Dhur including undivided 1/7th share in Premises No.92,



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Ultadanga Main Road devolved upon said Dinanath Dhar, Sunkar Nath Dhar and Aloke Nath Dhar absolutely in terms of the provision of the said Will of Bhola Nath Dhar.

V. That said Tarak Nath Dhar dies on 2nd June, 1999 leaving a Will dated 26th April, 2019 whereby he made certain specific legacies in respect of his certain properties and bequeathed the rest and residue of his properties which includes his 1/7th undivided share in respect of Premises No.92, Bidhan Nagar Road, Kolkata to his two sons Sailendra Nath Dhar and Samir Kumar Dhar absolutely in equal shares. The said Will of Tarak Nath Dhar was duly probated from City Civil Court at Calcutta vide Probate Case No.136 of 1999 on 5th April, 2003.

W. That the said Kedar Nath Dhar died intestate on 7th October, 1984 leaving his widow Smt. Parul Dhar and three sons Ajoy Kumar Dhar, Shyamal Kumar Dhar and Indra Nath Dhar and three daughters Smt. Bithika Boral, Shyamali Mullick and Mina Mallik as his heirs, heiresses and legal representatives who inherited the estate which includes undivided 1/7th share of Premises No.92, Bidhan Nagar Road, Kolkata left by the said Kedar Nath Dhar in equal shares. The said Shyamal Kumar Dhar died intestate as a



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bachelor on 5th March, 1991 leaving his said mother Parul Dhar as his only heirs. The said Parul Dhar died intestate on 28th August, 2003 leaving her said two sons Ajoy Kumar Dhar and Indra Nath Dhar and three daughters Bithika Boral, Shyamali Mullick and Mina Mallik as her heirs and heiresses under the Hindu Succession Act, 1956. The said Ajoy Kumar Dhar son of Kedar Nath Dhur died intestate on 29th March, 2004 leaving him surviving his wife Aparna Dhar and one daughter Surparna Sen as his heiresses, who inherited the estate left by Ajoy Kumar Dhar.

- X. That the said Kashi Nath Dhar, died intestate on 23rd February, 1994 leaving him surviving his wife Gita Dhar and two sons Samar Dhar and Sanjoy Dhar as his heirs and heiresses who inherited the estate left by the said Kashi Nath Dhur.
- Y. That the said Bijoy Nath Dhur died on 10th April, 2009 leaving a Will dated 15th March, 1995 whereby he bequeathed all his immovable properties which includes undivided 1/7th share of Premises No.92, Bidhan Nagar Road, Kolkata to his only son Sri Subhendu Dhar. The said will of Bijoy Nath Dhur was duly probated from Hon'ble High Court, Calcutta on 16th August, 2010 vide Probate Case No.161 of 2010.



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Z. That the said Durga Charan Dhur still alive having undivided $1/7^{\text{th}}$ share of Premises No.92, Bidhan Nagar Road, Kolkata.

AA. That in view of the present circumstances, the Owners have undivided 22 (Twenty-Two) Cottahs 3 (Three) Chittacks 22 Square Feet and become the absolute Owners of the said share of undivided land at 92, Ultadanga Main Road now Bidhan Nagar Road, Kolkata : 700067 having the following shares :-

Sl. NO.	NAME OF OWNERS	RATIO	SHARE OF LAND CO-CH-SQ FT
1.	ARINDAM DHAR	$1/28^{\text{th}}$	00 - 12- 32
2.	SMT. SILANI DHAR	$1/28^{\text{th}}$	00 - 12- 32
3.	SMT. GAYATRI MUKHERJEE	$1/28^{\text{th}}$	00 - 12- 32
4.	SMT. MAITREYI DHAR	$1/28^{\text{th}}$	00 - 12- 31
5.	DINANATH DHAR	$1/21^{\text{th}}$	01 - 00- 42
6.	SANKAR MATHURIA	$1/21^{\text{th}}$	01 - 00- 42
7.	ALOKE NATH DHAR	$1/21^{\text{th}}$	01 - 00- 42
8.	SAIENDRA NATH DHAR	$1/14^{\text{th}}$	01 - 09- 18
9.	SAMIR KUMAR DHAR	$1/14^{\text{th}}$	01 - 09- 18
10.	SMT. APARNA DILIP	$1/70^{\text{th}}$	00 - 05- 04
11.	SMT. SUPARNA SEN	$1/70^{\text{th}}$	00 - 05- 03
12.	INDRA NATH DHAR	$1/35^{\text{th}}$	00 - 10- 07
13.	SMT. BITHIKA BORAL	$1/35^{\text{th}}$	00 - 10- 07
14.	SMT. SHYAMALI MULLICK	$1/35^{\text{th}}$	00 - 10- 07
15.	SMT. MINA MALLIK	$1/35^{\text{th}}$	00 - 10- 07
16.	SMT. GITA DHAR	$1/21^{\text{th}}$	01 - 00- 42
17.	SAMAR DHAR	$1/21^{\text{th}}$	01 - 00- 42
18.	RANJOY DHAR	$1/21^{\text{th}}$	01 - 00- 42
19.	SUBHENDU DHAR	$1/7^{\text{th}}$	03 - 02- 35
20.	DURGA CHARAN DHUR	$1/7^{\text{th}}$	03 - 02- 35

BB. That the Owners herein now seized and possessed of and/or otherwise well and sufficiently entitled to their shares of the said Premises No.92, Bidhan Nagar Road, previously Ultadanga Main Road, Kolkata : 700067 containing an area



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of 22 (Twenty-Two) Cottahs & (Three) Chittacks 22½ Square Feet more or less together with structure standing thereon free from all encumbrances, acquisition, requisition, lines, charges, lispendens, trust etc.

CC. That save and except the Owners herein nobody else has any right, title, interest, claim or demand in respect of the said premises or any part or portion thereof.

DD. That the Owners are having in their custody and possession all the original title deeds and that they have good clear and marketable title in respect of the said undivided portion and each and every part and/or portion thereof without any claim or demand, interruption, disturbance or hindrance of any nature whatsoever or howsoever.

EE. That neither the Owners nor anyone of them have presently entered into any Agreement for Sale, Lease, Development, Tenancy or otherwise transfer of their respective right, title or interest in the said undivided portion of the said premises or any part thereof with any person or persons.

FF. That neither the Owners hold nor did their predecessors-in-title ever held any excess vacant land in the said premises



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within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 and it is established from the letter Being No.V-52/2014 dated 21st April, 2014 of Competent Authority, ULC, Kolkata by stating that premises contains no excess vacant land and is not affected by any proceedings under the Urban Land (Ceiling & Regulation) Act, 1976.

GG. That the said premises or any part thereof are not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation Act, 1981) and that all the structures and constructions at the Said Premises have been constructed and erected by the predecessors-in-title of the Owners.

HH. That the said premises or any part thereof is not affected by or subject to (i) mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (ii) any charge lien lispendens or annuity, (iii) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (iv) any trust resulting or constructive arising under any debutter, benami transaction or otherwise, (v) any debutter, wakf or deva seva, (vi) any attachment including



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attachment before judgment of any Court or authority, (vii) any right of way water light support drainage or any other easement with any person or property, (viii) any right of any person under any agreement or otherwise, (ix) any burden or obligation other than payment of Municipal taxes, (x) any other encumbrance of any kind whatsoever or any Decree or order including any injunction or prohibitory Order

II. That the said premises or any portion thereof is not affected by any notice or scheme, or alignment of the Kolkata Improvement Trust or the Kolkata Municipal Corporation or the Kolkata Metropolitan Development Authority or the Central or State Government or any other Public Body or Authorities.

JJ. That no declaration has been made or published for acquisition or requisition or vesting of the said premises or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the Said Premises or any Portion thereof is not affected by any notice of acquisition or requisition or alignment or vesting under any Act or case whatsoever.

KK. That no suit or litigation has been filed or pending in any court of law relating to the said Premises or any part thereof



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by or against the Owners nor has any Decree, Judgment or any other order been made or passed affecting the said premises or any part thereof.

LL. That there is no legal bar or impediment upon the Owners is entering into this Agreement and in conveying the undivided proportionate share in the land comprised in the said premises in favour of the Developer as herein envisaged.

MM. That the Owners have no difficulty in observing fulfilling and performing their obligations herein contained and that the facts recited hereinbefore are all true and correct.

NN. That the facts hereinbefore recited are all true and correct and that the Developer can safely rely upon the same.

ANDWHEREAS by virtue of the aforesaid the above named Owners are seized and possessed of *and/or* sufficiently entitled to as the absolute Owners of ALL THAT piece and parcel of land measuring about 1 (One) Bigha 2 (Two) Cottahs 3 (Three) Chittacks 22½ Square Feet be the same a little more or less with old dilapidated Building standing thereon situated at Premises No.92, Bidhannagar Road, Police Station : Manicktala, Kolkata : 700067, within the limit of Kolkata Municipal Corporation, under Ward



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No.32, being Assessee No.11-032-03-0005-8, together with easement rights and quasi easement rights of adjoining common passage attached thereto.

AND WHEREAS the Owners have decided to construct multi storied Building upon the aforesaid Premises No.92, Bidhannagar Road, Police Station: Manicktala, Kolkata : 700067, within the limit of Kolkata Municipal Corporation, under Ward No.32, hereinafter referred to as "the SAID PROPERTY", morefully and particularly mentioned in FIRST SCHEDULE hereto, whereby the Developer herein, having come to know the intention of the Owners, approached the Owners to allow the Developer to develop the said property by constructing the multi storied Building thereon and pursuant to the said request of the Developer, the Owners, have agreed to allow the Developer to construct the multi storied Building on the said property entirely at the cost and expenses of the Developer and subject to the terms and conditions mentioned herein.

NOW THEREFORE, in consideration of and subject to the mutual covenants, agreements, terms and conditions herein contained, the mutual benefits to be derived therefrom, both the party hereby witnesseth and agree as follows.



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AND WHEREAS to avoid ambiguity and future disputes as to the meaning of repeated use of some words, phrases and/or expression in these presents, the Parties hereto have agreed to define the said words, phrases and/or expressions as follows :-

ARTICLE : "1"

(DEFINITIONS)

1. OWNERS:-

Shall mean (1) SRI ARINDAM DHAR son of Late Amar Nath Dhar of 16D, Sachin Mitra Lane, Post Office : Baghbazar, Police Station : Shyampukur, Kolkata : 700003, (2) SMT. SIBANI DHAR, wife of Late Amar Nath Dhar of 16D, Sachin Mitra Lane, Post Office : Baghbazar, Police Station : Shyampukur, Kolkata - 700003, (3) SMT. GAYATRI MUKHERJEE, daughter of Late Amar Nath Dhar of 16D, Sachin Mitra Lane, Post Office : Baghbazar, Police Station : Shyampukur, Kolkata : 700003, (4) SMT. MAITREYEE DHAR, daughter of Late Amar Nath Dhar of 16D, Sachin Mitra Lane, Post Office : Baghbazar, Police Station : Shyampukur, Kolkata : 700003, (5) SRI DINANATH DHAR, son of Late Bhola Nath Dhur of 16A, Sachin Mitra Lane, Post Office : Baghbazar, Police Station : Shyampukur, Kolkata : 700003, (6) SRI SANKAR NATH DHAR, son of Late Bhola Nath Dhur of 16A, Sachin Mitra Lane, Post Office :



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Baghbazar, Police Station: Shyampukur, Kolkata : 700003, (7)

SRI ALOKE NATH DHAR, son of Late Bhola Nath Dhur of

16A, Sachin Mitra Lane, Post Office : Baghbazar, Police

Station : Shyampukur, Kolkata - 700003, (8) SRI

SAILENDRA NATH DHAR, son of Late Tarak Nath Dhur of

10, Galiff Street, Block : 1, Flat No.23, Post Office :

Baghbazar, Police Station: Shyampukur, Kolkata : 700003, (9)

SRI SAMIR KUMAR DHAR, son of Late Tarak Nath Dhur of

16E, Sachin Mitra Lane, Post Office: Baghbazar, Police

Station: Shyampukur, Kolkata : 700003, (10) SMT. APARNA

DHAR, wife of Late Ajoy Kumar Dhar of 3/1 Naba Kumar

Raha Lane, Post Office : Shyambazar, Police Station :

Shyampukur, Kolkata : 700004, (11) SMT. SUPARNA SEN,

daughter of Late Ajoy Kumar Dhar of 54, Prem Chand Boral

Street, Post Office: Sakartala, Police Station: Muchipara,

Kolkata: 700012, (12) SRI INDRA NATH DHAR, son of Late

Kedar Nath Dhur of 3/1 Naba Kumar Raha Lane, Post Office

: Shyambazar, Police Station : Shyampukur, Kolkata :

700004, (13) SMT. BITHIKA BORAI, daughter of Late Kedar

Nath Dhur of 30, Sudhir Chatterjee Street, Post Office :

Biddon Street, Police Station: Girish Park, Kolkata : 700006,

(14) SMT. SHYAMALIMULLICK, daughter of Late Kedar Nath

Dhur of 26/D, Ramdhan Mitra Lane, Post Office :

Shyambazar, Police Station : Shyampukur, Kolkata



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700004. (15) SMT MINA MALLIK, daughter of Late Kedar Nath Dhur of 89/72A, Swami Vivekananda Road, Bangur Park, Rishra, Post Office : Rishra, Police Station : Rishra, Pin : 712248, (16) SMT. GITA DHAR, wife of Late Kashi Nath Dhur of 7B, Jadunanda Goswami Lane, Post Office : Bidon Street, Police Station : Jorabagan, Kolkata : 700006, (17) SRI SAMAR DHAR, son having of Late Kashi Nath Dhur of 7B, Jadunanda Goswami Lane, Post Office : Bidon Street, Police Station : Jorabagan, Kolkata : 700006, (18) SRI SANJOY DHAR, son of Late Kashi Nath Dhur of 7B, Jadunanda Goswami Lane, Post Office : Bidon Street, Police Station : Jorabagan, Kolkata : 700006, (19) SRI SUBHENDU DHAR, son of Late Bijoy Nath Dhur of 16F, Sachin Mitra Lane, Post Office : Baghbazar, Police Station : Shyampukur, Kolkata : 700003 and (20) SRI DURGA CHARAN DHUR, son of Late Madan Mohan Dhar of 9, Jadunanda Goswami Lane, Post Office : Bidon Street, Police Station : Jorabagan, Kolkata : 700006 and each of their respective heirs, executors, administrators, legal representatives and assigns.

2. DEVELOPER :-

Shall mean SUN SHAKTI REALTOR LLP, a Limited Liability Partnership Firm, having its registered Office at 21/4, Aswini Dutta Road, Post Office: Sarat Banerjee Road, Police Station



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: Lake, Kolkata : 700029, having represented by one of its Partners viz. SRI JAY S. KAMDAR, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office: New Alipore, Police Station: Behala, Kolkata : 700053 and its successors-in-office and assigns.

3. THE SAID PROPEY:-

Shall mean ALL THAT piece and parcel of land measuring about 1 (One) Bigha 2 (Two) Cottahs 3 (Three) Chittacks 22½ Square Feet be the same a little more or less with old dilapidated Building standing thereon situated at Premises No.92, Bidhannagar Road, Police Station : Manicktala, Kolkata : 700067, within the limit of Kolkata Municipal Corporation, under Ward No.32, being Assessee No.11-032-03-0005-8.

4. BUILDINGPLAN:-

Shall mean and include all the drawings, specifications for construction, maps or Plan as shall be sanctioned in the name of the Owners by the Kolkata Municipal Corporation and/ or other relevant Authority for the purpose of development of the land and construction of multistoried Building/s thereon consisting of several residential Flats and commercial space/s, Car Parking Space/s and other space/s



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etc. on the said property and/or modification thereof made or caused by the Developer in the name of the Owners duly signed by the Owners or their duly authorized agents or Attorney and approved.

5. ARCHITECT/L.B.S. :-

Shall mean a qualified Architect/L.B.S. who will be appointed by the Developer for the purpose or preparation of Plan and for development of the said property or any other Architects as may be appointed from time to time by the Developer and the Developer shall inform the Owners of such appointment.

6. BUILDING-

Shall mean the proposed multistoried Building/s to be constructed on the said property as per sanctioned Plan, drawings and specifications of constructions, morefully described in the FOURTH SCHEDULE hereunder written.

7. OWNERS' ALLOCATION :-

Shall mean that in this project the Owners shall be given at the first instance entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R. in finished and complete condition from the proposed Building consists of several Flat/s,



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commercial space/s, Car Parking Space/s, Shop/s and other space/s according to the sanctioned Building Plan together with undivided proportionate share of land including the common areas, Space/s, amenities and facilities therein provided, morefully described in the SECOND SCHEDULE hereunder written. The Owners shall be given the aforesaid allocation in lieu of their said property being allowed for development by the Developer. The aforesaid allocation of the Owners shall be provided as entire floor in every alternative floor save and except commercial floor. If any balance F.A.R. to be found that will be distributed in 50 : 50 ratio at the top floor in finished and complete condition. Commercial floor & space/s (including shop/s) to be sold by Owners and Developer jointly and 50% of sale proceed to be credited directly to Owners Account and balance 50% of sale proceed to be credited to Developer Account. Similarly, Car Parking spaces to be divided in 50 : 50 ratio. The Owners shall enter into Agreement for Sale of Flat/s of their share with right on common areas and Space/s to the intending Flat Buyer and to take advances



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and total consideration from him/her/them without any objection or interruption from the Developer.

8. DEVELOPER'S ALLOCATION-

Shall mean the rests and remaining portions of the proposed Building/s in the said property save and except the Owners' allocation. The said rests and remaining areas means several Flat/s, Car Parking Space/s, Shop/s and other space/s and proportionate undivided share in the land and common areas and Space/s, amenities, and facilities provided therein staircases and the Developer shall have the right to sell, lease out and/or rent out of his share in whole or in part together with proportionate undivided share in the of land of the said property, morefully described in the THIRD SCHEDULE hereunder written, with right to enter into Agreement for Sale of Flat/s, Car Parking Space/s, Shop/s and other space/s with right on common areas and Space/s to the intending Flat Buyer and to take advances and total consideration from him/her/them without any objection or interruption from the Owners.



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9. SALEABLE AREA :-

Shall mean the Flat/s, Car Parking Space/s, Shop/s and other space/s in the proposed Building/s, which are available for independent use and occupation of the Transferee/s and/or Purchaser/s together with the undivided proportionate share in the land areas of the Building/s and the common areas provisions utilities and facilities attached therein required for such independent user.

10. COMMON AREAS AND FACILITIES:-

Shall mean unless the context otherwise require, entrance, corridors all ways paths, stair ways, staircase and its landing, lift, driveways, common lavatories, pump rooms, overhead and underground water tank, septic tank, boundary wall, water pump motor/s and other facilities, which may be used and enjoyed in common by all the occupants or Flat/s, Car Parking Space/s, Shop/s and other space/s of the Building/s as required for the maintenance and/ or management of facilities of the Building/s and also the items specified in Section 3(d) of the West Bengal Apartment Ownership Act, 1972.

11. COMMON EXPENSES :-

Shall mean unless the context otherwise require all the expenses, ground rents, property maintenance charges dues and outgoings and all other common expenses within the



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meaning of 3 to all advantages and right of user in common of all the Flat/s. Space/s shall the common areas, common utilities as may be provided in the proposed Building/s.

12. TOGETHER :-

With its grammatical variation shall mean the transfer by way of sale of the Flats, Garage and Space/s excepting the Owners' allocation to be transferred by the Developer for consideration to the intending Transferee/s and/or Purchasers of Flats and Space/s in the Building/s to be constructed thereon.

13. TRANSFEEE(S)/PURCHASER(S):-

Shall mean the person, Firm, Limited Company, Association of persons or any other Legal Body to whom any Flat/s, commercial Space/s and Car Parking Space/s in the proposed Building/s to be constructed thereon will be transferred.

14. A. Words imparting singular shall include plural and vice versa.

B. Words imparting masculine gender shall include feminine and neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders.



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ARTICLE "II"

(TITLE AND DECLARATION)

1. The Owners hereby declare that they have good and absolute right, title and interest in the said property as mentioned in the FIRST SCHEDULE hereunder written without any claim of any right, title or interest of any person/s adversely against them. The Developer is free and at liberty to make such investigations with regard to the title of the Owners.
2. The Developer at its own risk shall remove the old iron machineries / scrap of the Owners and the Owners will receive the sale proceed and thereafter the Developer shall demolish the existing structure standing upon the said property and shall enjoy the debris and salvage out of its own whims and desire.

ARTICLE : "III"

(EXPLORATION AND DEVELOPMENT RIGHTS)

The Owners hereby grant exclusive right to the Developer to build up and accept the said property for the construction of the proposed Building/s and the Developer shall be entitled to enter into Contract/s or Agreement/s for his share only with any person/s, Company/ies or Concern/s at its own risk and responsibility without encumbering the said property of the Owners in any manner whatsoever.



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ARTICLE : "IV"

(POWER OF ATTORNEY)

The Owners shall grant to the Developer such registered Development Power of Attorney in favour of the Developer as may be required for the purpose of obtaining sanctioned Building Plan and all necessary permissions and approvals from the relevant Authorities in connection with construction of the proposed Building/s and to bring electricity and water supply connections and for the purpose of to execute Deed of Conveyance for sale, transfer of the Flats, commercial space/s, Car Parking Space/s and other Space/s of the proposed Building/s including undivided proportionate share of land except the Owners' allocation of the proposed Building/s to any intending Purchaser/s on settled terms for sale at any price and by taking earnest money or full payment of consideration.

ARTICLE : "V"

(PROCEDURE)

1. The Owners have appointed the Developer as the Developer of the said property including the Owners' portion and the Developer has accepted such appointment on the terms and conditions hereunder contained.



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2. The development of the said property shall be in the following manner :-

A. Simultaneously with the execution hereof, the Owners shall hand over to the Developer original Deed/s, Corporation papers and other title related papers and documents relating to the said property. If any such document is not available to them that suppose to be available to them, then the Developer shall make such arrangement to avail the same at the cost and expenses of the Owners. It is clarified that the Developer shall from time to time allow inspection of the original documents kept with them or any of their representatives or to any person or persons and Authority or Authorities as may be requested by the Owners till the completion of the whole project. Upon completion of the whole project, the all original documents shall hand over to the person/s or Association as per unanimous decision of all the Owners.

B. Within 30 (Thirty) days from the date of execution of this Agreement, the Owners shall clear the Municipal taxes as is now pending in respect of the said property



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and if the Owners fail to do so, then the Developer shall do so out of its own accord and the amount spent by the Developer to be adjusted from the Owners' allocation.

- C. The Developer as Attorney of the Owners at its own costs and expenses and for and on behalf of the Owners shall cause the Plan/s of the proposed Building/s to be prepared and deposit the same before sanctioning Authority/ies for the approval and/or sanction of the same and get the Plan/s approved And/or sanctioned along with other permissions, clearances or approvals for the said development and for that a total time duration to be allowed as 42 [Forty Two] months. The Developer at its own cost shall sanction the Building Plan (the time limit for sanction of Building Plan initially decided for 10 months if normality shall prevail). The Developer be allowed to construct the proposed Building/s within a span of 42 (Forty Two) months from the date of getting sanction of the Building Plan or from the date of handing over



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possession of the said property, whichever will be the later.

- D. The Owners shall not be entitled to raise any kind of dispute regarding the construction of the project and/or other related matter of the project. It is further clarified that after the notice of completion of the project, it would be deemed that the project has been duly constructed and completed by the Developer.
- E. That if after due service of notice of shifting by the Developer to the Owners, the Owners or anyone of them fail/s, neglect/s, refuse/s and/or delay/s to take delivery of the possession of his/their Unit/s in the proposed Building/s in the said property within the notice period then it would be construed that the Owners have taken possession of their allotment in the proposed Building/s on the expiry of term of the said notice.
- F. All applications, Plan/s, papers and documents required to be deposited or submitted by the Developer



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for the approval and/or sanction of the Plan/s and/or for the development of the project, shall be prepared by the Developer at its own costs and expenses and submit or deposit the same in the names of the Owners. The Developer shall also bear all costs and expenses and make deposits for the sanction of the Plan/s for the construction in the proposed Building/s to be constructed in the said property.

G. At any time after the execution of this Agreement, the Developer shall have the right and shall be entitled to enter into the said property with prior intimation to the Owners and to do all preparatory works, as may be necessary for the project.

II. Subject to Force Majeure and incidences beyond the control of the Developer, the Developer shall within a period 42 (Forty Two) months from the date of getting sanction of the Building Plan or from the date of handing over possession of the said property by the Owners to the Developer, whichever will be the later, shall complete the construction of the proposed



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Building/s in the said project at its own costs and expenses and deliver vacant and peaceful possession of the Flat/s, Shop/s, Space/s comprised in the Owners' allocation to the Owners in habitable condition (fully complete in all respect) as per the particulars mentioned in the SECOND SCHEDULE hereunder written. The Owners may extend time for a further period as the same may be reasonably required, as per prayer of the Developer.

- I. The Developer shall construct the proposed Building/s in the manner as may be permissible under the Building/s Regulations and Laws of the Kolkata Municipal Corporation and in conformity with the Plans.

ARTICLE "VI"
(POSSESSION AND CONSTRUCTION)

1. It has been agreed by an between the Owners and the Developer to construct, erect and complete the proposed Building/s in the said property and that the Developer shall have the entire responsibility for construction of the proposed Building/s and the Owners shall have no responsibility towards construction of the proposed Building/s.



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2. The Developer agreed to commence work after obtaining full vacant possession of the said property or from the date of obtaining of the Building/s sanction Plan (the time limit for sanction of the plan initially decided for 10 months if normality shall prevail) by the Developer, whichever will be the latter.
3. The Developer shall upon completion of construction and making the portion habitable deliver the Owners' allocation prior to delivering possession to any of its Purchaser/s of any space/s out of its allocation. But if the Owners fail to take possession within 7 (Seven) days from the date of receipt of the notice from the end of the Developer for taking possession in that event it will be deemed that the Owners have taken possession of their allocation and the Developer has the right to give possession of its allocation to its nominee/s and for that the Owners will not be able to raise any objection.
4. From the date of delivery of possession of the Owners' allocation and till separate assessment by the Kolkata Municipal Corporation, the Parties hereto shall contribute proportionately the taxes and other statutory outgoings of the said property.



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5. The Developer agrees to complete the construction of the proposed Building/s and properly finish the same within a period of 42 (Forty Two) months from the date of getting sanction of the Building Plan or from the date of handing over possession of the said property by the Owners to the Developer, whichever will be the later.

ARTICLE : "VII"

(COMMON FACILITIES)

1. As soon as the proposed Building/s in the said property is completed and made fully habitable for residential, partly commercial purpose, upon obtaining necessary certificate for occupation from the Architect/L.B.S. as provided under the Kolkata Municipal Act and the Rules and Regulations thereunder made, the Developer shall give written notice to the Owners requiring them to take possession of the Owners' allocation in the Building/s and thereafter the Owners shall take possession of their allocation as herein provided for and if no actionable deviation made by the Developer in the construction, the Owners shall give and grant unto the Developer a certificate respect of their allocation, which will be received by them with their full satisfaction.



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2. Till all the Flat/s and Space/s within the Developer's allocation are sold away, the Developer in consultation with the Owners shall frame rules for occupation, user and enjoyment of the residential Flats and other Space/s in the proposed Building/s and till formation of a Body of the Co-Owners of the Building/s including the Owners herein and the Purchaser/s of the Developer's allocation, it will be the responsibility of the Developer to arrange for maintenance of the common areas and the common utilities of the Building/s and therefore the Developer will be entitled to realize the cost proportionately from occupiers of the several Flat/s, Space/s, for a limited period of 12 (Twelve) months, by which the Purchases of the Developer's allocation and the Owners will form their Association. Maintenance costs will be Rs.2.40 per Square Feet per month, calculating upon super built up area calculation and the Owners shall have to pay accordingly to the Developer.

ARTICLE : "VIII"

(COMMON RESTRICTION)

It has been agreed by and between the Parties hereto that the Owners' allocation in the Building/s shall be subject to the same restriction on transfer and use as would be applicable to the Developer's allocation in the proposed Building/s intended for the



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common benefits of all occupiers of the entire completed Building which shall include the following:-

1. The Owners and the Developer or the nominee/s of the Developer during the subsistence of this Agreement shall not use or permit to use their respective portions in the Building/s or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use the same for any purpose which may cause any nuisance, obstruction or hazard in the property or any part thereof.
2. No party shall demolish or permit to demolish any wall or other structure in their respective portions or any part thereof or make any structural alteration therein without the consent of all other Co-Owners and without obtaining necessary permission from the concerned statutory Authorities.
3. Both the Parties shall abide by all laws, bye-laws, rules and regulations of the Government and/or Local Bodies and shall be responsible for any violation and/or breach of any of the laws, bye-laws, rules and regulations in their respective allocations.
4. The respective Allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures, floor and ceiling



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etc. in their respective allocation of the proposed Building/s in good and repairable condition and in particular so as not to cause any damage to the Building/s or any other space or accommodation therein and shall keep the other indemnified from and against the consequences of any breach thereof.

5. No Party or person/s claiming through any of the Parties herein shall keep or store anything in any of the common areas nor shall otherwise cause any hindrance in any manner whatsoever to the use of the common areas and the common utilities by the Co-Owners for the purpose they are meant.
6. No Party shall throw or accumulate any filth, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the Building/s or in the compound, corridors or any other portion of the common areas of the Building/s and the said property.
7. In the event of any transfer being made by the Parties of their respective allocations, the above conditions shall be made applicable to and binding upon the Transferee/s.



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ARTICLE : "IX"
(SETTLEMENT OF DISPUTES)

If any dispute or difference may arise in connection with these presents Development Agreement by and between the parties herein the same shall be referred to the Arbitration, the sole arbitrator shall proceed in accordance with the provisions and principles of the Arbitration and Conciliation Act, 1996 and the rules framed there-under and shall be under the Kolkata jurisdiction only. The Arbitration Tribunal shall have summary powers. The venue of arbitration shall be Kolkata and the language shall be English. The award of the arbitrator shall be final conclusive and binding on all the parties to the contract. The award shall be a speaking one, that is, the arbitrator shall recite facts and assign reasons in support of the award after discussing fully the claims and contention of the parties.

ARTICLE "X"

(COMMON RIGHTS AND OBLIGATION OF OWNERS
AND DEVELOPER)

The terms and conditions which have been agreed to by and between the Parties relating to such development verbally are reduced into writing hereunder.

NOW THIS AGREEMENT WITNESSRTH AND IT IS HEREBY
AGRED BY AND BETWEEN THE PARTIES HERETO as
follows :-



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1. The Owners agree to appoint and do hereby appoint the Party of the Other Part herein, as the Developer in respect of the said property, morefully described in the FIRST SCHEDULE hereunder written and the Owners hereby grant /appoint / permission / license to the Developer for development of the land for the purpose of construction of the proposed Building/s thereon and the Developer doth hereby accepts such appointment to act as Developer. The said appointment is irrevocable save and except the Developer fail to obtain sanction plan of the Building/s and/or Developer must not commit any fault in carrying out the development work in the said property as per the Building/s Plan and/or the Developer shall not cause any breach of the terms stated herein.

That as from the date of signing the agreement the rates and taxes as also other outgoing, in respect of the said premises and till such time as the possession of the said owner's allocation is made shall be borne and paid by the developer and all outstanding dues on account of such rates and taxes as also other outgoing upto the date of delivery of possession and from the date of delivery of possession to the Owners. The Owners shall be liable to pay the such rates and taxes and all other outgoings outstanding taxes till the date of signing of this agreement.

2. Subject to the sanction of the Building/s Plan, the Developer shall develop and promote the said property, by way of construction of multistoried Building/s. The Developer shall at its own costs construct, erect and complete the Building/s with good and standard sound quality materials as may be specified by the Architects/L.B.S. from time to time. The details of the Specification of construction and the materials to be used



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for such purpose are mentioned and described in the FOURTH SCHEDULE hereunder written.

3. The Developer shall provide in the proposed Building/s as its own cost pump, water storage tank with overhead reservoirs, electric connection, lift and other facilities as are required to be provided in residential and/or multistoried Building/s having self contained Apartment/s or Flat/s, Car Parking Space/s, Shop/s and other space/s.
4. All costs charges and expenses for construction including Architects/L.B.S. fees shall be discharged by the Developer and the Owners shall bear no responsibility in this context.
5. All costs and expenses pertaining to the sanction of the Building/s Plan including the payment of requisite fees and other incidental expenses payable to such sanctioning Authority shall be borne by the Developer.
6. To enable the Developer to carry out its obligations, rights authorities and entitlements under this Agreement, the Owners shall simultaneously grant and execute in favour of the Developer Company a registered Development Power of Attorney, which will be irrevocable by the Owners save and except on commission of a default by the Developer in complying with the terms and conditions of this Agreement.



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7. That the Developer shall pay a sum of Rs.2,10,00,000/- (Rupees Two Crore Ten Lac) only towards the Interest Free security deposit as per their respective shares payable in the manner as follows :-
 - A. At the time of execution and registration of this Agreement Rs.1,05,00,000/- (Rupees One Crore Five Lac) only as per Annexure-I.
 - B. Further, at the time of execution and registration of this Agreement, the Developer shall at its own cost clear the dues of KMC and the said amount to be treated as security deposit.
 - C. Within 30 (Thirty) days from the date of sanction of the Building Plan the balance amount to be paid after deduction the aforesaid sum to the Owners.
8. All the legal heirs of the Owners above named shall also abide by and confirm such Power of Attorney in favour of the Developer.
9. The Developer shall construct the said property strictly in accordance with the Building Plan and the rules regulation and bye-laws of the Kolkata Municipal Corporation Act, for



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the time being in force. if necessary, modification and deviation of Plan shall be approved by the Authority concerned with the consent of Owners.

10. The Developer is hereby empowered by the Owners to apply and obtain on their behalf and in their names the quotas for steel, cement bricks etc. as may be allocated by the respective Authorities for the purpose of development of the said property at the cost of the Developer and further shall be entitled to obtain temporary or permanent connection of electric service line, water supply line and drainage and to obtain other essential services, utilities, required for the Development of the said property and making the same habitable and tenantable but all such costs and values of materials and expenses shall be paid and borne by the Developer and the Owners will not be liable for the same.
11. The Owners hereby agree and undertake to deliver the vacant possession of the said property to the Developer for the purpose of development and construction of proposed Building/s on payment of balance amount as per Para number 7(C) herein above.
12. The Developer has agreed to deliver possession of the Owners' allocation in the proposed Building/s within the stipulated period of 42 (Forty Two) months from the date of getting sanction of the Building Plan or from the date of handing over possession of the said property, whichever will be the later. If the construction of the building is not completed within this 42 (Forty Two) months, a sum of Rs.50,000/- (Rupees Fifty Thousand) only per month to be payable to owners by the Developer as delay completion charges till the completion of owners Allocation area with handover of CC obtain from KMC.



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13. Immediately on completion of the Owners' allocation in all respect along with completion of all common Space's providing all common facilities in the Building/s in the said property, the Developer shall give notice in writing to the Owners requiring the Owners to take possession of the Owners' allocation in the Building/s and there being no dispute regarding the completion of the Building/s in terms of this Agreement and according to the Specification and the Building/s Plan thereof and certificate of the Architect/L.B.S. being produced to that effect and then after 30 (Thirty) days from the date of service of such notice and at all times thereafter, the Owners shall exclusively be liable for payment of all property taxes, rates, dues and other public outgoings and impositions whatsoever payable in respect of the said Owners' allocation and the said rates and taxes are to be calculated on pro-rata basis with reference to the saleable area in the Building/s, if they are levied on the Building/s as a whole.

14. On completion of the construction of the entire Building/s, the Owners and the Developer shall punctually and regularly pay for their respective allocation, the said rate 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 claims, actions, demands, costs and charges and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case



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may be consequent upon a default by the Owners or the Developer in this behalf.

15. As and from the date of satisfactory handing over the Owners' allocation as mentioned above in all respects and duly acknowledged by the Owners in writing and/or after 30 (Thirty) days from the date of service of notice by the Developer to the Owners for accepting the possession of their allocation, the Owners shall be responsible to pay and bear and shall forthwith pay on demand to the Developer the service charges for the common facilities in the Building/s with respect of the Owners' allocation and said charges may include a proportionate share on premium for the insurance of the Building/s viz. fire and equipments etc. including replacement repair and maintenance charges and expenses of all common wiring, pipes, electrical and mechanical equipments, transformers, pumps, motors whatsoever as may be mutually agreed upon from time to time.

16. Any transfer of any part of the Owners' allocation in the Building/s shall be subject to the other provisions hereof and the Transferee/s shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges proportionately for the said common facilities.



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17. The Owners' allocation in the Building/s shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the Building/s intended for the common benefits of all occupiers of the proposed Building/s which shall include the following,
18. No formal Deed of Transfer in respect of the Owners' allocation shall be required. But the Owners shall at the request of the Developer sign and execute all such further necessary Deeds, papers, documents and writings for completion of construction and/or sale of the said Developer's allocation or any portion thereof provided that the Developer as the constituted Attorney of the Owners shall also be entitled to sign and execute such deeds, papers writings and documents as may be required from time to time therefore.
19. If the said development work and/or the construction work is suspended due to Force Majeure like natural calamity, earth quake, strike, riot or civil commotion or promulgation of any law etc. which be beyond the control of the Developer, then in such event the stipulated time as aforesaid shall be extended for such period as may be mutually agreed between the Parties. But the market condition and Developer's paucity of fund or financial difficulty shall not be considered to be the reasons beyond control of the Developer.



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20. The Developer will also keep the Owners saved, harmless and indemnified against all claims losses expenses and proceedings as may be occasioned by the reasons mentioned hereunder.

- A. The Developer shall pay for violation of rules and regulations prescribed under the Kolkata Municipal Corporation Act and/or infringement of such act or deviation from the sanctioned Building Plan causing payment of fines or penalty imposed by the said Authority for such violation of the Building/s Plan.
- B. All claims and demands of the suppliers of Building materials etc. of the said property or all claims arising due to any accident suffered by employees/ workmen engaged by the Developer to carry out development work in the said property shall be borne by the Developer. The Developer shall solely be liable for compensation for such accident/s, if any, in terms of the Workmen's Compensation Act.
- C. All claims and demands of the Owners and Occupiers of the adjoining properties due to damage or loss suffered by them in course of hazards in construction work of the said property shall be borne by the Developer.



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21. Both Owners and the Developer shall not use or permit to use their respective allocations in the Building/s or any portion thereof for carrying on any unlawful or illegal and immoral trade or activity nor use thereof for any purpose which may cause nuisance hazard to the other occupiers of the proposed Building/s.
22. Neither Party shall demolish or permit to demolish any wall or other structure in their respective allocations or any portion thereof or make structural alteration thereof without the previous consent of the Owner/Developer or the Association when formed, but such consent shall not be withheld unreasonably.
23. The respective Allottees shall keep the interiors and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the proposed Building/s in good working condition and repair and in particular so as not to cause any damage to the Building/s or any other of their space or accommodation therein.
24. No goods or other items shall be kept by the Owners or the Developer or the Transferee/s for display or use or otherwise in the corridor or other places of common use in the proposed Building/s and in case any obstacle is caused in a manner thereto the person doing so shall be responsible to



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remove the same at the risk and cost of the other. Neither of the Parties shall be entitled to put up any advertisement and / or display hoarding on the exterior walls of the proposed Building/s.

25. The Owners shall permit the Developer and its servants and agents without workmen and others at the reasonable time and by prior notice to enter into and upon the Owners' allocation and every part thereof for the purpose of maintenance or repairing any part of the proposed Building/s and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and of common facilities and/or for the purpose of maintaining, repairing and testing drains, water pipes and electric wires and for other similar purposes.
26. The Owners hereby agree and covenant with the Developer that they will mutate their own names at their own costs and expenses with the Kolkata Municipal Corporation Authority after the Owners obtain permission of their allocation in a habitable condition and the Developer shall co-operate with the Owners in this respect.
27. The Developer's allocation in the proposed Building/s in the said property is meant for sale as ownership Flat/s, Shop/s, Car Parking Space/s, Commercial Space/s & Space/s As such the Owners and the necessary Parties shall sign and execute all Deeds of Conveyances, documents and writings relating to such sale and transfer to the intending Purchaser/s of the said Flat/s.



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Shop/s, Car Parking Space /s & Space/s at a price determined by the Developer and the Owners shall not have nor can have any demand or claim thereon of any nature whatsoever.

28. The Developer is at liberty to advertise for sale of the said ownership Flat/s, Space/s, Shop/s and Car Parking Space/s during the Development/construction of the Building/s on the said property and receive advance or consideration from the intending Purchaser/s on Agreement against sale of such Flat/s, Car Parking Space/s, Shop/s and Space/s and proportionate land value and shall be entitled to take appropriate the entire amount of sale proceeds from such Purchaser/s in respect of Developer allocated share in the proposed Building/s.
29. The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing, if any, of the Developer's allocation in the Building/s in the said property.
30. The Owners hereby agree and covenant with the Developer to transfer the undivided proportionate share allocable and attributable to the Developer's allocation in favour of the Developer or its nominee /s in such parts as the Developer shall require and for the aforesaid purpose shall obtain all necessary approvals, consents and permission.



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31. The Owners hereby agreed with the Developer that they shall jointly sell the commercial space of their allocation along with the Developer and from the sale proceeds of the said commercial space, they shall refund the security deposit.

32. The Parties hereto shall do all acts, deeds and things and sign execute register and deliver all documents and deeds as may be required by the other to enable the Parties to own use, occupy and enjoy the respective areas and the Parties hereto shall full and absolute right to deal with or transfer their respective areas in the manner as they respectively think fit and proper.

33. The Developer shall have no right title and interest whatsoever in the Owners' allocation and undivided proportionate share pertaining thereof in common facilities and amenities which shall solely and exclusively belong and continue to belong to the Owners and similarly the Owners shall have no right or claim in respect of the Developer's Allocation as herein provided.

34. The Developer shall have no right to claim for payment reimbursement of any cost, expenses or charges incurred towards construction of the Owners' allocation



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and of the undivided proportionate share in the common areas/Space/s, common facilities and amenities of the proposed Building/s. Hence the Owners shall never be liable to pay and/or refund such cost or expenses to the Developer.

35. The Developer shall in completion of the proposed Building/s, put the Owners in undisputed possession of the Owners' allocation together with all rights in common areas/Space/s, common utility portion of the proposed Building/s and the open space thereof.
36. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners would be prevented from enjoying, selling, assigning, and/or disposing of any portion of the Owners' allocation in the said proposed Building/s in the said property.
37. The Developer shall be entitled to negotiate with prospective Buyers and/or Purchaser/s for sale of Flat/s and other area/s of the Building/s belonging to the Developer's allocation and also enter into Agreement for Sale with the intending Purchaser/s and to receive earnest money thereof and receive the full consideration amount



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towards sale of Developer's allocation and appropriate the same and the Owners hereby confirm that the Owners shall have no claim or demand over the said consideration or amounts in future under any circumstances whatsoever and howsoever.

38. The Owners confirm and undertake that the Owners shall join as Confirming party to all Agreement/s and other document/s of transfer that may be entered into by the Developer for sale and/or otherwise transfer of the Flat/s, Space/s in the proposed Building/s of the Developer's allocation without raising any objection and claiming any additional consideration money.
39. It is understood that from time to time to facilitate, the construction of the proposed Building/s by the Developer various Deeds, matters 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 and various application and other documents may be required to be signed or made by the Owners relating to the specific provision may be reasonably required to be done in the manner and the Owners shall execute any such authorization



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as may be required by the Developer for the said purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe the rights of the Owners and/or go against the spirit of this Agreement.

40. In case, any party fails or defaults in carrying out obligations or contravene any of the terms and conditions of this Agreement, then and in such event the other party shall without prejudice to their rights stated herein be entitled to and/or start legal proceeding both criminal and civil against the defaulting Party and for Specific Performance of Contract together with right to claim damages and for other relief.

41. The proposed Building/s in the said property shall be christened as - **SUN SUMUKH** - which shall be inscribed and marked on a marble piece and be fixed on the front wall of the Building/s. It will be displayed prominently to the visitor and open to public eye. The Developer is also permitted to inscribe its name in a visible place of the Building/s as Developer.



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42. The Owners shall not stop work of the Developer at any stage during construction by bringing a suit against the Developer and all order of injunction so long or there is no actionable deviation from the sanctioned Building Plan and/or abandonment of work and/or breach of any covenants by the Developer.
43. The Owners shall execute Agreement/s for Sale and Deed/s of Conveyance in favour of the intending Purchaser/s if necessary when required by intending Purchaser/s in respect of Flat/s, Car Parking Space/s, Commercial Space/s, Shop/s, Space/s including proportionate undivided share in land of Developer's allocation in the proposed Building/s in the said property before the Registration Office/s without any intervention of Developer.
44. Sealdah Court as the case may be shall have jurisdiction to entertain and try all actions suits and proceedings arising out of these presents between the Parties hereto.



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THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT the piece or parcel of revenue redeemed land hereditament and premises Containing by estimation an area of 1 (One) Bigha 2 (Two) Cottahs 3 (Three) Chittacks 22½ Square Feet be the same a little more or less, together with structures erected thereon or on part thereof situate lying at being the Premises No.92, Bidhannagar Road, Police Station: Ultadanga, Kolkata : 700067, within the limit of Kolkata Municipal Corporation, under Ward No.32, being 'Assessee' No.11-032-03-0005-8, Sub Registry Office Sealdah, District: South 24 Parganas together With all right, title, interest and right of easement attached thereto and the same is butted & bounded as follows :-

ON THE NORTH	C.I.T. Land under C.I.T. Scheme VII-M;
ON THE SOUTH	Bidhan Nagar Road (formerly Ultadanga Main Road);
ON THE EAST	C.I.T. Land under C.I.T. Scheme VII-M;
ON THE WEST	Premises No.92/2A, Bidhan Nagar Road and partly by C.I.T. Land under C.I.T. Scheme VII-M;

OR HOWSOEVER OTHERWISE: the same now are or is or heretofore were or was situate, butted & bounded, called, known, numbered described or distinguished.



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THE SECOND SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS' ALLOCATION)

ALL THAT in the instant joint venture project the Owners shall be given at the first instance free of cost entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R. in finished and complete condition from the proposed Building consists of several Flat/s, commercial space/s, Car Parking Space/s, Shop/s and other space/s according to the sanctioned Building Plan together with undivided proportionate share of land including the common areas, Space/s, amenities and facilities therein provided.



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ANNEXURE - " I "

(DESCRIPTION OF THE OWNERS RATIO, SHARE OF LAND AND
ADJUSTABLE INTEREST FREE ADVANCE AMOUNT PAYABLE AT THIS
AGREEMENT)

Sl. NO.	NAME OF OWNERS	RATIO	SHARE OF LAND CO-CH-SQ.FT.	ADJUSTABLE INTEREST FREE ADVANCE AMOUNT PAYABLE AT THIS AGREEMENT
1.	ARINDAM DHAR	1/28 th	00 - 12- 32	Rs. 3,75,000/-
2.	SMT. SIBANI DHAR	1/28 th	00 - 12- 32	Rs. 3,75,000/-
3.	SMT. GAYATRI MUKHERJEE	1/28 th	00 - 12- 32	Rs. 3,75,000/-
4.	SMT. MAITREYEE DHAR	1/28 th	00 - 12- 31	Rs. 3,75,000/-
5.	DINANATH DHAR	1/21 st	01 - 00- 42	Rs. 5,00,000/-
6.	SANKAR NATH DHAR	1/21 st	01 - 00- 42	Rs. 5,00,000/-
7.	ALOKH NATH DHAR	1/21 st	01 - 00- 42	Rs. 5,00,000/-
8.	SAILENDRA NATH DHAR	1/14 th	01 - 09- 18	Rs. 7,50,000/-
9.	SAMIR KUMAR DHAR	1/14 th	01 - 09- 18	Rs. 7,50,000/-
10.	SMT. APARNA DHAR	1/70 th	00 - 05- 04	Rs. 1,50,000/-
11.	SMT. SUPARNA SEN	1/70 th	00 - 05- 03	Rs. 1,50,000/-
12.	INDRA NATH DHAR	1/35 th	00 - 10- 07	Rs. 3,00,000/-
13.	SMT. HITHIKA BORAI.	1/35 th	00 - 10- 07	Rs. 3,00,000/-
14.	SMT. SHYAMALI MULLICK	1/35 th	00 - 10- 07	Rs. 3,00,000/-
15.	SMT. MINA MALLIK	1/35 th	00 - 10- 07	Rs. 3,00,000/-
16.	SMT. GITA DHAR	1/21 st	01 - 00- 42	Rs. 5,00,000/-
17.	SAMAR DHAR	1/21 st	01 - 00- 42	Rs. 5,00,000/-
18.	SANJOY DHAR	1/21 st	01 - 00- 42	Rs. 5,00,000/-
19.	SUBHENDU DHAR	1/7 th	03 - 02- 35	Rs. 15,00,000/-
20.	DURGA CHARAN DHAR	1/7 th	03 - 02- 35	Rs. 15,00,000/-
	TOTAL :			Rs. 1,05,00,000/-



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THE THIRD SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT rests and remaining share of the proposed Building/s in the said property save and except the Owners' allocation. The said rests and remaining areas means several Flat/s, Car Parking Space/s, Shop/s, Commercial Space/s and other space/s and proportionate share including common Space/s, places, staircases and the Developer shall have the right to sell, mortgage, lease out and/or rent out the same in whole or in part together with proportionate share of land at the said property, with right to enter into Agreement/s for Sale of Flat/s, Car Parking Space/s, Shop/s and other space/s right on common areas and places to the intending Buyer/s etc. and to take advances and entire consideration from him/her/them without any objection or interruption from the Owners and also to sale its allocation to the intending Purchaser/s, after handing over possession of the Owners' allocation. Similarly, the Developer shall have no interruption / objection to sale on Owners' allocation.

THE FOURTH SCHEDULE ABOVE REFERRRD TO
(DESCRIPTION OF SPECIFICATION OF THE BUILDING/S)

ARCHITECTURAL STYLE :-

The Building shall have modern architectural elevation and the facade is embellished with glass, allied metals, etc all finished, complete.

FOUNDATION AND SUPER STRUCTURE :-
As per structural design with RCC work.

BRICK WORK AND PLASTERING :-

EXTERNAL WALL :-

8"-thick brickwork.

RCC wall panel.

Cement-sand plaster.

INTERNAL WALL & CEILING :-

5" thick partition wall.

Cement-sand plaster.



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... FLOORING :-

Flooring will be of good quality Vitrified Tiles, kitchen will have anti-skid ceramic tiles flooring. Bathrooms will have good quality Ceramic tiles to the floor and on the walls up to a height of 6'. Garage & external passage will be finished with good quality (as per relevant I.S. code specification) external tiles .

... WINDOWS :-

- Sliding coated Aluminium windows with clear glazed glass will be provided.

Window grills made of MS square bars shall be provided.

... WOODEN WORK :-

Main Entrance door and all internal doors will be made of good quality Flush doors and toilets will have good quality PVC doors .

... KITCHEN :-

Kitchen working platform of black stone. Wall above platform will have 2' high dado of good quality ceramic tiles .

... WATER SUPPLY :-

Water supply shall be from direct supply from K.M.C. R.C.C. underground reservoir will be made. All pipes for lifting and



2

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
25 FEB 2021

distributing water will be good quality (as per relevant I.S. code specification) C.P.V.C. pipes. Overhead tank of adequate capacity will be given. Adequate capacity submersible pump to be provided in the underground water reservoir.

ELECTRICAL POINTS FITTINGS :-

> Electrical points for light, fan, refrigerator, television, geyser and one number of A.C. point at bedroom will be provided with concealed P.V.C. wiring and complete with distribution boards, sub-distribution board, switchboard with modular type switches and 5 & 15 amp plug points, electrical points will be provided as required.

Calling Bell switch for each unit at main door will be provided.

All common areas and garage area will have adequate lighting provisions.

Good quality lift will be provided.

PAINING AND FINISHING:-



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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIBORE
26 FEB 2024

y Outside face of external walls will be finished with weather proof Paint. Inside walls of common area will be finished with very good quality POP putty and painted with enamel paint. Gates and Grills will be with Enamel Paint.

» Inside walls and ceilings of flat areas will be finished with good quality POP.

BATHROOM DETAILS:-

Toilet attached to the Bedroom will have one Western commode (white) and cistern, taps, shower. Common Toilet will have Western pan (white) with cistern, one Washbasin (white), taps and shower. Geysers point will be provided in this Toilet. Both the toilets will have good quality concealed pipelines. The sanitary ware and shall be of good quality. All CP fittings will be of good quality.

THE FIFTH SCHEDULE ABOVE REFERRED TO (DESCRIPTION OF SPECIFICATION OF COMMON AREAS)

1. AREAS:-

- A. Entrance and exits to the said property and the Building/s.
- B. Darwans room, if any.



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DISTRICT SUB REGISTRAR-V
SOUTH 24 FGS., ALIPORE
25 FEB 2021

- C. Boundary walls and main gate of the said property.
- D. Lift and lift machine room.
- E. Staircase, stair head room and lobbies on all the floors
- F. Entrance lobby, electric/utility room, water pump room, if any and the Office room, to be used by the Association/Committee, if any.
- G. Common installations on the roof and in the Ground Floor and also in each floor.
- H. Right to access on the roof above the top of the floor of the Building/s.
- I. The open land in the said property, foundation columns, beams, supports, common passage and boundary walls of the Building/s.

2. WATERPLUMBING AND DRAINAGE:-

- A. Drainage and sewerage lines and other installations for the same (except only those as are installed within the exclusive area of any unit or exclusively for the same
- B. Water supply system of the whole Building.



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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
25 FEB 2024

C. Water pump, underground and overhead water reservoirs together with all common plumbing installations for carriage of water (save only those are within the exclusive area of any unit and/or exclusively for its use).

3. ELECTRICALS INSTALLATIONS :-

A. Electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any Unit or exclusively for its use).

B. Lighting of common portions.

C. Electrical installations for receiving electricity from suppliers and meters for recording the supply.

D. Electric installation for lift.

E. Machineries and accessories, if any (at extra cost).

4. OTHERS:-

Such other common parts, areas, equipments, installations, fittings, fixtures and Space /s in or around the said property and the Building/a as are necessary for passage to and/or user of the units in common by the Co-Owners.



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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
25 FEB 2021

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED by the Owners at Kolkata in the Presence of :-

Sl. NO.	NAME OF THE OWNERS	SIGNATURE
1	ARINDAM DHAR	Arindam Dhar
2	SMT. SEBANI DHAR	Sibani Dhar
3	SMT GAYATRI MUKHERJEE	Gayatri Mukherjee
4	SMT. MAITRIYEE DHAR	Maitriyee Dhar
5	DINANATH DHAR	Dinanath Dhar
6	SANKAR NATH DHAR	Sankar Nath Dhar
7	ALOKE NATH DHAR	Alok Nath Dhar
8	SAILENDRA NATH DHAR	Sailendra Nath Dhar
9	SAMIR KUMAR DHAR	Samir Kumar Dhar
10	SMT. APARNA DHAR	Aparna Dhar
11	SMT. SUPARNA SEN	Suparna Sen.
12	INDRA NATH DHAR	Indra Nath - Dhar.
13	SMT. BITHIKA BORAL	Bithika Boral.
14	SMT. SHYAMALI MULLICK	Shyamali Mullick.
15	SMT BITHIKA BORAL CONSTITUTED ATTORNEY OF SMT MINA MULLICK	Bithika Boral.
16	SMT GITA DHAR	Gita Dhar
17	SAMAR DHAR	Samar Dhar
18	SANJOY DHAR	Sanjoy Dhar.
19	SUBHENDU DHAR	Subhendu Dhar.
20	DURGA CHARAN DHAR	Durga Charan Dhar.

WITNESSES :-

1. Subham Bose.
1/26 Netaji Nayak
Ward - 92
2. Mrinmay Naskar
393 A Rabindra Saha
Kolkata - 700005.



[Handwritten signature]

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
26 FEB 2021

SIGNED SEALED AND DELIVERED by the within-named **DEVELOPER** represented by its partner and authorised signatory Shri **JAY S. KAMDAR** at Kolkata in the presence of:

SUN SHAKTI REALTOR LLP

J. Kamdar

Authorised Signatory/Designated Partner

SIGNATURE

Indra Dhar

Sibani Dhan

Gayatri Hembarjee

Haitoujee Dhar

Prasenjit Dhar

Sankar Bose

Hemant Dhar

Sailendu Nath Dhar

Sania Kumar Dhar

Aparna Dhar

Suparna Sen

Indra Nath Dhar

Mithika Borah

(Self and as constituted attorney of M/s Sun Shakti Realtor LLP)
Shyamoli Mukherjee

Gita Dhar

Lamar Dhar

Soumitra Dhar

Subendu Dhar

Durga Charan Dhar

WITNESSES :-

- Sudhansu Bose*
1/26 Matangini Nayak
Kolkata - 91
- Mrinmay Noskar*
393A Robinendra Saha
Kolkata - 700005

Drafted by me
Santanu Adhikary
Advocate
203/48/39
Alipore Judges' Court
Kolkata - 700 029

SIGNATURE OF OWNERS



[Handwritten signature]

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
25 FEB 2021

MEMO OF RECEIPT

RECEIPT of and from the within named Developer the within mentioned sum of Rs.1,05,00,000/- (Rupees One Crore Five Lac) only towards their share in terms of this Agreement, as per Memo below :-

MEMO

SL NO.	DATE	CHEQUE NO.	BANK WITH BRANCH	AMOUNT
1.	25/02/2021	004481	Federal Bank, ABD Bngl.	Rs.3,75,000/-
2.	25/02/2021	004482	Federal Bank, ABD Bngl.	Rs.3,75,000/-
3.	25/02/2021	004483	do	Rs.3,75,000/-
4.	25/02/2021	004484	do	Rs.3,75,000/-
5.	25/02/2021	004485	do	Rs.5,00,000/-
6.	25/02/2021	004486	do	Rs.5,00,000/-
7.	25/02/2021	004487	do	Rs.5,00,000/-
8.	25/02/2021	004488	do	Rs.7,50,000/-
9.	25/02/2021	004489	do	Rs.7,50,000/-
10.	25/02/2021	004490	do	Rs.1,50,000/-
11.	25/02/2021	004491	do	Rs.1,50,000/-
12.	25/02/2021	004492	do	Rs.3,00,000/-
13.	25/02/2021	004493	do	Rs.3,00,000/-
14.	25/02/2021	004494	do	Rs.3,00,000/-
15.	25/02/2021	004495	do	Rs.3,00,000/-
16.	25/02/2021	004496	do	Rs.5,00,000/-
17.	25/02/2021	004497	do	Rs.5,00,000/-
18.	25/02/2021	004498	do	Rs.5,00,000/-
19.	25/02/2021	004499	do	Rs.15,00,000/-
20.	25/02/2021	004500	do	Rs.15,00,000/-
				Rs.1,05,00,000/-
(RUPEES ONE CRORE FIVE LAC) ONLY				

WITNESSES :-

1. *Sudhansu Kumar*
1/26 Netaji Nagar
Kolkata-92
2. *Moinmay Naskar*
393 A Rabindra Saha
Kolkata-700005.



31

DISTRICT SUB REGISTRAR-V,
SOUTH 24 PGS., ALIPORE
25 FEB 2021

OWNERS' SIGNATURE AGAINST MEMO

Sl. NO	NAME OF THE OWNERS	SIGNATURE
1.	ARINDAM DHAR	Arinda Dhar
2.	SMT. SIBANI DHAR	Sibani Dhar
3.	SMT. GAYATRI MUKHERJEE	Gayatri Mukherjee
4.	SMT. MAITREYEE DHAR	Maitreyee Dhar
5.	DINANATH DHAR	Dinanath Dhar
6.	SANKAR NATH DHAR	Sankar Nath Dhar
7.	ALOK NATH DHAR	Alok Nath Dhar
8.	SAILENDRA NATH DHAR	Sailendra Nath Dhar
9.	SAMIR KUMAR DHAR	Samir Kumar Dhar
10.	SMT. APARNA DHAR	Aparna Dhar
11.	SMT. SUPARNA SEN	Suparna Sen.
12.	INDRA NATH DHAR	Indra Nath Dhar.
13.	SMT. BITHIKA BORAL	Bitthika Boral.
14.	SMT. SHYAMALI MULLICK	Shyamali Mullick.
15.	SMT. BITHIKA BORAL CONSTITUTED ATTORNEY OF SMT. MNA MALIK	Bitthika Boral.
16.	SMT. GITA DHAR	Gita Dhar
17.	SAMAR DHAR	Samar Dhar
18.	SANJOY DHAR	Sanjoy Dhar.
19.	SUBHENDU DHAR	Subhendu Dhar
20.	DURGA CHARAN DHAR	Durga Charan Dhar.














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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
26 FEB 2021

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					











Name.....ARINDAM DHAR.....
 Signature.....Arindam Dhar.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....SIBANI DHAR.....
 Signature.....Sibani Dhar.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....GAYATRI MUKHERJEE.....
 Signature.....Gayatri Mukherjee.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....MAITREYEE DHAR.....
 Signature.....Maitreyee Dhar.....



Handwritten signature

DISTRICT SUB REGISTRAR-Y
SOUTH 24 PGS., ALIPORE
26 FEB 2021



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... DINANATH DHAR
 Signature..... Dinanath Dhar



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... SANKAR NATH DHAR
 Signature..... Sankar Nath Dhar



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... ALOKE NATH DHAR
 Signature..... Aloke Nath Dhar



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... SAILENDRA NATH DHAR
 Signature..... Sailendra Nath Dhar














Handwritten signature

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
26 FEB 2021

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... SAMIR KUMAR DHAR
 Signature..... Samir Kumar Dhar

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... APARNA DHAR
 Signature..... Aparna Dhar

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... SUPARNA SEN
 Signature..... Suparna Sen












		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... INDRA NATH DHAR
 Signature..... Indra Nath Dhar














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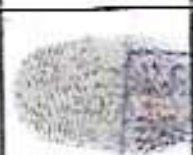




DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
25 FEB 2021

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	left hand					
	right hand					





Name..... SAMAR DHAR.....
 Signature..... *Samar Dhar*.....

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	left hand					
	right hand					

Name..... SANJOY DHAR.....
 Signature..... *Sanjoy Dhar*.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... SUBHENDU DHAR.....
 Signature..... *Subhendu Dhar*.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... DURGA CHARAN DHAR.....
 Signature..... *Durga Charan Dhar*.....



21

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
26 FEB 2021



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... BITHIKA BORAL

Signature..... Bithika Boral



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... SHYAMALI MULLICK

Signature..... Shyamali Mullick



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... MINA MALLIK

Signature..... Bithika Boral

Sub. Bithika Boral as consultant attorney of MINA MALLIK



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left hand					
right hand					












Name..... GITA DHAR

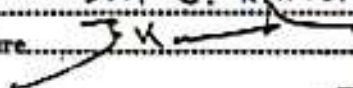
Signature..... Gita Dhar





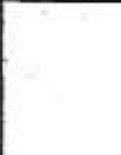







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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
25 FEB 2021

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	left hand					
	right hand					











Name..... JAY S. KAMDAR
 Signature..... 

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
 Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
 Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
 Signature.....



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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
26 FEB 2021
2021



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

GRN Details

GRN: 192020210234859691 Payment Mode: Online Payment
GRN Date: 25/02/2021 18:48:05 Bank/Gateway: HDFC Bank
BRN : 1379361922 BRN Date: 25/02/2021 18:02:02
Payment Status: Successful Payment Ref. No: 2000439368/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SUN SHAKTI REALTOR LLP
Address: 21/4, ASWINI DUTTA ROAD CITYSTYLE MALL
Mobile: 9830718888
EMail: sunshakti2020@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2000439368
On Behalf Of: Mr PARTHA SANA
Identification No: 2000439368/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000439368/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	105021
2	2000439368/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	74521
			Total	179542

IN WORDS: ONE LAKH SEVENTY NINE THOUSAND FIVE HUNDRED FORTY TWO ONLY.

आयकर विभाग
INCOMETAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
BDVPD3035K



अभिषेक
ABHISEK DHAN

आयकर अधिकारी (कार्ड) का नाम
AMAR NATH DHAN

आयकर विभाग का नाम
Date of Birth
41,02/1980

Amitam Dhar
आयकर अधिकारी

Amitam Dhar
Amitam Dhar







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

অনুমতি নং / Enrollment No. : 1040/19700/25208

১০
Anandam Dhar
৯৯৯৯৯
১৫ D
SACHIN MIHA LANE
Bachazar S O
Baghbar, Kolkata
West Bengal - 700003



KI,153677409CF

19700/10



আপনার আধার সংখ্যা / Your Aadhaar No. :

7525 3423 8061

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



৯৯৯৯৯
Anandam Dhar
Fol: ৯৯৯৯৯
Father: Anamath Dhar

৯৯৯৯৯
Year of Birth: 1999
Sex: Male

7525 3423 8061



আধার - সাধারণ মানুষের অধিকার

Anandam Dhar

Anandam Dhar



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GTVPD4725B



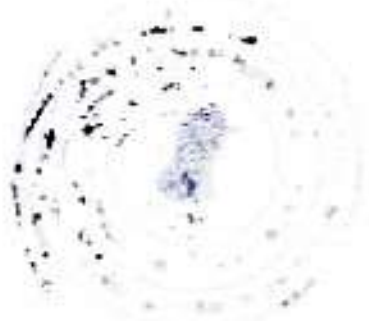
श्री/श्रीमती
SIBANI DHAN
श्री/श्री/श्रीमती का नाम
RAJENDRA LAL DUTTA
पता
01200997

सिबानी धान
हस्ताक्षर / Signature



Sibani Dhan

Sibani Dhan







ভারত সরকার
 Unique Identification Authority of India
 Government of India

মস্কিনস্কুলি কডি নং / Enrollment No. : 1040/1976&25207

১৩
 Sibani Dhar
 সিবানী ধার
 ১৪ D
 SACHIN MITRA LANE
 Baghbar 5 O
 Baghbar, Kolkata
 West Bengal - 700003

১৩৩৩৩৩৩৩



KL103681258DF
 10368125



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8844 3131 8930

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



নাম
 Sibani Dhar
 নাম, পিতার নাম
 Father : RAJENDRA LAL DUTTA

জন্ম/Year of Birth: 1967
 লিঙ্গ/Female

8844 3131 8930



আধার - সাধারণ মানুষের অধিকার

Sibani Dhar
 sibani Dhar



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অকল্পিত অ্যাক্টিভেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার পরিচয় প্রমাণ।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা অর্জিত 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

সেবা সূচী
 কলকাতা-১৪, কলকাতা, পশ্চিম
 ৭০০০০৩

Address: 15 D, SACHIN
 MITRA LANE, Baghbar 5
 O, Baghbar, Kolkata, West
 Bengal, 700003



1947
 1947 1947 1947



help@uidai.gov.in



www.uidai.gov.in



UID, Plot No. 1947
 Bangalore-560 001



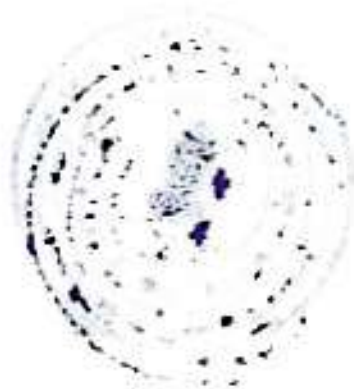
आयकर विभाग
INCOME TAX DEPARTMENT
GAYATRI MUKHERJEE
AMAR NATH DHAR
15/06/1977
Permanent Account Number
CEYPM3734F
Signature

भारत सरकार
GOVT. OF INDIA



Gayatri Mukherjee

Gayatri Mukherjee







ভারতীয় বিশিষ্ট পরিচয় গ্রাহিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

এনআর আই ডি / Enrollment No. : 1490/50200/00285

To
Gayatri Mukherjee
১৯৯২ এমএলি
১৬/৩
KACHHU MITRA LANE
Baghbarer
Baghbarer, Kolkata, Kolkata
West Bengal 700003
৩৩৩০৪১৭৩০০

Gayatri Mukherjee



KA096839039F11

05683303



আপনার আধার সংখ্যা / Your Aadhaar No. :

3085 8176 9463

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



এমএলি মুখার্জী
Gayatri Mukherjee
পিতা : অমর নাথ ধর
Father : Amr Nath Dhar

এনআর আই / DOI: 16/06/1977

লিঙ্গ / Female

3085 8176 9463



আমার আধার, আমার পরিচয়

Gayatri Mukherjee

Gayatri Mukherjee



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

MAITREYEE DHAR

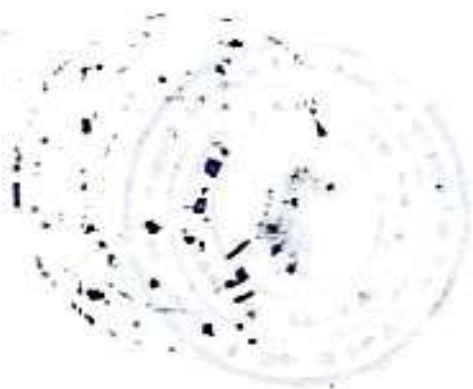
AMAR NATH DHAR

01/02/1988
Permanent Account Number
AYXP00051B

Maitreyee Dhar
Signature



Maitreyee Dhar
Maitreyee Dhar







ভারত সরকার
 Unique Identification Authority of India
Government of India

অনুলিপিতঃ AITB/ Enrollment No : 1040/19765/25200

To
 Maitreyee Dhar
 মিত্রী দে
 To D
 SACHIN MITRA LANE
 Baghbaree S O
 Baghbaree Kolkata
 West Bengal - 700003



KL193677412DF

10367741



আপনার আধার সংখ্যা/ Your Aadhaar No. :
5828 7137 6016

আধার সাধারণ মানুষের অধিকার

ভারত সরকার
GOVERNMENT OF INDIA

নাম
 Maitreyee Dhar
 Real name
 Father: Anamali Dhar

বয়স
 ১৯ বছর ৬ মাস ১১ দিন
 Sex: Female

5828 7137 6016




আধার সাধারণ মানুষের অধিকার

Maitreyee Dhar

Maitreyee Dhar

J



PERMANENT ACCOUNT NUMBER

ADTPD1509K



NAME
DINA NATH OMAR

FATHER'S NAME
BHOLA NATH DHUR

DATE OF BIRTH
29-08-1950

SIGNATURE

Dina Nath Omar

Ch. H. Rao

COMMISSIONER OF INCOME TAX, W.B. XI

Dina Nath Omar

Dina Nath Omar





भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1108/77745/01077

To
Dina Nath Dhar
S/O Late Nade Nath Dhar
IGA,
Sachin Mitra Lane
Bapthazar, S.O
Bapthazar, Kolkata,
West Bengal 700003
8013447077



KAS17764743FH

51776474



आपका आधार क्रमांक / Your Aadhaar No. :

4587 6769 4064

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Dina Nath Dhar

1108/77745/1060

Male

4587 6769 4064



मेरा आधार, मेरी पहचान

Dina Nath Dhar

Dina Nath Dhar





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 1193/83013/01501

To
Sankar Nath Dhar
S/O Late Bhole Nath Dhar
15 A, Sechin Mitra Lane
Baghbazar S.O
Baghbazar Kolkata
West Bengal 700003
9007609601

3000347



UG301102675IN



आपका आधार क्रमांक / Your Aadhaar No. :

5764 6124 9805

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Sankar Nath Dhar
Year of Birth : 1953
Male



5764 6124 9805

आधार — आम आदमी का अधिकार

Sankar Nath Dhar
Sankar Nath Dhar



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANKAR NATH DHAR

BHOLA NATH DHAR

17/03/1953

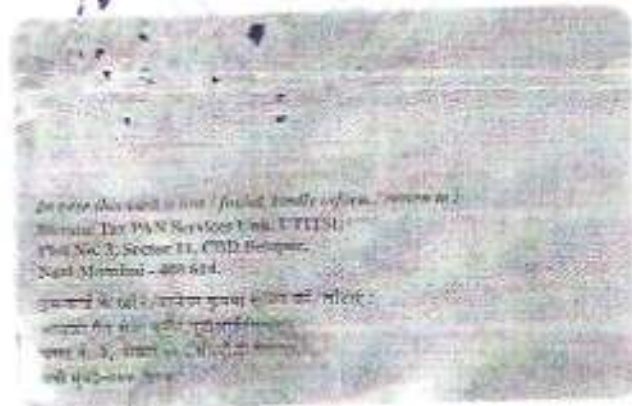
Permanent Account Number

AOIPDS500L

Sankar Dhar
Signature



Sankar Dhar.
Sankar AT 10/10/20



For more information or any further details refer to the website
Ministry of Tax PAN Services Unit, UTISU
Plot No. 3, Sector 11, CBD, Gurgaon.
Near Mumbai - 400 604.
संयोजक के तहत, भारतीय राजस्व सेवा का अधिकार
कानून, 1922, अधिनियम 10, 1922 के तहत
सर्व अधिकार सुरक्षित हैं।

Sankar Dhar.



आयकर विभाग
INCOME TAX DEPARTMENT

ALOKE NATH DHAR

RHOLA NATH DHUR

25/10/1955

Permanent Account Number:

ACPPD1581N

Alok Nath Dhar

Signature



भारत सरकार
GOVT OF INDIA



103/10/3

Alok Nath Dhar
Alok Nath Dhar

यदि कार्ड खोया/किसी का कार्ड खोया है,
कृपया तुरंत सेवा केंद्र पर सूचना दें।
सर्विस सेंटर पर सूचना देना आवश्यक है।
सं. 41105

If this card is lost / someone's card is found,
please inform / return to
Income Tax PAN Services Unit, NSDC,
4th Floor, Sector Chabbers,
Near Diner Telephone Exchange,
Ghat. Pin - 411 045

Tel: 01-20-2721 8001 Fax: 01-20-2721 8061
e-mail: info@nsdc.gov.in





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 000000508/86409

To
Alok Nath Dhar
C/O
16A, Sashin Mitra Lane
West Bengal
Rajbazar
Baghbazar
Kolkata

West Bengal 700003
8051288731



ME2033776927H



आपका आधार क्रमांक / Your Aadhaar No. :

2182 3089 3605

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India
Alok Nath Dhar
Father: BHOLANATH DHAR
DOB: 25/10/1966
Male



2182 3089 3605

मेरा आधार, मेरी पहचान

Alok Nath Dhar
Alok Nath Dhar





ভারত সরকার
GOVERNMENT OF INDIA



নাম
Saindra Nath Dhar
পিতা
Father: TANAK NATH DHAR

সেই বছর of Birth: 1958
সেই: Male



2449 6057 8133

আধার - সাধারণ মানুষের অধিকার

Saindra Nath Dhar.


ভারতীয় পরিচয় পরিদপ্তর
INDIAN IDENTITY AUTHORITY OF INDIA
ADDRESS: ICE SACHIN
MITRA LANE, Bagbazar 5
Durgam Chok, West
Bengal 700015

1000 1000 1000 1000

Saindra Nath Dhar.



धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADRPD1315K



नाम / NAME
SAINENDRA NATH DHAR

पिता का नाम / FATHER'S NAME
TARAK NATH DHAR

जन्म तिथि / DATE OF BIRTH
27-09-1958

हस्ताक्षर / SIGNATURE
Sainendra Nath Dhar

आयकर अधिकारी, रा. 32
COMMISSIONER OF INCOME-TAX, W.E. - 32

Sainendra Nath Dhar
Sainendra Nath Dhar



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADZPD1309F



नाम / NAME
SAMIR KUMAR DHAR

पिता का नाम / FATHER'S NAME
TARAK NATH DHUR

जन्म तिथि / DATE OF BIRTH
19-05-1960

प्रत्यक्ष हस्ताक्षर / SIGNATURE

Samir Kumar Dhar

B. Das

आयकर अधिकारी, प. नं. 111

COMMISSIONER OF INCOME-TAX, W.B. - III

Samir Kumar Dhar
Samir Kumar Dhar



इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / सूचना कर दें।
संयुक्त आयकर अगुता (प्रशासक एवं तकनीकी),
पी-7,
चौकरींगह् स्क्वार्,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.





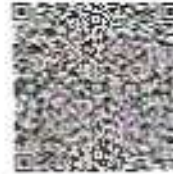
ভারত সরকার
GOVERNMENT OF INDIA



নাম / Name
Samir Kumar Dhar
পিতা / Father
Father: TARAK NATH DHUR

জন্ম / Year of Birth: 1950
লিঙ্গ / Male

3275 8512 8838



আধার - সাধারণ মানুষের অধিকার

Samir Kumar Dhar
Samir Kumar Dhar



ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা, ১৬ই, সচিন মিত্র লেন, বাগবাজার
কেন্দ্রীয় কার্যালয় ৭০০০০৩

Address: 16E, SACHIN
MITRA LANE, Baghbarar S.
O. Baghbarar, Kolkata, West
Bengal, 700003

1947
1800 180 1947

help@uaid.gov.in

www.uaid.gov.in

P.O. Box No. 1947
Bangalore-560 007



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

APARNA DHAR
BANAMALI DUTTA
07/07/1963



Permanent Account Number
AXAPD5140P



Signature

Signature of Dhar
Aparna Dhar





ভারত সরকার



ভূমিকাভুক্তির আই ডি / Enrollment No.: 1490/11132/11233

To
শ্রীমতী ধর
Aparna Dhar
W/O: Banamal Datta
5/1 NABAKUNAR NAHA LANE
Shyambazar Mal
Shyambazar Mal
Kolkata Kolkata

West Bengal 700024

000005214
MO283770971F1L



আপনার আধার সংখ্যা / Your Aadhaar No. :

2825 8458 0254

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্রীমতী ধর
Aparna Dhar
মসৃণতা / DOB: 07/01/1963
মহিলা / Female



2825 8458 0254

আমার আধার, আমার পরিচয়

Aparna Dhar
Aparna Dhar



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUPARNA SEN
AJOY KUMAR DHAR
20/01/1980

Permanent Account Number
BTHPS6968N

Suparna Sen
Signature



Suparna Sen.
Suparna Sen.





ভারতীয় খিণ্ডি পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

চনিকাঙ্কিতর আই ডি/Enrollment No.: 1040/19617/01877

To
সুপার্না সেন
Suparna Sen
54 PRFM CHAND BORAL STREET
ROWBAZAR Bowbazar S.D
Bowbazar Kolkata
West Bengal 700012

১১১১১১



MN125215084DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5699 9322 4920

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সুপার্না সেন
Suparna Sen
পিতা : অজয় কুমার ধার
Father : AJAY KUMAR DHAR
জন্ম তারিখ / Year of Birth : 1980
সংস্কার / Female

5699 9322 4920



আধার - সাধারণ মানুষের অধিকার

Suparna Sen.

Suparna Sen.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

INDRA NATH DHAR
 KEDAR NATH DHAR

01/01/1961
 Permanent Account Number
AQFPD6562P

Indra Nath Dhar
 Signature




Indra Nath - Dhar .

Indra Nath - Dhar .



Indra Nath Dhar

Enclose this card in last / found, kindly inform / return to :
 Income Tax PAN Service Unit, UTTEHL
 Plot No. 3, Sector 11, CHD Bypass
 Near Mohali - 160 614.

प्रमाण सं 22) - 2013 का कृपया कृपया सं- 2013
 संख्या 8 - 2013 का कृपया कृपया सं- 2013
 संख्या 2 - 2013 का कृपया कृपया सं- 2013
 संख्या 400 - 2013





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

ইনস্টলমেন্ট আইডি / Enrollment No. : 1040/10708/24609

10
 Indra Nath Dhar
 18 10 10
 3/1
 NABA KUMAR RAHA LANE
 Shyambazar Mail S.O
 Shyambazar Mail, Kolkata
 West Bengal - 700004



KL1834654600F
 18046548



আপনার আধার সংখ্যা / Your Aadhaar No. :

6185 1762 8167

আধার সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন আবেদনক্রমে করা প্রাপ্ত করবে।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

1. আধার সারা দেশে মান্য।
 2. আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
 3. Aadhaar is valid throughout the country.
 4. Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
GOVERNMENT OF INDIA

18 10 10
 Indra Nath Dhar
 3/1
 Father: KFDAR NATH DHAR

Date of Birth of Birth: 1961
 Sex: Male

6185 1762 8167

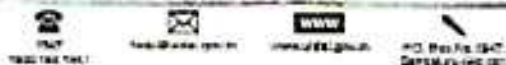


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

১০৪০/১০৭০৮/২৪৬০৯
 কলকাতা মেইল এ.ও. শ্যামবাজার, কলকাতা
 ৭০০০০৪

Address: 3/1, NABA KUMAR
 RAHA LANE, Shyambazar
 Mail S.O, Shyambazar Mail,
 Kolkata, West Bengal,
 700004

আধার সাধারণ মানুষের অধিকার



Indra Nath Dhar
 Indra Nath Dhar



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
BITHIKA BORAL
KEDAR NATH DHAR
12/07/1953
Permanent Account Number
ALCPB2101J
Bithika Boral
Signature

Bithika Boral.

21.12.20.

Bithika Boral.







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



E-Aadhaar Letter

उपलब्धता नंबर/Enrolment No.: 1040/19780/36294

Date: 09/11/2013

Bithika Boral (बीथिका बड़ाल)
30, SUDHIR CHATTERJEE STREET, BEADON
STREET, Beadon Street S.O, Kolkata,
West Bengal - 700006

तथा

- आधार परिचय प्रमाण, नागरिकत्व प्रमाण न
- परिचय प्रमाण अलाइन अथॉरिजेशन द्वारा तैयार किया गया है
- एका एक इलेक्ट्रॉनिक प्रक्रिया द्वारा तैयार किया गया है

आपका आधार नंबर/Your Aadhaar No.:

8359 3879 1909



INFORMATION

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

आधार-साधारण मानव अधिकार

Signature valid
Digitally signed by Aadhaar Authority
Date: 2013.11.09 14:45:03



- आधार सार्वभौमिक है।
- आधार असाधारण रूप से एक बार ही तैयार किया जाता है।
- अनुरोध कर आपका वर्तमान मोबाइल नंबर एक ई-मेल ठिकाना परीक्षण करवाएं। एके तैयार होने के बाद आपका नंबर सक्रिय होगा।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



बीथिका बड़ाल
Bithika Boral
जन्म तिथि/ DOB: 01/01/1952
महिला / FEMALE

ठिकाना:
30, सुधीर चटर्जी स्ट्रीट,
बिडन स्ट्रीट, बिडन स्ट्रीट,
कोलकाता,
पश्चिम बंगाल - 700006

Address:
30, SUDHIR CHATTERJEE
STREET, BEADON STREET,
Beadon Street S.O, Kolkata,
West Bengal - 700006

8359 3879 1909

आधार-साधारण मानव अधिकार

Aadhaar-Aam Admi ka Adhikar

Bithika Boral

Bithika Boral

21.12.20





Shyamali Mullick,
Shyamali Mullick







ভারতীয় বিনিষ্ট পরিচয় প্রাধিকারণ
ভারত সরকার
 Unique Identification Authority of India
Government of India

সনাক্তকরণ আইডি / Enrollment No. : 1010/19994/12972

শ্রী
 Shyamali Mallick
 শ্রীমতী মলিক
 3031/2013
 CEO
 RAMDHAN MITRA LANE
 Shyambazar Mall 5 D
 Shyambazar Mall, Kolkata
 West Bengal - 700004



KL103466417DF
 18046641



আপনার আধার সংখ্যা / Your Aadhaar No. :

7878 3037 5814

আধার - সাধারণ মানুষের অধিকার



~~ভারত সরকার~~
~~GOVERNMENT OF INDIA~~



শ্রীমতী মলিক
 Shyamali Mallick
 Mr. / Mrs. / Ms.
 Father : KADAR NATH DHAR

mm/Year of Birth: 1956
 G/G: Female

7878 3037 5814



আধার - সাধারণ মানুষের অধিকার

Shyamali Mallick
 Shyamali Mallick



তথ্য

- আবার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথোরিটেশন দ্বারা প্রাপ্ত করবে।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.



- আবার সারা দেশেই পরিচয় প্রমাণ করা যাবে।
- আবার প্রমাণের জন্য অনলাইন অথোরিটেশন দ্বারা প্রাপ্ত করবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় পরিচয় পরিচয়-প্রমাণকারী
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

১৯৫৬, ১৯৫৬, ১৯৫৬ (১৯)
কলকাতা, পশ্চিমবঙ্গ, ৭০০০০৪

Address: 26D, RAMDHAN
MITRA LANE, Shyambazar
Mail S.O. Shyambazar Mail
Kolkata, West Bengal,
700004

1947
১৯৫৬ (১৯৫৬)

help@uidai.gov.in

www.uidai.gov.in

A.O. Box No. 1947,
Kolkata-700004

Shyamali Mullick.

जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MINA MALLIK
KEDAR NATH DHAR
01/10/1955

Permanent Account Number
BGEP10380E

Signature



Mina Mallik

Bitika Boral

Smt Bitika Boral as Constituted attorney of
MINA MALLIK





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় আইন / Enrollment No.: 104020552/04091

To:

মিনা মল্লিক

Mina Malik

8972 A SWAMI VIVEKANANDA ROAD

BANGUR PARK

Risra

Risra

Serampur Uttarpara Hooghly

West Bengal 712248

9974487518

240920552

5000013



MN391996365FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3608 6303 3300

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

মিনা মল্লিক

Mina Malik

পিতা : কেশব নাথ ধার

Father : Keshu Nath Dhar

সম্প্রতি / DOB : 01/10/1955

সম্পদ / Female



3608 6303 3300

আধার - সাধারণ মানুষের অধিকার



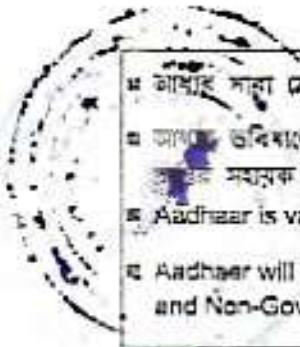
Government of India

তথ্য

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

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.



■ আধার সারা দেশে মান্য।

■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণে 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:

8972 A, স্বামী বিবেকানন্দ
রোড, বাঙ্গুর পার্ক, রিসরা,
হুগলি, রিসরা, পশ্চিমবঙ্গ,
712248

Address:

8972 A, SWAMI VIVEKANANDA
ROAD, BANGUR PARK, Risra,
Hooghly, Risra, West Bengal,
712248

3608 6303 3300



102 301 1047



www.uidai.gov.in



www.uidai.gov.in

Bithika Royal.

Mina Mallik.

Smt. Bithika Royal as Constituted attorney of MINA MALLIK



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GITA DHAR
MOHAN CHAND MALLICK

01/10/1937
Permitted Account Number

ATLPD3911F

Gita Dhara
Signature



Gita Dhara
Gita Dhara







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার

Government of India

অনুমতি নং: এই ডি / Enrollment No.: 1040/21147/00826

To
শ্রীমতী গীতা
Gita Dhar
7 B JADU NANDAN GOSWAMI LANE
Beeson Bovel
Beeson Street
Kolkata Kolkata
West Bengal 700006

E:1620555



MNH18025555FT



আপনার সংখ্যা/Your No.:

4444 4933 1747

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রীমতী গীতা
Gita Dhar
পিতা : মোহন চন্দ মলিক
Father : Mohan Chand Malick
জন্ম তারিখ / DOB : 01/10/1937
লিঙ্গ / Gender : Female



4444 4933 1747

- সাধারণ মানুষের অধিকার

Gita Dhar
Gita Dhar



नाम संका संका PERMANENT ACCOUNT NUMBER
AEPD2607N

नाम नाम
SANJOY DHAR

पिता का नाम (FATHER'S NAME)
KASHINATH DHUR

जन्म तिथि (DATE OF BIRTH)
04-01-1966

नाम (SIGNATURE)
Sanjoy Dhar

आयुक्त, ए.पी.डी.
COMMISSIONER OF PROVISIONS, VED. - II



Sanjoy Dhar

Sanjoy Dhar







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার

Government of India

ডালিডাকট্রিক আই ডি / Enrollment No.: 1040/21147/00829

To
Kajal M
Sanjay Dhar
7 B JADU NANDAN GOSWAMI LANE
Beaton Street
Beaton Street
Kolkata Kolkata
West Bengal 700009

MIN618923735FT



আপনার সংখ্যা / Your No. :

5804 5160 6681

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সংখ্যা নং
Sanjay Dhar
পিতা : কেশী নথ ডিয়ার
Father: Kashi Nath Dhar
জন্মতারিখ / DOB: 04/01/1968
পুং / Male



5804 5160 6681

- সাধারণ মানুষের অধিকার

Sanjay Dhar
Sanjay Dhar





Samar Dhar

Samar Dhar







ভারত সরকার
Government of India



নামঃ ধর
Samrat Dhar
পিতা : কাশী নথ ধর
Father : Kashi Nath Dhar
জন্মদিন / DOB : 27/07/1960
সুখ / Male



8734 3082 5746

আধার - সাধারণ মানুষের অধিকার

Samrat Dhar
Samrat Dhar



স্বাভাবিক বিশিষ্ট পরিচয় প্রমাণন
Unique Identification Authority of India

ঠিকানা:
7 বি, জে নন্দন গোস্বামী লেন,
বিদ্যাবন স্ট্রীট, কোলকাতা,
বিদ্যাবন স্ট্রীট, পশ্চিম বঙ্গ,
700006

Address:
7 B, JADU NANDAN GOSWAMI
LANE, Seeton Street, Kolkata,
Seeton Street, West Bengal,
700006

8734 3082 5746

1947
1025 300 1947

map@uidai.gov.in

www.uidai.gov.in

Samrat Dhar





मेरा आधार, मेरी पहचान

Subhendu Dhar,

Subhendu Dhar





UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Itay Dhar, A.P.P.
FL-60A, 158C MANICKTALA
MAIN ROAD, OPPOSITE
BENGAL CHEMICAL BUS
DEPOT, Kankuragudi, Kolkata,
Kankuragudi, West Bengal,
700054

4095 6491 1973



Subhendu Dhar.

Subhendu Dhar.





Suhendu Dhar.
Suhendu Dhar.



स्थायी खाता संख्या PERMANENT ACCOUNT NUMBER	ACXPD5212C	
	नाम DURGA CHARAN DHUR	
	पिता का नाम / FATHER'S NAME MADAN MOHAN DHUR	
	जन्म तिथि / DATE OF BIRTH 23-10-1936	
हस्ताक्षर / SIGNATURE 	 C. H. DORA COMMISSIONER OF INCOME TAX, VI.B - II	

Durga Charan Dhur
Durga Charan Dhur



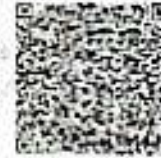


ভারত সরকার

Government of India

ভালিকাঙ্কিত নং 13: Enrollment No.: 1040/19889/20147

22110212
শ্রী চরণ শর্মা
Durga Charan Dhar
9 JADU NANDA GOSWAMI LANE
Beaman Street, Kolkata
West Bengal 700014
MR/12209527DF



আপনার সংখ্যা/ Your No.:

3261 0006 5334

সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শ্রী চরণ শর্মা
Durga Charan Dhar
পিতা : মাদান মোহন শর্মা
Father : MADAN MOHAN DHAR
জন্ম তারিখ : 1951
পুত্র / Male



3261 0006 5334

সাধারণ মানুষের অধিকার

Durga Charan Dhar
Durga Charan Dhar



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAY S KAMDAR
SHARD H KAMDAR
12/06/1982

Permanent Account Number
AKWPK2270L



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ভারত সরকার
স্বাধীনতা সংগ্রাম



Joy. S. Karnder
DOB: 12/09/1980
MALE



7074 3050 7318

मेरा आधार, मेरी पहचान

J. Karnder



স্বাধীনতা সংগ্রাম
স্বাধীনতা সংগ্রাম

Address :
S/O Late Sharad H Karnder, 38A/26,
TOLSON ROW ROAD, New Alipore,
Kolkata
West Bengal - 700053

7074 3050 7318

স্বাধীনতা সংগ্রাম
স্বাধীনতা সংগ্রাম



12 8 20 10 52

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEHFS9308G

नाम / Name
SUN SHAKTI REALTOR LLP



20-02-2020

दिनांक / गठन की तारीख
Date of Incorporation / Formation
14/12/2020

SUN SHAKTI REALTOR LLP


Authorized Signatory/Designated Partner

Page- 153 + 1












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16302000439368/2021

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	ARINDAM DHAR 16D, SACHIN MITRA LANE, P.O:- BAGHBAZAR, P.S:- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700003	Land Lord			Arindam Dhar 26/2/21
2	SIBANI DHAR 16D, SACHIN MITRA LANE, P.O:- BAGHBAZAR, P.S:- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700003	Land Lord			Sibani Dhar 26/2/21
3	GAYATRI MUKHERJEE 16D, SACHIN MITRA LANE, P.O:- BAGHBAZAR, P.S:- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700003	Land Lord			Gayatri Mukherjee 26/2/21











I. Signature of the Person(s)

at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	MAITREYEE DHAR 16D, SACHIN MITRA LANE, P.O:- BAGHBAZAR, P.S:- Shyampukur, District- Kolkata, West Bengal, India, PIN - 700003	Land Lord			 26/2/21
5	DINANATH DHAR 16A, SACHIN MITRA LANE, P.O:- BAGHBAZAR, P.S:- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700003	Land Lord			 26/2/21
6	SANKAR NATH DHAR 16A, SACHIN MITRA LANE, P.O:- BAGHBAZAR, P.S:- Shyampukur, District- Kolkata, West Bengal, India, PIN - 700003	Land Lord			 26/2/21
7	ALOKE NATH DHAR 16A, SACHIN MITRA LANE, P.O:- BAGHBAZAR, P.S:- Shyampukur, District- Kolkata, West Bengal, India, PIN - 700003	Land Lord			 26/2/21











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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	SAILENDRA NATH DHAR 10, GALIFF STREET, P.O:- BAGHBAZAR, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN - 700003	Land Lord			Sailendra Nath Dhar 26/2/21
9	SAMIR KUMAR DHAR 16E, SACHIN MITRA LANE, P.O:- BAGHBAZAR, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN - 700003	Land Lord			Samir Kumar Dhar 26/2/21
10	APARNA DHAR 3/1, NABA KUMAR RAHA LANE, P.O:- SHYAMBAZAR, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN - 700004	Land Lord			Aparna Dhar 26/2/21
11	SUPARNA SEN 54, PREM CHAND BORAL STREET, P.O:- SAKARI TOLA, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700012	Land Lord			Suparna Sen 26/2/21





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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
12	INDRA NATH DHAR 3/1, NABA KUMAR RAHA LANE, P.O.- SHYAMBAZAR, P.S.- Shyampukur, District- Kolkata, West Bengal, India, PIN - 700004	Land Lord			Indra Nath Dhar 26/2/21
13	BITHIKA BORAL 30, SUDHIR CHATTERJEE STREET, P.O.- BEADON STREET, P.S.- Girish Park, District-Kolkata, West Bengal, India, PIN - 700006	Land Lord			Bithika Boral 26/2/21
14	SHYAMALI MULLICK 26/D, RAMDHAN MITRA LANE, P.O.- SHYAMBAZAR, P.S.- Shyampukur, District- Kolkata, West Bengal, India, PIN - 700004	Land Lord			Shyamali Mullick 26/2/21
15	GITA DHAR 7B, JADUNANDA GOSWAMI LANE, P.O.- BEADON STREET, P.S.- Jorabagan, District-Kolkata, West Bengal, India, PIN - 700006	Land Lord			Gita Dhar 26/2/21



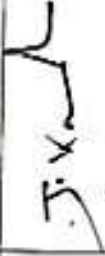





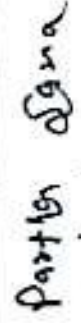


I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
16	SAMAR DHAR 7B, JADUNANDA GOSWAMI LANE, P.O:- BEADON STREET, P.S:- Jorabagan, District-Kolkata, West Bengal, India, PIN - 700006	Land Lord			<i>Samar Dhar</i> 26/2/21
17	SANJOY DHAR 7B, JADUNANDA GOSWAMI LANE, P.O:- BEADON STREET, P.S:- Jorabagan, District-Kolkata, West Bengal, India, PIN - 700006	Land Lord			<i>Sanjoy Dhar</i> 26/2/21
18	SUBHENDU DHAR 16F, SACHIN MITRA LANE, P.O:- BAGH BAZAR, P.S:- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700003	Land Lord			<i>Subhendu Dhar</i> 26/2/21
19	DURGA CHARAN DHUR 9, JADUNANDA GOSWAMI LANE, P.O:- BEADON STREET, P.S:- Jorabagan, District-Kolkata, West Bengal, India, PIN - 700006	Land Lord			<i>Durga Charan Dhur</i> 26/2/21



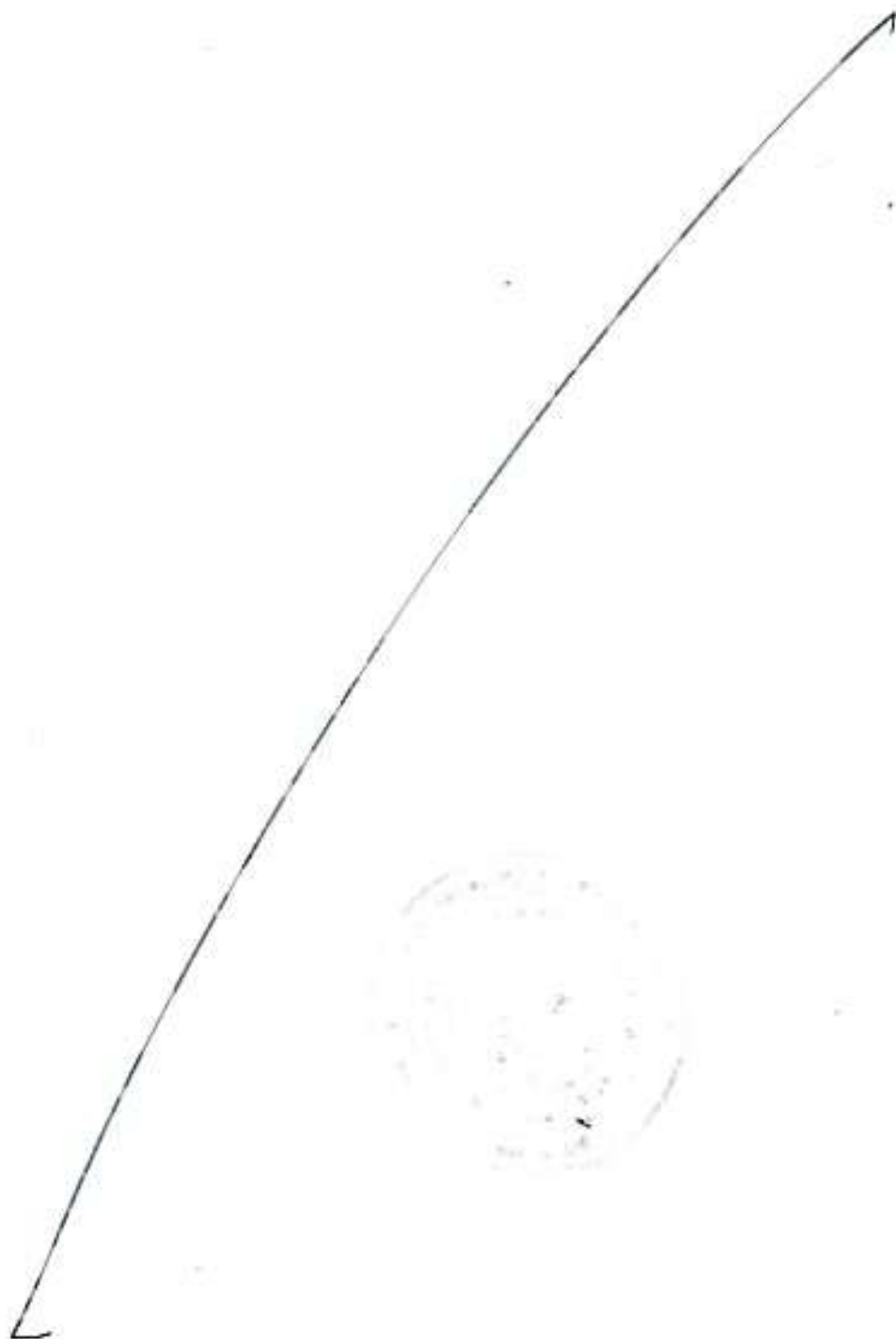
I. Signature of the Person(s) executing the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
20	JAY S KAMDAR 38A/26, JYOTISH ROY ROAD, P.O:- NEW ALIPORE, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Developer [SUN SHAKTI REALTOR LLP]			 26/2/21
21	BITHIKA BORAL 30, SUDHIR CHATTERJEE STREET, P.O:- BEADON STREET, P.S:- Girish Park, District-Kolkata, West Bengal, India, PIN - 700006	Attorney of Land Lord [MINA MALLIK]			 26/2/21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	PARTHA SANA Son of Late R N SANA ALIPORE, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	ARINDAM DHAR, SIBANI DHAR, GAYATRI MUKHERJEE, MAITREYEE DHAR, DINANATH DHAR, SANKAR NATH DHAR, ALOKE NATH DHAR, SAILENDRA NATH DHAR, SAMIR KUMAR DHAR, APARNA DHAR, SUPARNA SEN, INDRA NATH DHAR, BITHIKA BORAL, SHYAMALI MULLICK, GITA DHAR, SAMAR DHAR, SANJOY DHAR, SUBHENDU DHAR, DURGA CHARAN DHUR, JAY S KAMDAR, BITHIKA BORAL			 26/2/21


(Rita Lepthof)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS



South 24-Parganas, West
Bengal





Major Information of the Deed

Deed No :	I-1630-01195/2021	Date of Registration	02/03/2021
Query No / Year	1630-2000439368/2021	Office where deed is registered	
Query Date	25/02/2021 4:43:32 PM	1630-2000439368/2021	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,05,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 15,84,19,880/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 1,05,053/- (Article E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District. South 24-Parganas, P.S:- Ultadanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Nagar Road, Road Zone : (Rail Bridge – Ultadanga More On Road) , Premises No: 92, , Ward No: 032 Pin Code : 700067

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Bigha 2 Katha 3 Chatak 22.5 Sq Ft	1/-	15,72,19,880/-	Property is on Road
Grand Total :				36.6609Dec	1 /-	1572,19,880 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	1/-	12,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 4000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		4000 sq ft	1 /-	12,00,000 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ARINDAM DHAR Son of Late AMAR NATH DHAR 16D, SACHIN MITRA LANE, P.O:- BAGHBAZAR, P.S:- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BDxxxxxx5K, Aadhaar No: 75xxxxxxxx8061, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence
2	SIBANI DHAR Wife of Late AMAR NATH DHAR 16D, SACHIN MITRA LANE, P.O:- BAGHBAZAR, P.S:- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: GTxxxxxx5B, Aadhaar No: 88xxxxxxxx8930, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence
3	GAYATRI MUKHERJEE Daughter of Late AMAR NATH DHAR 16D, SACHIN MITRA LANE, P.O:- BAGHBAZAR, P.S:- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CExxxxxx4F, Aadhaar No: 30xxxxxxxx9463, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence
4	MAITREYEE DHAR Daughter of Late AMAR NATH DHAR 16D, SACHIN MITRA LANE, P.O:- BAGHBAZAR, P.S:- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AYxxxxxx1B, Aadhaar No: 58xxxxxxxx6016, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence
5	DINANATH DHAR Son of Late BHOLA NATH DHAR 16A, SACHIN MITRA LANE, P.O:- BAGHBAZAR, P.S:- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx9K, Aadhaar No: 45xxxxxxxx4064, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence
6	SANKAR NATH DHAR Son of Late BHOLA NATH DHAR 16A, SACHIN MITRA LANE, P.O:- BAGHBAZAR, P.S:- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AOxxxxxx0L, Aadhaar No: 57xxxxxxxx9805, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence



7	<p>ALOKE NATH DHAR Son of Late BHOLA NATH DHAR 16A, SACHIN MITRA LANE, P.O.- BAGHBAZAR, P.S.- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx1N, Aadhaar No: 21xxxxxxxx3605, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence</p>
8	<p>SAILENDRA NATH DHAR Son of Late TARAK NATH DHAR 10, GALIFF STREET, P.O.- BAGHBAZAR, P.S.- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ADxxxxxx5K, Aadhaar No: 24xxxxxxxx8133, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence</p>
9	<p>SAMIR KUMAR DHAR Son of Late TARAK NATH DHAR 16E, SACHIN MITRA LANE, P.O.- BAGHBAZAR, P.S.- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx9F, Aadhaar No: 32xxxxxxxx8838, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence</p>
10	<p>APARNA DHAR Wife of Mr AJAY KUMAR DHAR 3/1, NABA KUMAR RAHA LANE, P.O.- SHYAMBAZAR, P.S.- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AXxxxxxx0P, Aadhaar No: 28xxxxxxxx0254, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence</p>
11	<p>SUPARNA SEN Daughter of Late AJAY KUMAR DHAR 54, PREM CHAND BORAL STREET, P.O.- SAKARI TOLA, P.S.- Muchipara, District-Kolkata, West Bengal, India, PIN - 700012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BTxxxxxx8N, Aadhaar No: 56xxxxxxxx4920, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence</p>
12	<p>INDRA NATH DHAR Son of Late KEDAR NATH DHAR 3/1, NABA KUMAR RAHA LANE, P.O.- SHYAMBAZAR, P.S.- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQxxxxxx2P, Aadhaar No: 61xxxxxxxx8167, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence</p>
13	<p>BITHIKA BORAL Daughter of Late KEDAR NATH DHAR 30, SUDHIR CHATTERJEE STREET, P.O.- BEADON STREET, P.S.- Girish Park, District-Kolkata, West Bengal, India, PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALxxxxxx1J, Aadhaar No: 83xxxxxxxx1809, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence</p>



14	<p>SHYAMALI MULLICK Daughter of Late KEDAR NATH DHAR 26/D, RAMDHAN MITRA LANE, P.O:- SHYAMBAZAR, P.S:- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx2L, Aadhaar No: 78xxxxxxxx5814, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence</p>
15	<p>MINA MALLIK Daughter of Late KEDAR NATH DHAR 89/72A, SWAMI VIVEKANANDA ROAD, P.O:- RISHRA, P.S:- Rishra, District-Hooghly, West Bengal, India, PIN - 712248 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BGxxxxxx0E, Aadhaar No: 36xxxxxxxx3300, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>
16	<p>GITA DHAR Wife of Late KASHI NATH DHAR 7B, JADUNANDA GOSWAMI LANE, P.O:- BEADON STREET, P.S:- Jorabagan, District-Kolkata, West Bengal, India, PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx1F, Aadhaar No: 44xxxxxxxx1747, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence</p>
17	<p>SAMAR DHAR Son of Late KASHI NATH DHAR 7B, JADUNANDA GOSWAMI LANE, P.O:- BEADON STREET, P.S:- Jorabagan, District-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3D, Aadhaar No: 87xxxxxxxx5746, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence</p>
18	<p>SANJOY DHAR Son of Late KASHI NATH DHAR 7B, JADUNANDA GOSWAMI LANE, P.O:- BEADON STREET, P.S:- Jorabagan, District-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx7N, Aadhaar No: 58xxxxxxxx6681, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence</p>
19	<p>SUBHENDU DHAR Son of Late BIJOY NATH DHAR 16F, SACHIN MITRA LANE, P.O:- BAGH BAZAR, P.S:- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9J, Aadhaar No: 40xxxxxxxx1973, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence</p>
20	<p>DURGA CHARAN DHUR Son of Late MADAN MOHAN DHUR 9, JADUNANDA GOSWAMI LANE, P.O:- BEADON STREET, P.S:- Jorabagan, District-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2C, Aadhaar No: 32xxxxxxxx5334, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Pvt. Residence</p>



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUN SHAKTI REALTOR LLP 21/4, ASWANI DUTTA ROAD, P.O:- SARAT BANERJEE ROAD, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.: AExxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BITHIKA BORAL Wife of KHITISH BORAL 30, SUDHIR CHATTERJEE STREET, P.O:- BEADON STREET, P.S:- Girish Park, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.: ALxxxxxx1J, Aadhaar No: 83xxxxxxxx1909 Status : Attorney, Attorney of : MINA MALLIK

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JAY S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR 38A/26, JYOTISH ROY ROAD, P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx0L, Aadhaar No: 70xxxxxxxx7318 Status : Representative, Representative of : SUN SHAKTI REALTOR LLP (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
PARTHA SANA Son of Late R N SANA ALIPORE, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of ARINDAM DHAR, SIBANI DHAR, GAYATRI MUKHERJEE, MAITREYEE DHAR, DINANATH DHAR, SANKAR NATH DHAR, ALOKE NATH DHAR, SAILENDRA NATH DHAR, SAMIR KUMAR DHAR, APARNA DHAR, SUPARNA SEN, INDRA NATH DHAR, BITHIKA BORAL, SHYAMALI MULLICK, GITA DHAR, SAMAR DHAR, SANJOY DHAR, SUBHENDU DHAR, DURGA CHARAN DHUR, JAY S KAMDAR, BITHIKA BORAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ARINDAM DHAR	SUN SHAKTI REALTOR LLP-1.83305 Dec
2	SIBANI DHAR	SUN SHAKTI REALTOR LLP-1.83305 Dec
3	GAYATRI MUKHERJEE	SUN SHAKTI REALTOR LLP-1.83305 Dec
4	MAITREYEE DHAR	SUN SHAKTI REALTOR LLP-1.83305 Dec
5	DINANATH DHAR	SUN SHAKTI REALTOR LLP-1.83305 Dec
6	SANKAR NATH DHAR	SUN SHAKTI REALTOR LLP-1.83305 Dec
7	ALOE NATH DHAR	SUN SHAKTI REALTOR LLP-1.83305 Dec
8	SAILENDRA NATH DHAR	SUN SHAKTI REALTOR LLP-1.83305 Dec



9	SAMIR KUMAR DHAR	SUN SHAKTI REALTOR LLP-1.83305 Dec
10	APARNA DHAR	SUN SHAKTI REALTOR LLP-1.83305 Dec
11	SUPARNA SEN	SUN SHAKTI REALTOR LLP-1.83305 Dec
12	INDRA NATH DHAR	SUN SHAKTI REALTOR LLP-1.83305 Dec
13	BITHIKA BORAL	SUN SHAKTI REALTOR LLP-1.83305 Dec
14	SHYAMALI MULLICK	SUN SHAKTI REALTOR LLP-1.83305 Dec
15	MINA MALLIK	SUN SHAKTI REALTOR LLP-1.83305 Dec
16	GITA DHAR	SUN SHAKTI REALTOR LLP-1.83305 Dec
17	SAMAR DHAR	SUN SHAKTI REALTOR LLP-1.83305 Dec
18	SANJOY DHAR	SUN SHAKTI REALTOR LLP-1.83305 Dec
19	SUBHENDU DHAR	SUN SHAKTI REALTOR LLP-1.83305 Dec
20	DURGA CHARAN DHUR	SUN SHAKTI REALTOR LLP-1.83305 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ARINDAM DHAR	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
2	SIBANI DHAR	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
3	GAYATRI MUKHERJEE	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
4	MAITREYEE DHAR	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
5	DINANATH DHAR	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
6	SANKAR NATH DHAR	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
7	ALOKE NATH DHAR	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
8	SAILENDRA NATH DHAR	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
9	SAMIR KUMAR DHAR	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
10	APARNA DHAR	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
11	SUPARNA SEN	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
12	INDRA NATH DHAR	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
13	BITHIKA BORAL	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
14	SHYAMALI MULLICK	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
15	MINA MALLIK	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
16	GITA DHAR	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
17	SAMAR DHAR	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
18	SANJOY DHAR	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
19	SUBHENDU DHAR	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft
20	DURGA CHARAN DHUR	SUN SHAKTI REALTOR LLP-200.00000000 Sq Ft



Endorsement For Deed Number : I - 163001195 / 2021

On 26-02-2021

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

Presented for registration at 18.48 hrs on 26-02-2021, at the Private residence by JAY S KAMDAR .

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 15,84,19,880/-

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

Execution is admitted on 26/02/2021 by 1. ARINDAM DHAR, Son of Late AMAR NATH DHAR, 16D, SACHIN MITRA LANE, P.O: BAGHBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Service, 2. SIBANI DHAR, Wife of Late AMAR NATH DHAR, 16D, SACHIN MITRA LANE, P.O: BAGHBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 3. GAYATRI MUKHERJEE, Daughter of Late AMAR NATH DHAR, 16D, SACHIN MITRA LANE, P.O: BAGHBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 4. MAITREYEE DHAR, Daughter of Late AMAR NATH DHAR, 16D, SACHIN MITRA LANE, P.O: BAGHBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 5. DINANATH DHAR, Son of Late BHOLA NATH DHAR, 16A, SACHIN MITRA LANE, P.O: BAGHBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Retired Person, 6. SANKAR NATH DHAR, Son of Late BHOLA NATH DHAR, 16A, SACHIN MITRA LANE, P.O: BAGHBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Retired Person, 7. ALOKE NATH DHAR, Son of Late BHOLA NATH DHAR, 16A, SACHIN MITRA LANE, P.O: BAGHBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Retired Person, 8. SAILENDRA NATH DHAR, Son of Late TARAK NATH DHAR, 10, GALIFF STREET, P.O: BAGHBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Service, 9. SAMIR KUMAR DHAR, Son of Late TARAK NATH DHAR, 16E, SACHIN MITRA LANE, P.O: BAGHBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 10. APARNA DHAR, Wife of Mr AJAY KUMAR DHAR, 3/1, NABA KUMAR RAHA LANE, P.O: SHYAMBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 11. SUPARNA SEN, Daughter of Late AJAY KUMAR DHAR, 54, PREM CHAND BORAL STREET, P.O: SAKARI TOLA, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession House wife, 12. INDRA NATH DHAR, Son of Late KEDAR NATH DHAR, 3/1, NABA KUMAR RAHA LANE, P.O: SHYAMBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business, 13. BITHIKA BORAL, Daughter of Late KEDAR NATH DHAR, 30, SUDHIR CHATTERJEE STREET, P.O: BEADON STREET, Thana: Girish Park, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 14. SHYAMALI MULLICK, Daughter of Late KEDAR NATH DHAR, 26/D, RAMDHAN MITRA LANE, P.O: SHYAMBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 15. GITA DHAR, Wife of Late KASHI NATH DHAR, 7B, JADUNANDA GOSWAMI LANE, P.O: BEADON STREET, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 16. SAMAR DHAR, Son of Late KASHI NATH DHAR, 7B, JADUNANDA GOSWAMI LANE, P.O: BEADON STREET, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 17. SANJOY DHAR, Son of Late KASHI NATH DHAR, 7B, JADUNANDA GOSWAMI LANE, P.O: BEADON STREET, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 18. SUBHENDU DHAR, Son of Late BIJOY NATH DHAR, 16F, SACHIN MITRA LANE, P.O: BAGHBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 19. DURGA CHARAN DHUR, Son of Late MADAN MOHAN DHUR, 9, JADUNANDA GOSWAMI LANE, P.O: BEADON STREET, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Identified by PARTHA SANA, . . Son of Late R N SANA, ALIPORE, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 26-02-2021 by JAY S KAMDAR, PARTNER, SUN SHAKTI REALTOR LLP (LLP), 21/4, ASWINI DUTTA ROAD, P.O:- SARAT BANERJEE ROAD, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700029

Identified by PARTHA SANA, . . Son of Late R N SANA, ALIPORE, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer



Executed by Attorney

Execution by BITHIKA BORAL, , Wife of KHITISH BORAL, 30, SUDHIR CHATTERJEE STREET, P.O. BEADON STREET, Thana: Girish Park, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession House wife as the constituted attorney of MINA MALLIK 89/72A, SWAMI VIVEKANANDA ROAD, P.O: RISHRA, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712248 is admitted by him

Identified by PARTHA SANA, , Son of Late R N SANA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027. by caste Hindu, by profession Deed Writer

Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 02-03-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,05,053/- (B = Rs 1,05,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,05,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2021 6:51PM with Govt. Ref. No: 192020210234859691 on 25-02-2021, Amount Rs: 1,05,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1379361922 on 25-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 74,521/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 32539, Amount: Rs.500/-, Date of Purchase: 25/02/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2021 6:51PM with Govt. Ref. No: 192020210234859691 on 25-02-2021, Amount Rs: 74,521/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1379361922 on 25-02-2021, Head of Account 0030-02-103-003-02

Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 44472 to 44517

being No 163001195 for the year 2021.



Digitally signed by RITA LEPCHA
Date: 2021.03.15 14:36:58 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/03/15 02:36:58 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)