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D- 4792/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 848070

3-835768/20

24/7/20

Useful and the instrument is intended to be registered. The instrument is intended to be registered with the Government and the part of the document.

B. B. B.

Additional District Officer,
Fazlhat Nam Town, North 24-Pgs.

31 JUL 2020

THIS DEED OF DEVELOPMENT AGREEMENT

Made this the 24th day of July, 2020

[Two Thousand Twenty]

BETWEEN

e-Challan

GRN: 192020210043674091

Payment Mode Online Payment

GRN Date: 22/07/2020 14:33:44

Bank : State Bank of India

BRN : IK0APSYIX7

BRN Date: 22/07/2020 14:35:21

DEPOSITOR'S DETAILS

Id No. : 3000835768/5/2020

(Query No./Query Year)

Name : SUPROTIM SAHA

Contact No. :

Mobile No. : +91 9830124656

E-mail : suprotim62@gmail.com

Address : BA 12 by 2B D B NAGAR KOLKATA 700 059

Applicant Name : Mr SUPRATIM SAHA

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	3000835768/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	3000835768/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	8021

Total

17942

In Words : Rupees - Seventeen Thousand Nine Hundred Forty Two only

[1] SRI ASHOKE KUMAR MONDAL alias SRI ASHOKE MONDAL [PAN BDTPM8734J] [AADHAAR 5299 1667 1151], [2] SRI SHYAMAL KUMAR MONDAL alias SRI SHYAMAL MONDAL [PAN BEOPM2946C] [AADHAAR 8513 0433 5016], both are sons of Amal Chandra Mondal, [3] SRI SIBNATH NASKAR [PAN AKLPN7211K] [AADHAAR 9365 7638 9179], [4] SRI SANKAR NASKAR [PAN AMKPN4931H] [AADHAAR 8716 5772 2344], [5] SRI BARUN NASKAR [PAN ARJPN1542N] [AADHAAR 3645 8933 4681], [6] SRI BISWAJIT NASKAR [PAN ADMPN5853B] [AADHAAR 4301 8186 1483], No. 3 to 6 all are sons of Bimal Chandra Naskar alias Bimal Naskar, all by faith - Hindu, by occupation - Self Employed, by nationality - Indian, residing at Village - Jatragachi, Post Office - Ghuni, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, hereinafter referred to as the **LANDOWNERS** [which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include their respective heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**;

AND

M/S. TIRUPATI CONSTRUCTION, a Proprietorship Firm, having its Registered Office at DC-60, Narayantala [West], Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, represented by its sole Proprietor namely **SRI TAPAN NASKAR [PAN ADBPN6092K] [AADHAAR 6504 9174 6970]**, son of Late Sudha Kanto Naskar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at DC-60, Narayantala [West], Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, hereinafter referred to as the **DEVELOPER** [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include its successors-in-office, executors, administrators, legal representatives and assigns] of the **OTHER PART**;

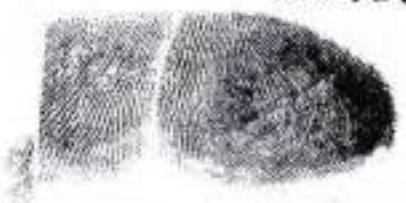
WHEREAS:

A. That, by a **Saf Bikray Kobala** dated the **10th** day of **June, 1985** one **SRI KAMAL CHANDRA NASKAR**, son of Late Karnadhar Naskar, therein referred to and called as the **Vendor** of the **One Part** due to his urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a land measuring about **12½ [Twelve Point Five] Decimal i.e. fifty percent of total land measuring 25 [twenty five] decimal** be the same little more or less, lying and situated at **Mouza - JATRAGACHI, J. L. No. 24, R. S. No. 195, Touzi No. 174 and 179**, comprised in **R. S. Dag No. 1276** appertaining to **R. S.**



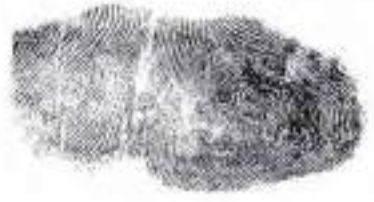
2886

- Sibnathi Naskar



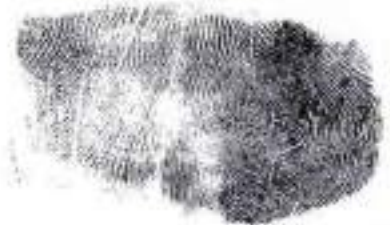
2887

- Sankar Naskar



2888

- Basu Nasir



2889

- Biswajit Naskar



2890



Susan Naskar
(SUSANTA NASKAR)
8/0, Lt. Sanat Kr. Naskar
DC-89, Narayanlalalal
Bagnani, Kolkata - 700059

Additional District Sub-Registrar
Rajamati New Town, North 24-Pgs.

Khatian No. 77, within the limits of **Jyangra Hatiara 2 No. Gram Panchayat**, within the jurisdiction of the Office of the Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Rajarhat, District North 24-Parganas, unto and in favour of one **SRI ASHOK KUMAR MONDAL** and **SRI SHYAMAL KUMAR MONDAL** both sons of Amal Chandra Mondal, therein referred to and called as the **Purchaser** of the **Other Part**, which was duly registered with the Office of the Additional District **Sub-Registrar at Bidhan Nagar [Salt Lake City]** recorded into **Book No. I**, Volume No. 82F, Pages from 123 to 128, **Being No. 4321** for the year **1985** against the valuable consideration mentioned therein and thus handed over vacant and peaceful possession of the aforesaid landed property absolutely and forever and thus said **SRI ASHOK KUMAR MONDAL** and **SRI SHYAMAL KUMAR MONDAL** both sons of Amal Chandra Mondal, mutated their names with the Offices of the concerned competent authorities and used to pay proper rates, taxes, cess, rents, levis and other outgoings against their names regularly and punctually and enjoying the same without any interruptions and hindrances from any corner;

- B. That, by virtue of aforesaid **Saf Bikray Kobala** as well as **mutation**, while thus said **SRI ASHOK KUMAR MONDAL** and **SRI SHYAMAL KUMAR MONDAL** both sons of Amal Chandra Mondal enjoying the aforesaid property as the sole and absolute owners, said **SRI ASHOK KUMAR MONDAL** and **SRI SHYAMAL KUMAR MONDAL** came to learn that R.S. Plot No. 1276 of Jatragachi Mouza, J.L. No. 24, Police Station - Rajarhat has already been acquired partly from the Northern Portion, i.e. 0.10 acre out of 0.25 acre in LA Case No. LA-4/197 OF 2002-03 for New Twonship Project, Rajarhat and the possession of the said plot was taken over by the Housing Department (Requiring Body) 02.05.2005. and thus the said **SRI ASHOK KUMAR MONDAL** and **SRI SHYAMAL KUMAR MONDAL** procured the Photocopy of the LA Plan to ascertain the actual portion of them thus recorded their names in the records of the office of the BL & LRO;
- C. That according to above noted letter **ASHOK MONDAL** became the owner of a plot of land measuring 3.75 [three point seven five] decimals comprised in Dag No. 1276, under Khatian No. 45, of Mouza Jatragachi, and subsequently **SHYAMAL MONDAL** became the owner of a plot of land measuring 3.75 [three point seven five] decimals comprised in Dag No. 1276, under Khatian No. 852, of Mouza Jatragachi and thus the said Ashok Mondal and Shyamal Mondal became the joint owners of **ALL THAT** piece or parcel of a land measuring about **7½ [seven and half] Decimal** more or less, lying and situated at **Mouza - JATRAGACHI, J. L. No. 24, R. S. No. 195, Touzi Nos. 174 and 179**, comprised in **R. S. and L.R. Dag**



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Dist. Registrar, Jaipur
Rajasthan
Habitat 24-Pg.

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No. 1276 appertaining to **R. S. Khatian No. 77** corresponding to **L. R. Khatian Nos. 45 and 852**, within the limits of **Jyangra Hatiara 2 No. Gram Panchayat**, within the jurisdiction of the Office of the Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, PIN - 700 157, hereinafter referred to as **Premises No. "A"**.

- D. That, by law of inheritance one Bimal Chandra Naskar became the Owner of **ALL THAT** piece or parcel of a land measuring about **12½ [Twelve Point Five] Decimal i.e. fifty percent of total land measuring 25 [twenty five] decimal** be the same little more or less, lying and situated at **Mouza - JATRAGACHI, J. L. No. 24, R. S. No. 195, Touzi No. 174 and 179**, comprised in **R. S. Dag No. 1276** appertaining to **R. S. Khatian No. 77**, within the limits of **Jyangra Hatiara 2 No. Gram Panchayat**, within the jurisdiction of the Office of the Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Rajarhat, District North 24-parganas together with other landed property.
- E. That, during the course of enjoyment, the said Bimal Chandra Naskar made and executed **Deed of Family Settlement** dated the **27th** day of **April, 1992** said **SRI BIMAL CHANDRA NASKAR**, son of Late Karnadhar Naskar, therein referred to and called as the **Settlor** of the **One Part** settled and bequeathed **ALL THAT** piece or parcel of a land measuring about **12½ [Twelve Point Five] Decimal i.e. fifty percent of total land measuring 25 [twenty five] decimal** be the same little more or less, lying and situated at **Mouza - JATRAGACHI, J. L. No. 24, R. S. No. 195, Touzi No. 174 and 179**, comprised in **R. S. Dag No. 1276** appertaining to **R. S. Khatian No. 77**, within the limits of **Jyangra Hatiara 2 No. Gram Panchayat**, within the jurisdiction of the Office of the Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Rajarhat, District North 24-parganas, toward **[1] SRI SIBNATH NASKAR, [2] SRI SANKAR NASKAR, [3] SRI BARUN NASKAR, [4] SRI BISWAJIT NASKAR**, all are sons of Bimal Chandra Naskar, therein referred to and called as the **Settlees** and/or **Beneficiaries** of the **Other Part**, which was duly registered with the Office of the District Sub-Registrar of the District North 24-Parganas at Barasat and recorded in Book No. 1, Volume No. 98, Pages from 193 to 204, **Being No. 4334** for the year **1992**;
- F. That, after demise of said Bimal Chandra Naskar, said toward **[1] SRI SIBNATH NASKAR, [2] SRI SANKAR NASKAR, [3] SRI BARUN NASKAR, [4] SRI BISWAJIT NASKAR**, became the absolute joint owners of the aforesaid property as left by deceased **BIMAL CHANDRA NASKAR**, by virtue of aforesaid **Deed of Family Settlement** and each of them owned



↑
National District Registrar
Raleigh, North Carolina 27601

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and acquired the ownership of undivided un-demarcated 25% [twenty five percent] share of aforesaid property;

- G. That, by virtue of aforesaid **Deed of family settlement**, while thus said [1] **SRI SIBNATH NASKAR**, [2] **SRI SANKAR NASKAR**, [3] **SRI BARUN NASKAR**, [4] **SRI BISWAJIT NASKAR** enjoying the aforesaid property as the absolute owners, said [1] **SRI SIBNATH NASKAR**, [2] **SRI SANKAR NASKAR**, [3] **SRI BARUN NASKAR**, [4] **SRI BISWAJIT NASKAR** came to learn that R.S. Plot No. 1276 of Jatragachi Mouza, J.L. No. 24, Police Station - Rajarhat has already been acquired partly from the Northern Portion, i.e. 0.10 acre out of 0.25 acre in LA Case No. LA-4/197 OF 2002-03 for New Township Project, Rajarhat and the possession of the said plot was taken over by the Housing Department (Requiring Body) 02.05.2005. and thus the said [1] **SRI SIBNATH NASKAR**, [2] **SRI SANKAR NASKAR**, [3] **SRI BARUN NASKAR**, [4] **SRI BISWAJIT NASKAR** procured the Photocopy of the LA Plan to ascertain the actual portion of them thus recorded their names in the records of the office of the **B. L. & L. R. O.**
- H. That according to above noted letter **SIBNATH NASKAR** became the owner of a plot of land measuring **1.875 [one point eight seven five] Decimals** comprised in **Dag No. 1276**, under **Khatian No. 1759**, of **Mouza Jatragachi**, **SHANKAR NASKAR** became the owner of a plot of land measuring **1.875 [one point eight seven five] Decimals** comprised in **Dag No. 1276**, under **Khatian No. 1760**, of **Mouza Jatragachi**, **BARUN NASKAR** became the owner of a plot of land measuring **1.875 [one point eight seven five] Decimals** comprised in **Dag No. 1276**, under **Khatian No. 1761**, of **Mouza Jatragachi** and **BISWAJIT NASKAR** became the owner of a plot of land measuring **1.875 [one point eight seven five] Decimals** comprised in **Dag No. 1276**, under **Khatian No. 1762**, of **Mouza Jatragachi** thus the said Shankar Naskar, Barun Naskar, Biswajit Naskar and Shib Nath Naskar became the joint owners of **ALL THAT** piece or parcel of a land measuring about **7½ [Seven and half] Decimal** be the same little more or less, lying and situated at **Mouza - JATRAGACHI, J. L. No. 24, R. S. No. 195, Touzi Nos. 174 and 179**, comprised in **R. S. and L. R. Dag No. 1276** appertaining to **R. S. Khatian No. 77** corresponding to **L. R. Khatian Nos. 1759, 1760, 1761 and 1762**, within the limits of **Jyangra Hatiara 2 No. Gram Panchayat**, within the jurisdiction of the Office of the Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, **PIN - 700 157**, hereinafter referred to as **Premises No. "B"**.
- I. That, during the course of enjoyment, the Landowners herein intend to develop their 2 [two] separate Plots into one Plot of land and to that effect



As. Kepala Distrik dan Kepala
Rajmatal Jawi, Kalimantan Utara, 24 Juli 2026

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by a **Deed of Amalgamation** dated the **14th day of July, 2020** amalgamated the same, and thus the Landowners herein became the absolute joint owners of amalgamated plot of land i.e. **ALL THAT** piece and parcel of a plot of land classified as **SHALI** measuring about **15 [fifteen] Decimals** equivalent to **9 [nine] Cottahs 1 [one] Chittack 20 [twenty] Square Feet** more or less lying and situated at **Mouza - JATRAGACHI, J. L. No. 24, R. S. No. 195, Touzi No. 174 and 179**, comprised in **R. S. and L. R. Dag No. 1276** appertaining to **R. S. Khatian No. 77** corresponding to **L. R. Khatian Nos. 45, 852, 1759, 1760, 1761 and 1762**, within the limits of **Jyangra Hatiara 2 No. Gram Panchayat**, within the jurisdiction of the Office of the Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, **PIN - 700 157**, which is specifically and particularly mentioned and described in the **SCHEDULE - "A"** written hereunder and hereinafter referred to and called as the **"SAID PREMISES"**;

- J. That, said Landowners are desirous to develop the land at the said premises, described in the Schedule 'A' hereunder written by constructing a multi-storied building over there, but due to paucity of fund and lack of experience in that matter, they approached the Developer herein, to make construction of the proposed Multi-storied building over the land at the said premises as per the plan which is to be sanctioned by the local authority at the said premises by constructing a proposed Multi-storied building as per the sanctioned plan of the local authority at Developer's own costs and expenses.
- K. That, said Developer having engaged with construction and development of building agreed to the proposal of the said Landowners and is being interested to develop the land at the said premises by constructing a proposed Multi-storied building as per the sanctioned plan of the local authority at its own costs.
- L. That, said Landowners and the Developer have mutually agreed to develop the land at the said premises on the following terms and conditions as mentioned herein under written.
- M. That, the Landowners herein shall execute a General Power of Attorney to appoint the Developer herein as the Attorney of the Landowners to do the job smoothly, entrusted upon the Developer according to this agreement.

AND WHEREAS:

- A. The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following :-



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- ADVOCATE shall mean **SUPROTIM SAHA**, having his Office at **"MONOLATA", BA-12/2B**, Baguiati, Post Office Deshbandhu Nagar, under Police Station - Rajarhat, District North 24-Parganas, PIN - 700 059, and or any person or firm appointed or nominated by the Developer as Advocates for the supervision of the legal affairs of the project hereinafter defined;
2. ARCHITECT shall mean and include any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the Building hereinafter defined;
 3. THE SAID BUILDING shall mean and include the said proposed Multi-storied R.C.C. frame structure building containing numbers of residential flats on the upper floors and commercial car parking space and flat on the ground floor on the said premises according to the drawn up plans and specification signed by the Owners and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;
 4. BUILDING PLAN shall mean and include the drawings, plans and specification of the said building to be approved by the Owners and sanctioned by the local authority with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Owners and sanctioned by the competent authority or other authority;
 5. COMMON AREAS, FACILITIES AND COMMON AMENITIES shall mean and include corridors, stairways, lift well, lift room, lift machine and its accessories passage ways, space for installation of pump and its machineries and accessories, electric meter room, tube well, over head water reservoir, water pump and electric motor, top of the roof, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;
 6. OWNERS shall mean and include [1] **SRI ASHOKE KUMAR MONDAL** alias **SRI ASHOKE MONDAL**, [2] **SRI SHYAMAL KUMAR MONDAL** alias **SRI SHYAMAL MONDAL**, both are sons of Amal Chandra Mondal, [3] **SRI SIBNATH NASKAR**, [4] **SRI SANKAR NASKAR**, [5] **SRI BARUN NASKAR** and [6] **SRI BISWAJIT NASKAR**, No. 3 to 6 all are sons of Bimal Chandra Naskar alias Bimal Naskar, all by faith - Hindu, by occupation - Self Employed, by nationality - Indian, residing at Village - Jatragachi, Post Office - Ghuni, under Police Station - New Town, District North 24-



Additional District Registrar
Rajahmundry, North 24-Pgs.

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Parganas, PIN - 700 157, West Bengal, and their respective heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Owners shall be addressed to the present address of the Owners;

7. DEVELOPER shall mean and include **M/S. TIRUPATI CONSTRUCTION**, a Proprietorship Firm, having its Registered Office at DC-60, Narayantala [West], Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, represented by its sole Proprietor namely **SRI TAPAN NASKAR**, son of Late Sudha Kanto Naskar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at DC-60, Narayantala [West], Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, hereinafter referred to as the DEVELOPER and its respective trustees, executors, administrators, successors in office, legal representatives and assigns;
8. OWNERS' ALLOCATION shall mean and include the area constructed in the building which is to be allotted to the OWNERS as Owners' allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the OWNERS specifically and particularly set out in the SECOND SCHEDULE hereunder written;
9. DEVELOPER'S ALLOCATION shall mean and include the remaining portions of the constructed area in the building to be constructed on the said premises after allocation to the Owners, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the THIRD SCHEDULE written hereunder;
10. PREMISES shall mean and include **ALL THAT** piece and parcel of a plot of land classified as **SHALI** measuring about **15 [fifteen] Decimals** equivalent to **9 [nine] Cottahs 1 [one] Chittack 20 [twenty] Square Feet** more or less lying and situated at **Mouza - JATRAGACHI, J. L. No. 24, R. S. No. 195, Touzi No. 174 and 179**, comprised in **R. S. and L. R. Dag No. 1276** appertaining to **R. S. Khatian No. 77** corresponding to **L. R. Khatian Nos. 45, 852, 1759, 1760, 1761 and 1762**, within the limits of **Jyangra Hatiara 2 No. Gram Panchayat**, within the jurisdiction of the Office of the Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, **PIN - 700 157**, which is specifically



Asst. Trial District Judge
Raphiel Lewis Lewis North 24-PJA

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and particularly mentioned and described in the SCHEDULE A written hereunder.

11. SALEABLE SPACE shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for.
12. COMMON EXPENSES shall mean and include all expenses to be incurred by the unit Owners for the management and maintenance after completion of the said building and the Premises;
13. LAND shall mean the land comprised within the limits of the **Jyangra Hatlara 2 No. Gram Panchayat**, under Police Station - New Town, District North 24-Parganas, PIN - 700 135;
14. PLANS shall mean the plans of the said Building to be sanctioned and approved by the South Dum Dum Municipality and shall also, wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/ modifications therein, if any;
15. PROJECT shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit Owners;
16. PROPORTIONATE shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;
17. COVERED AREA shall mean and include the area of flat including thickness of the wall together with proportionate share of stair, staircase and landings therewith;
18. SUPER BUILT UP AREA shall mean and include the area which will be certified by the architect of the Developer as stated earlier and the said super built up area will be calculated as covered area plus 25% of the covered area;
19. UNIT shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any Unit Owners and which will not be treated as common area, facility and common amenity;
20. UNIT OWNERS shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in



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the said building and shall include the Owners and Developer of the project held by them, from time to time;

NOTE :

- 1) Masculine Gender shall include the Feminine and neuter Gender and vice-versa;
- 2) Singular shall include the Plural and vice-versa;

B. The Owners herein have represented to the Developer as follows:

1. The Owners are the only and joint Owners of the said premises, specifically described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;
2. The entirety of the premises is in the khas possession of the Owners and no other person or persons other than the Owners herein have any right title and interest, occupancy, easement or otherwise on the premises or any part thereof;
3. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;
4. No person or persons other than the Owners herein has any right, title and interest of any nature whatsoever, in the premises or any part thereof;
5. The right title and interest of the Owners in the Premises is fully free from all sorts of encumbrances whatsoever and the Owners herein have good and marketable title thereto;
6. There are no thika tenants and/or tenants in the Premises in question and the Owners herein have not yet received any notice of any such claim or proceeding;
7. No part of the Premises has been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;
8. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owners herein;



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Rajkot New Town, Haveli 24-P/2

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9. Neither the Premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;

10. The Owners herein have not yet any way dealt with the premises whereby the right title and interest of the Owners as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;

11. The Owners herein shall have no difficulty in obtain Income Tax Certificate and/or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written;

12. The Owners herein is fully and sufficiently entitled to enter into this agreement;

C. The representations of the Owners mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Owners confirm that the said representations are true and correct as per their knowledge and belief;

D. The Owners herein have agreed to appoint the Developer herein as the Developer of the premises and the Developer, relying upon the said representation, has agreed to develop the premises, to complete the project, pay the monies and to the works as and on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED in the presence of the following WITNESSES: -

1. The Owners herein has appointed the Developer as the Developer of the premises and the Developer has accepted such appointment on the terms and conditions hereunder contained;

2. The development of the Premises will be in the following manner;

a) Simultaneously herewith, the Owners herein have delivered vacant and peaceful possession of the Premises to the Developer within one week from the day of getting sanction plan positively;

b) Upon execution of this agreement, the Owners herein shall hand over the original documents to the Developer herein;



Attest: District Registrar
Registered under Town, Fourth 24 Pgs.

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- c) At any time hereafter the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at its own costs, expenses and supervision;
- d) The Developer shall, at its own costs and expenses cause the said Building Plans to be prepared and submitted to the Municipality for necessary sanction SUBJECT TO the Owners herein shall pay all outstanding rates and taxes, till the date thereof and causing mutation of the name of the Owners, in the records of the South Dum Dum Municipality or any other concerned authorities as required for;
- e) Upon receiving sanction of the Plans of the said building from the Competent Authority as well as the local authority, the Developer shall notify the Owners herein about the same within fifteen days from the day of getting the sanctioned plan;
- f) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of the entirety of the Premises in part performance of this Agreement during the subsistence hereof;
- g) SUBJECT TO force majeure and reasons beyond the control of the Developer, within 30 [thirty] months thereafter i.e. after the Developer receives sanction of the said building plans, the Developer shall complete the project by constructing the said Building and/or otherwise and deliver possession of the Owners' allocated area to the Owners herein in a habitable condition as per the particulars mentioned in the SECOND SCHEDULE hereto, with such reasonable changes as be advised by the Architect's SUBJECT TO the Owners meeting their obligation of this agreement and in case the Developer fails to deliver possession of the entirety of the Owners' Allocated area to the Owners within the period stipulated in Clause 2 [g] hereinabove, then and in such event, the Developer shall be granted an extension of a maximum period of 6 [six] months;
- h) The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto;
- i) That the Owners and/or their nominee or representative shall not lodge any claim, demand and/or put any right over the Developer's allocation;



Auctional District Court-Recorder
Rapinist from Court North 24-Pgs

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3. The Owners herein shall, answer and comply with all requisitions made by the Advocate of the Developer for establishing the title of the Owners to the premises and shall make out a marketable title;
4. The Owners herein shall give such other consent, sign such papers, documents, deeds and undertakings and render such co-operation, as be required by the Developer for smooth running of the construction and completion of the said building, i.e. the Project;
5. In connection with the aforesaid, it is agreed and clarified as follows:-
 - a) The Developer shall cause such changes to be made in the plans as the Architects may approved and/or as shall be required by the concerned authorities, from time to time;
 - b) In case it be required to pay any outstanding dues to the Municipality or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the name of the Owners, then the Owners herein, shall pay such dues and bear the cost and thereof till the date of hand over the physical vacant possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises;
 - c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Owners herein, shall sign and execute all papers and documents necessary therefor;
 - d) The Developer shall be at liberty to utilize the debris of the existing structure in the premises and/or the proceeds thereof for the construction of the said building;
 - e) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;
6. The Owners shall be entitled to get **45% [Forty Five percent]** of the **total construction of a multi storied building consisting of several numbers of residential flat and garage** of the proposed multi-storied



Asst. District Registrar
Rajahmundry, Numb 24-Pgs.

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building in the manner appearing hereunder as Owners' Allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities as specifically described in the **SECOND SCHEDULE**;

- ❖ Ground Floor :45% [Back Side];
- ❖ First Floor :45% [Front Side];
- ❖ Second Floor :45% [Back Side];
- ❖ Third Floor :45% [Front Side];
- ❖ Fourth Floor :45% [Back Side];

Further more the Developer shall pay a sum of **Rs. 16,00,000/- [Rupees Sixteen Lac] only** towards the Landowner as refundable security deposit, which will be paid in the manner appearing hereunder.

- ❖ **Rs. 8,00,000/- [Rupees eight lac] only** on the day of signing of this Agreement .
- ❖ **Rs. 8,00,000/- [Rupees eight lac] only** before commencement of Foundation Work.

That, the Owners shall liable to refund the said sum of **Rs. 16,00,000/- [Rupees sixteen lac] only** to the Developer at the time of takeover of owners' allocation positively.

7. The Owners' allocated area shall be constructed by the Developer for and on behalf of the Owners and/or their nominee or nominees. The rest of the said building shall be constructed by the Developer for and on behalf of itself and/or it's nominees;
8. The Owners and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the Ownership unit schemes. They will also be at liberty to enter into agreements for sale of their respective allocated areas as specifically stated in the and SECOND and THIRD SCHEDULE written hereunder SAVE THAT the Owners shall adopt the same covenants as the Developer may adopt in its agreement with the unit Owners of the Developer's allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be utilized by the Parties shall be such as be drawn by the Advocate of the Developer;

9. That the Owners shall be entitled to all monies that be received from the Unit Owners of the Owners' respective allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's allocated area PROVIDED HOWEVER THAT the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit Owners as fully mentioned hereafter;
10. The Owners through their constituted attorney, i.e. the Developer herein shall sell and convey to the Developer itself and/or its nominees the undivided proportionate share in the land contained in the premises appurtenant to the Developer's allocated area and the consideration for the same shall be the cost of construction of the Owners' allocated area and no other amount shall be payable to the Owners. The cost of preparation, stamping and registration of the Conveyances shall be borne and paid by the Transferees. The form of such conveyance shall be decided by the Developer at its sole discretion. The Owners and the Developer, however shall, at their own costs procure all consents and/or permissions as be required for completion of such transfer, including those under section 230 A of the INCOME TAX ACT, 1961;
11. It is further clarified as follows:-
 - a) The Developer will provide electricity connection for the entirety of the said building including the Owners' allocated area and the Owners shall not reimburse the Developer, the total amount of deposits and expenses as be required to obtain Electricity from W. B. S. E. D. C. Ltd. or otherwise will be borne by the Developer exclusively, the Developer shall existing Meters for the owners;
 - b) Upon completion and handing over the Owners' allocated area to the Owners of the said building; from time to time, the Developer shall maintain and manage the same, in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing Ownership units. The Developer and the Owners and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management;
 - c) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the handover of the physical vacant possession to the



Asst. District Registrar
Rajshree Chowdhury, North 24-Pgs.

12 4 JUL 2020

Developer by the Owners, shall be for and to the account of the Owners and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit Owners, to the extent of their respective areas;

- d) That the name of the said building shall be such as be mutually agreed upon by the Developer and Landowners;
12. The Owners shall, on the day to be fixed by the Developer, at the request of the Developer, grant to the Developer and/or its nominee or nominees, a Registered General Power of Attorney, authorizing the Developer to do all acts as be necessary for the Project and/or in pursuance hereof and/or on behalf of the Owners. However, the Owners shall, from time to time, grant such further Powers or authorities to the Developer and/or to its nominees, concerning the Project, for the Developer's doing the various works envisaged hereunder, including, entering into agreements for sale and/or construction of the said building and/or portions thereof and receiving all amounts in pursuance thereof;
13. The Developer shall indemnify and keep the Owners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;
14. The Owners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer;
15. That, the Landowners and/or their nominee or nominees shall be liable to pay all sorts of taxes, levis including service taxes, GST etc. imposed by the Government of India as well as Government of State of West Bengal;
16. In case any outgoing or encumbrances relating to title or Ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event. The Owners shall be liable to remove the same at their own costs. In case the Owners do not, then the Developer shall be at liberty to do so and recover the costs from the Owners;
17. During the continuance of this agreement the Owners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Owners shall have full right to enter into the said building and to inspect the



At Rajahmundry District Sub-Registrar
Rajahmundry Town, No. 11 24-Pg.

12 4 JUL 2020

construction work carried on there by the Developer and to check the materials used in the Owners' allocated portion ;

18. That if the Developer modify, alter and/or convert its Allocation on the ground floor into commercial space and/or flat from the car parking space as to be shown in the sanctioned plan in that event the Owners will not raise any objection thereto and shall not lodge claim and/or demand any extra consideration for the said modification and/or conversion, but Owners interest is not impeded;
19. That the roof right of the newly constructed building shall be vested upon the Owners of the said building proportionately without prejudice any right to each other;
20. In case any of the parties hereto commit any default in fulfillment of its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;
21. In case the Owners fails to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty to take the necessary efforts in that regard, for and on behalf of the Owners and at the Owners' cost and expenses, to be recovered in the same manner as mentioned in Clause 16 herein above;
22. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred for arbitration to such person as be mutually acceptable, failing which, single arbitrator. Such arbitration shall otherwise be in accordance with the Arbitration and Conciliation Act, 1956 as amended till the date disputes and or difference.

THE FIRST SCHEDULE ABOVE REFERRED TO

LAND

ALL THAT piece and parcel of a plot of land classified as **SHALI** measuring about **15 [fifteen] Decimals** equivalent to **9 [nine] Cottahs 1 [one] Chittack 20 [twenty] Square Feet** more or less lying and situated at **Mouza - JATRAGACHI, J. L. No. 24, R. S. No. 195, Touzi No. 174 and 179,** comprised in **R. S. and L. R. Dag No. 1276** appertaining to **R. S. Khatian No. 77** corresponding to **L. R. Khatian Nos. 45, 852, 1759, 1760, 1761 and 1762,** within the limits of **Jyangra Hatiara 2 No. Gram Panchayat,** within the jurisdiction of the Office of the Sub-Registrar, previously at Bidhannagar



Additional District Sub-Registrar
Rajindal Kaur Town, North 24-Pgh

12 4 JUL 2020

[Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, PIN - 700 157, butted and bounded as follows:-

ON THE NORTH : PROPERTY OF MEGHNATH MONDAL;
 ON THE SOUTH : TWELVE FEET WIDE COMMON PASSAGE;
 ON THE EAST : HIDCO LAND;
 ON THE WEST : THIRTY FEET WIDE PANCHAYET ROAD;

THE SECOND SCHEDULE ABOVE REFERRED TO
OWNERS' ALLOCATION

ALL THAT the Owners shall be entitled to get 45% [forty five percent] of the total construction of a multi storied building consisting of several numbers of residential flat and garage of the proposed multi-storied building in the manner appearing hereunder as Owners' Allocation to be constructed upon the said premises as per plan to be sanctioned by the **Jyangra Hatiara 2 No. Gram Panchayat** and as per specification mentioned in the Fourth Schedule written hereunder in habitable conditions including existing separate electric connection from the supplying authority together with proportionate share of right title and interest in common facilities and amenities specifically mentioned in the Fourth Schedule written hereunder including other rights to use the same.

- ❖ Ground Floor : 45% [Back Side];
- ❖ First Floor : 45% [Front Side];
- ❖ Second Floor : 45% [Back Side];
- ❖ Third Floor : 45% [Front Side];
- ❖ Fourth Floor : 45% [Back Side];

Further more the Developer shall pay a sum of **Rs. 16,00,000/- [Rupees sixteen lac] only** towards the Landowner as refundable security deposit, which will be paid in the manner appearing hereunder.

- ❖ **Rs. 8,00,000/- [Rupees eight lac] only** on the day of Signing of this Agreement .
- ❖ **Rs. 8,00,000/- [Rupees eight lac] only** before commencement of foundation work.

That, the Owners shall liable to refund the said sum of **Rs. 16,00,000/- [Rupees sixteen lac] only** to the Developer at the time of takeover of Owners' allocation positively.



As: North District Sub-Registrar
Reported from Town, North 24-Pg.

12 4 JUL 2020

**THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

ALL THAT the Developer shall be entitled to remaining portion of the said building to be constructed upon the said premises as per plan already sanctioned by the **Jyangra Hatiara 2 No. Gram Panchayat** save and except the Owners' allocation stated specifically in the third schedule written herein above together with the undivided proportionate share in the land of the said premises.

**THE FOURTH SCHEDULE ABOVE REFERRED TO
COMMON AREAS, COMMON FACILITIES AND AMENITIES**

The Owners along with Co-Owners, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.

- ❖ Land under the said building described in the First Schedule;
- ❖ All side spaces, backspaces, paths, passages, drain ways sewerage provided in the said building;
- ❖ General lighting of the common portions and space for installation of electric meter in general and separate;
- ❖ Municipal connection of the drain and sewerage line of the said building;
- ❖ Top of the roof, stair, staircase, landings and lobbies of the building;
- ❖ Septic tank, water pump, overhead water reservoir, water line;
- ❖ Electric meter for common purpose;

**THE FIFTH SCHEDULE ABOVE REFERRED TO
SPECIMEN OF WORKS**

Foundation Works	:	R.C.C. Column Foundation [1;2;3];
Nature of Construction	:	R. C. C. Column Structure;
Roof Finish	:	R. C. C. Roof Slab [1;2;3];
Doors & Windows	:	All door framed would be made of wood, all shutters made of Flush doors made of Commercial Ply including Main Door. All Windows would be made of Aluminum anodized [sliding type] with Grill and fitted with Glass Panels. PVC door will be provided in toilet.
Flooring	:	All Bed Rooms, Dinning and Drawing, Toilets &



Asst. Comptroller of the District of Columbia
Rahmat Khan, Comptroller, April 24, 1920

124 JUL 2020

		Kitchen would be furnished with Vitrified Tiles with 0'-6" skirting in all sides, and Walls of the Toilets would have 5'-0" height water Glazed Tiles.
Sanitary & Plumbing	:	For common and attached Toilets would be of matching size Shower and would be fitted with one Indian Type Pan/Commode [White Standard Quality] with low down P.V.C. Cistern [White]. All inside Plumbing lines are of G. I. and outside plumbing lines will be of P. V. C., Pan Commode Standard.
Kitchen	:	One Black Stone Platform standard size with Cylinder space on bottom. One Stainless Steel sink will be provided, Skirting made of Glazed Tiles 3'-6" on the back of the Cooking Platform to protect the oil spots.
Electrical Wiring	:	<p>a) Concealed Wiring in all Flats [Copper electrical wiring]</p> <p>b) Each Flat will be provided with the following electrical Points with standard switch.</p> <p>i) Bed Room: 2 [Two] Light Points, 1 [One] Fan Point, 1 [One] Plug Point [5 amp].</p> <p>ii) Dining/Drawing: 2 [Two] Light Points, 2 [Two] Fan Points, 1 [One] Plug Point [5 amp].</p> <p>iii) Kitchen: 1 [One] Light Point, 1 [One] Plug Point [15 Amp].</p> <p>iv) Common Toilet: 1 [One] Light Point, 1 [One] Plug Point [15 Amp].</p> <p>v) Attached Toilet: 1 [One] Light Point and 1 [one] Exhaust Fan/ Chimney Point.</p> <p>vi) Verandah: 1 [One] Light Point</p> <p>vii) Entrance: 1 [One] Light Point, 1 [One] Door Bell Point.</p>
Dining	:	One White porcelain Basin [Standard].
Water Supply	:	Overhead Water Tank attached with connection of Deep Tube well with Pump and Motor Deep Tube well.
Painting	:	<p>(a) The interior walls of each Flat and Shop Room will be finished with Plaster of Paris.</p> <p>(b) Colour Wash in Exterior wall of the Building.</p>
Extra Work	:	For all extra works and fittings as described, purchaser shall have to bear the consisting in advance [as per calculation] by the Developer.



Asst. Regional District Sub-Regional
Regional from Town, North 24-Pg.

12 4 JUL 2020

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

SIGNED, SEALED AND DELIVERED BY THE OWNERS AND DEVELOPER in the presence of:

1. Sunrotim Saha
Advocate

- Ashoke Kumar Das
- Shyamal Kumar Das

2. Susantamoyon
DC-89, Narayanatala,
Beywisiati, Kolkata - 700059

- Sibranath Das

- Gankar Nishankar

- Bannu Natar

- Biswanjit Kumar

SIGNATURE OF THE OWNERS

TIRUPATI CONSTRUCTION

[Signature]

Drafted by me and prepared in my Office:

Sunrotim Saha
Advocate

SUNROTIM SAHA,
Advocate
MONOLATA, BA-12/2B,
Deshbandhu Nagar
Kolkata - 700 059.

WB - 134 - 1970

SIGNATURE OF THE DEVELOPER



1
National District Registrar
Registration, Town, Franchise & P.S.

124 JUL 2020

RECEIPT

Received a sum of **Rs. 8,00,000/- [Rupees eight lac]** only from the herein above named Developer as part of refundable security deposit according to memo of consideration stated herein below

MEMO OF CONSIDERATION

Date	Bank	Branch	Cheque No.	Amount [Rs.]
09.08.2017	Corporation Bank	Baguiati	026891	Rs. 1,00,000.00
09.08.2017	Corporation Bank	Baguiati	026892	Rs. 1,00,000.00
09.08.2017	Corporation Bank	Baguiati	026893	Rs. 1,00,000.00
09.08.2017	Corporation Bank	Baguiati	026894	Rs. 1,00,000.00
24.07.2020	Corporation Bank	Baguiati	089886	Rs. 2,00,000.00
24.07.2020	Corporation Bank	Baguiati	089887	Rs. 2,00,000.00
Total Rs.				8,00,000.00

Rupees eight lac only.

Witnesses

1. *Supratim Saha*
Advocate
2. *Susantamanna*

Ashoke Kumar Mandal

Shyamala Mandal

Sibmath Mandal

Sankar Mandal

Banun Mandal

Biswajit Mandal

SIGNATURE OF LANDOWNERS

Drafted by me and prepared in my office:

Supratim Saha
Advocate, [W.B. 134/1990
Judges' Court at Barasat],
MONOLATA, BA/12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.



Asst. District Registrar
Registrar of Companies, District Registrar, Bangalore

12 4 JUL 2026

SPECIMEN FOR TEN FINGER PRINTS

SL. SIGNATURE OF THE
No. EXECUTANT/PRESENTANT



Ashoke Kumar Mondal



LITTLE RING MIDDLE FORE THUMB

[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE

[RIGHT HAND]

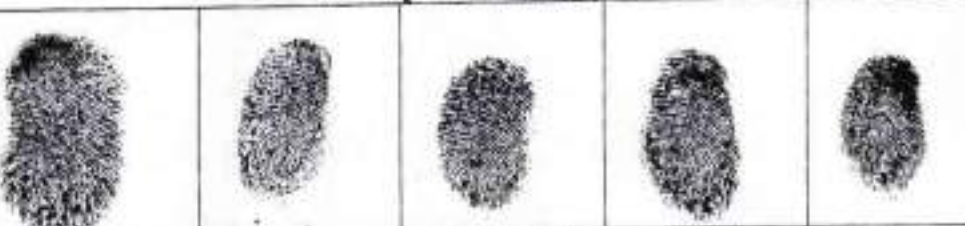


Shyamal Kumar Mondal



LITTLE RING MIDDLE FORE THUMB

[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE

[RIGHT HAND]



Sibranth Mondal



LITTLE RING MIDDLE FORE THUMB

[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE



Attest that United States District
Court for the District of Columbia

12 4 JUL 2020

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



Ganekat. w/kat



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



Bawan sheta



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



Biswjit Nankar



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

1970-1971



At: Federal District Court - Registrar
Rajniat Kaur, Court Clerk 24-Pg.

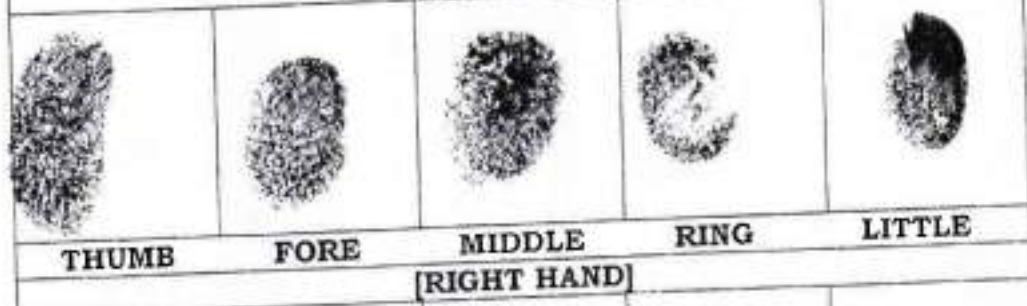
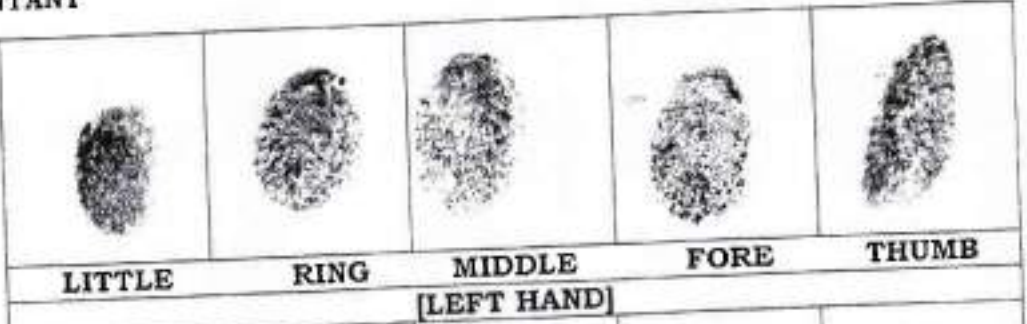
12 4 JUL 2026

SPECIMEN FOR TEN FINGER PRINTS

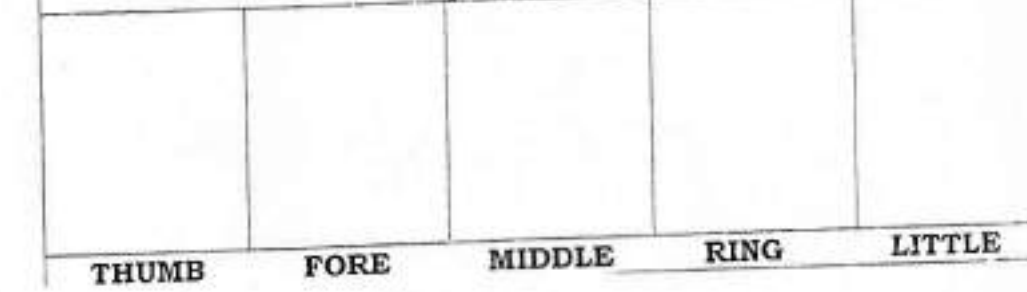
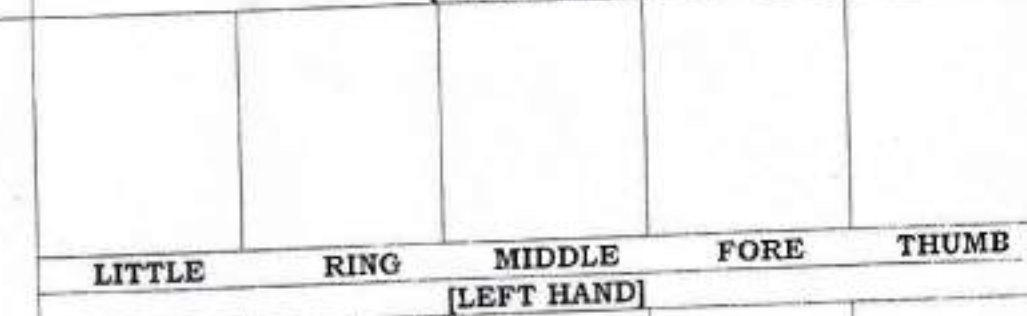
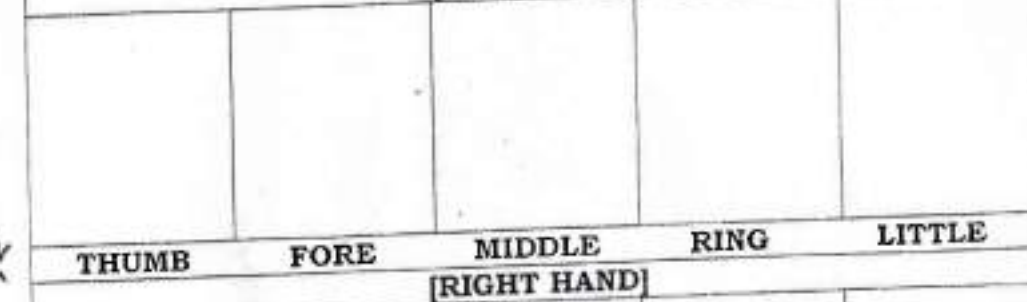
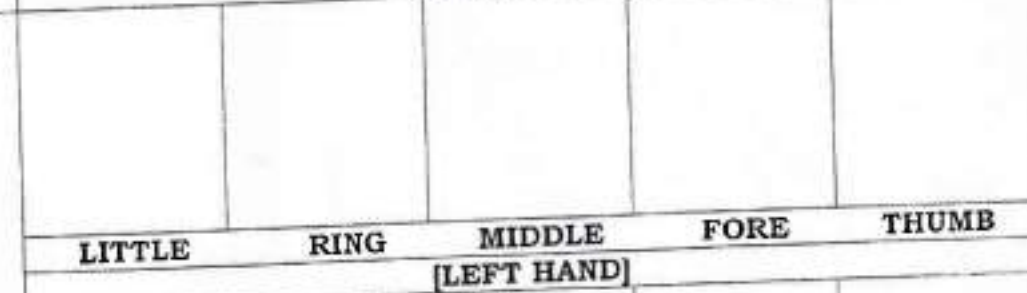
SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



Signature of the man in the photo above



Signature of the man in the photo above





Act. of the District Court
Registered under No. 124-Pgs

124 JUL 2026


 ভারত সরকার
 Government of India


 পিতামহ নস্কর
 Sibnath Naskar
 পিতা : বিমল নস্কর
 Father : Bimal Naskar
 জন্মতারিখ / DOB : 20/02/1960
 লিঙ্গ / Male



9365 7638 9179

আধার - সাধারণ মানুষের অধিকার

Sibnath Naskar


 ভারত সরকার
 Unique Identification Authority of India

ঠিকানা:
 নস্কর পাড়া, হাতিয়ারা, হাতিয়ারা, উত্তর
 পাড়া, হাতিয়ারা, হাতিয়ারা, উত্তর
 ২৪ পরগানা, পূর্ব ২৪ পরগানা,
 পশ্চিম বঙ্গ, 700157

Address:
 NASKAR PARA, JATRAGACHHI,
 MAJHER PARA, Hatiana, Hatiana,
 North 24 Parganas, North 24
 Parganas, West Bengal, 700157

9365-7638 9179


 1947
 1800 300 1947


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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIBNATH NASKAR

BIMAL CHANDRA NASKAR

15/09/1961

Permanent Account Number

AKLPN7211K

Sibnath Naskar

Signature



Sibnath Naskar

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

इस कार्ड के खाने/प्राप्त पर कृपया सूचित करें/वापस
आयकर विभाग, लीटिसएल, प्लॉट नं. 3, सेक्टर 11, सीडी बी
एलपूर, नवी मुंबई - 400 614।
यदि मुद्रक-020 27 81

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SHYAMAL KUMAR MONDAL

AMAL CHANDRA MONDAL

10/07/1964

Permanent Account Number
BEOPM2946C

Shyamal Kumar Mondal

Signature



020063070

इस कार्ड को खोने / चुराने पर कानून लागू है / तीव्र
आयकर पैन सेवा कार्ड, एनएसडीयू
तीसरी मंजिल, सफ़ायर चैंबर,
बनार टेलिफोन एक्सचेंज के पास,
बनार, पुणे-411045

If this card is lost / someone's got card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Banar Telephone Exchange,
Banar, Pune-411045
Tel: 91-20-2721-8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Shyamal K. Mondal



ভারত সরকার
Government of India



শ্যামল কুমার মন্ডল
Shyamal Kumar Mandal
পিতা : অমল চন্দ্র মন্ডল
Father : AMAL CHANDRA MPONDAL
স্বাক্ষরিত / DOB : 10/07/1964
সুন্দর / Male



8513 0433 5016

স্বাক্ষরিত - সাধারণ মানুষের অধিকার



ভারতীয় দাপ্তরিক পরিচয়
Unique Identification Authority of India

ঠিকানা:
পূর্বপাড়া, বাজারঘাটা (সিটি),
ঘুন্সী, উত্তর ২৪ পরগনা,
পশ্চিমবঙ্গ, 700157

Address:
PURBAPARA, JatraGachi(CT),
Ghuni, North twenty four
Parganas, West Bengal, 700157

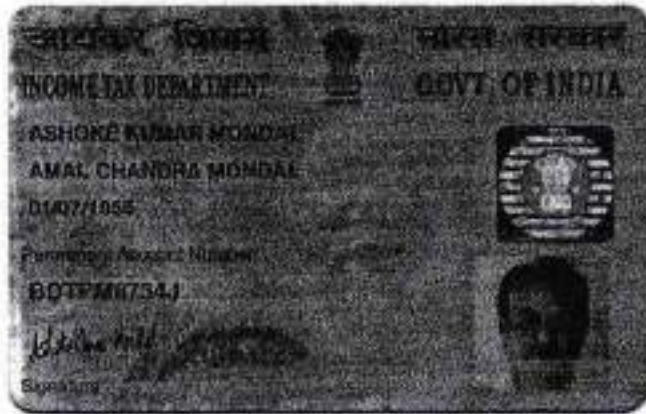
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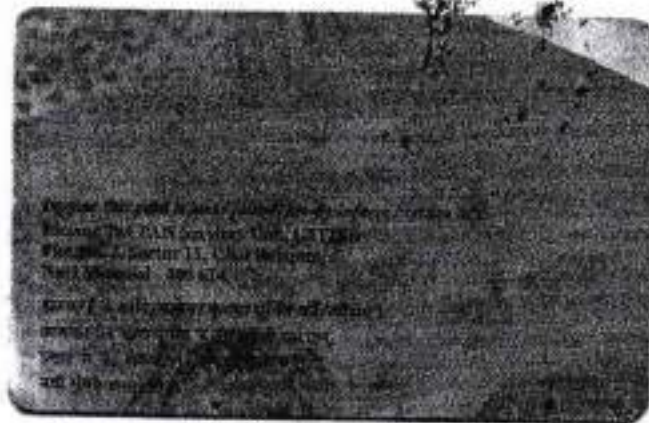
1600 300 1947
http://uaid.gov.in

www
www.uaid.gov.in

Shyamal Kumar Mandal



Ashoke Kumar Mondal.



भारत सरकार
भारत

अशोक कुमार मण्डल
Ashoke Kumar Mondal
जन्मतिथि/ DOB: 01/07/1955
पुरुष / MALE

5299 1667 1151

आधार-सामान्य मानुषेण अधिकार

Ashoke Kr. Mondal,

भारतीय विज्ञान संस्थान प्रधिकरण
भारतीय विज्ञान संस्थान प्रधिकरण OF INDIA

ठिकाना: Address:
पूर्व पार्सा, बर्साबादि (पिटी), BURBA PARA, Jahangirnagar,
उत्तर २४ परगना, North Twenty Four Parganas,
पश्चिमबंग - 700157 West Bengal - 700157

5299 1667 1151

Aadhaar-Aam Admi ka Adhikar



Barun Naskar



ভারত সরকার
 Unique Identification Authority of India
 Government of India
 তালিকাভুক্তির আই ডি / Enrollment No.: 1111/77714/04678

To
 শঙ্কর নস্কর
 Sankar Naskar
 GHUNI NASKAR PARA
 JATRAGACHHI
 Jatragachi(CT)
 Ghuni
 North Twenty Four Parganas
 West Bengal 700157

31/08/2014
 166862480



ML668624938FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
8716 5772 2344

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

শঙ্কর নস্কর
 Sankar Naskar
 পিতা : বিমল চন্দ্র নস্কর
 Father : BIMAL CHANDRA NASKAR
 জন্মতারিখ / DOB : 12/11/1965
 পুরুষ / Male

8716 5772 2344

আধার - সাধারণ মানুষের অধিকার



Sankar Naskar



Sankar Naskar





भारत सरकार
Government of India



নাম / Name
TAPAN NASKAR
পিতা : সুধা কান্তা নস্কর
Father: SUDHA KANTA NASKAR

জন্ম তারিখ / DOB: 04/01/1953
লিঙ্গ / Male



6504 9174 6970

আধার - সাধারণ মানুষের অধিকার

Signature



ভারত সরকার
Unique Identification Authority of India

টিকিটো, ডিডি, ব্যাংককর্তব্য পত্রিকা
সেবাগুলি নগর, ভারতীয়
সমসাময়িকি সেবাসমূহ (এস)
সেবা স্ক্র নগর, ইতিম ২৫ নগর
পত্রিকা বহু,

Address DC-60,
NARAYANTALA WEST,
DESHBANDHU NAGAR,
BAGLIATI, Rajshahi,
Gopalspur (m), Morh 24
Parganas, Desh Bandhu
Nagar, West Bengal/700000

6504 9174 6970

1847
1800 300 1247

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TAPAN NASKAR
SUDHAKANTA NASKAR
04/04/1968
Financial Account Number
ADBPN6092K



Tapan Naskar

Signature

Tapan Naskar

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

यह कार्ड को खोने पर कृपया सूचित करें/वापस :
आयकर सेवा एकाई, UHSE,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.



ভারত সরকার
Unique Identification Authority of India
স্বাধীনতা সড়ক, গণেশ

তালিকাভুক্তির নম্বর/ Enrolment No.: 0635/10106/27864

To
বিস্বজিত নস্কর
Biswajit Naskar
NASKAR PARA
JATRAGACHHI
Jatragachi(CT)
Ghuni
North Twenty Four Parganas West Bengal - 700157
9831062593

Demographic Data: 12/09/2013

Signature valid



Demographic Data: 29/08/2013

QR Code with Photo/DOB

আমার আধার সংখ্যা / Your Aadhaar No. :

4301 8186 1483

VID : 9106 8892 8232 5017

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



বিস্বজিত নস্কর
Biswajit Naskar
জন্মতারিখ/DOB: 09/08/1975
পুংস্ব/MALE

4301 8186 1483

VID : 9106 8892 8232 5017

আমার আধার, আমার পরিচয়

Biswajit Naskar

भारत सरकार
GOVERNMENT OF INDIA

सर्वोच्च न्यायालय
Supreme Court Building
ADMR5853B

नाम / Name: BISWIJIT NASKAR
पिता/पति का नाम / Father's Name: BISWAL CHANDRA NASKAR
दिनांक / Date: 09/09/1977

Signature

Income Tax PAN Services Unit (ITITSE)
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

आयकर सेवा केंद्र
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,
नवी मुंबई - 400 614

आयकर संपर्क केंद्र
For Income Tax Related
Queries Call Toll Free No.:-
1800 180 1961

Biswijit Naskar



ভারত সরকার
 भारत सरकार

Government of India

ভালিকাভুক্তির আই ডি / Enrollment No. 2017/25088/03781

To
 বরুণ নস্কর
 Barun Naskar
 S/O: Bimalchandra Naskar
 VII-JATRAGACHI, PO-Ghuri
 Hatiana
 Hatiana
 North 24 Paraganas North 24 Paraganas
 West Bengal 700157

18/01/2016
 324810022



MA248100224F7



আপনার সংখ্যা / Your No.

3645 8933 4681

- সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



বরুণ নস্কর
 Barun Naskar
 জন্মতারিখ / DOB: 01/01/1975
 পুরুষ / Male



3645 8933 4681

- সাধারণ মানুষের অধিকার

Barun Naskar



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

এনআরআই আইডি / Enrolment No. 1111/19991/00827

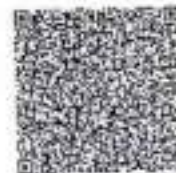
To
Susanta Naskar
সুপান্ত নস্কর
DC-59
NARAYANTALA WEST
BAGUIATI
Rajshahi Gopalpur (in)
Desh Bandhu Nagar, North 24 Parganas
West Bengal - 700059

03/03/2014



KL805122219FT

80512221



Susanta Naskar

আপনার আধার সংখ্যা / Your Aadhaar No. :

5630 3834 5319

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সুপান্ত নস্কর
Susanta Naskar
পিতা: সঞ্জয় কুমার নস্কর
Father: Sanjay Kumar Naskar

এনআরআই/008 211071972
পত্নী / Wife

5630 3834 5319



আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1523-04792/2020	Date of Registration	31/07/2020
Query No / Year	1523-3000835768/2020	Office where deed is registered	
Query Date	20/07/2020 4:31:41 PM	1523-3000835768/2020	
Applicant Name, Address & Other Details	SUPRATIM SAHA MANOLATA BA -12/2B D B NAGAR BAGUIATI, Thana : Baguiati, District : North 24- Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9830124656, Status : Advocate		
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 : 8,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 94,49,344/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article-48(g))	Rs. 8,021/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi, JI No: 24, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1276 (RS :-1276)	LR-77	Bastu	Shali	9 Katha 1 Chatak 20 Sq Ft	1/-	94,49,344/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					14.999Dec	1 /-	94,49,344 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri ASHOKE KUMAR MONDAL, (Alias: Shri ASHOKE MONDAL) Son of AMAL CHANDRA MONDAL JATRAGACHI, P.O:- GHUNI, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Casté: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: BDTPM8734J, Aadhaar No: 52xxxxxxxx1151, Status :Individual, Executed by: Self, Date of Execution: 24/07/2020 , Admitted by: Self, Date of Admission: 24/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/07/2020 , Admitted by: Self, Date of Admission: 24/07/2020 ,Place : Pvt. Residence



	24/07/2020 Admitted by: Self, Date of Admission: 24/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/07/2020 Admitted by: Self, Date of Admission: 24/07/2020 ,Place : Pvt. Residence
3	Shri SIBNATH NASKAR Son of BIMAL CHANDRA NASKAR JATRAGACHI, P.O:- GHUNI, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AKLPN7211K, Aadhaar No: 93xxxxxxxx9179, Status :Individual, Executed by: Self, Date of Execution: 24/07/2020 Admitted by: Self, Date of Admission: 24/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/07/2020 Admitted by: Self, Date of Admission: 24/07/2020 ,Place : Pvt. Residence
4	Shri SANKAR NASKAR Son of BIMAL CHANDRA NASKAR JATRAGACHI, P.O:- GHUNI, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AMKPN4931H, Aadhaar No: 52xxxxxxxx1151, Status :Individual, Executed by: Self, Date of Execution: 24/07/2020 Admitted by: Self, Date of Admission: 24/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/07/2020 Admitted by: Self, Date of Admission: 24/07/2020 ,Place : Pvt. Residence
5	Shri BARUN NASKAR Son of BIMAL CHANDRA NASKAR JATRAGACHI, P.O:- GHUNI, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ARJPN1542N, Aadhaar No: 36xxxxxxxx4681, Status :Individual, Executed by: Self, Date of Execution: 24/07/2020 Admitted by: Self, Date of Admission: 24/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/07/2020 Admitted by: Self, Date of Admission: 24/07/2020 ,Place : Pvt. Residence
6	Shri BISWAJIT NASKAR Son of BIMAL CHANDRA NASKAR JATRAGACHI, P.O:- GHUNI, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ADMPN5853B, Aadhaar No: 43xxxxxxxx1483, Status :Individual, Executed by: Self, Date of Execution: 24/07/2020 Admitted by: Self, Date of Admission: 24/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/07/2020 Admitted by: Self, Date of Admission: 24/07/2020 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TIRUPATI CONSTRUCTION DC-60 NARAYANTALA WEST, P.O:- D B NAGAR, P.S: Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 , PAN No.:: ADBPN6092K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

10



Representative Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Shri TAPAN NASKAR (Presentant) Son of Late SUDHA KANTO NASKAR DC 80 NARAYANTALA WEST, P.O:- D B NAGAR, P.S:- Bagulati, District-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation Business, Citizen of: India, PAN No.:: ADBPN6092K, Aadhaar No: 85xxxxxxxx6970 Status : Representative, Representative of : TIRUPATI CONSTRUCTION (as SOLE PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SUSANTA NASKAR Son of Late SANAT KUMAR NASKAR DC 39 NARAYANTALA WEST, P.O:- D B NAGAR, P.S:- Bagulati, District-North 24-Parganas, West Bengal, India, PIN - 700059			
Identifier Of Shri ASHOKE KUMAR MONDAL, Shri SHYAMAL KUMAR MONDAL, Shri SIBNATH NASKAR, Shri SANKAR NASKAR, Shri BARUN NASKAR, Shri BISWAJIT NASKAR, Shri TAPAN NASKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ASHOKE KUMAR MONDAL	TIRUPATI CONSTRUCTION-2.49983 Dec
2	Shri SHYAMAL KUMAR MONDAL	TIRUPATI CONSTRUCTION-2.49983 Dec
3	Shri SIBNATH NASKAR	TIRUPATI CONSTRUCTION-2.49983 Dec
4	Shri SANKAR NASKAR	TIRUPATI CONSTRUCTION-2.49983 Dec
5	Shri BARUN NASKAR	TIRUPATI CONSTRUCTION-2.49983 Dec
6	Shri BISWAJIT NASKAR	TIRUPATI CONSTRUCTION-2.49983 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachi, JI No: 24, P Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1276, LR Khatian No:- 77		Seller is not the recorded Owner as per Applicant.

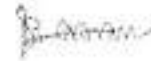




On 20-07-2020

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 94,49,344/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 24-07-2020

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

Presented for registration at 19:25 hrs on 24-07-2020, at the Private residence by Shri TAPAN NASKAR .

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

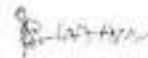
Execution is admitted on 24/07/2020 by 1. Shri ASHOKE KUMAR MONDAL, Alias Shri ASHOKE MONDAL, Son of AMAL CHANDRA MONDAL, JATRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Professionals, 2. Shri SHYAMAL KUMAR MONDAL, Alias Shri SHYAMAL MONDAL, Son of AMAL CHANDRA MONDAL, JATRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Professionals, 3. Shri SIBNATH NASKAR, Son of BIMAL CHANDRA NASKAR, JATRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Professionals, 4. Shri SANKAR NASKAR, Son of BIMAL CHANDRA NASKAR, JATRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Professionals, 5. Shri BARUN NASKAR, Son of BIMAL CHANDRA NASKAR, JATRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Professionals, 6. Shri BISWAJIT NASKAR, Son of BIMAL CHANDRA NASKAR, JATRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Professionals

Indetified by Shri SUSANTA NASKAR, . , Son of Late SANAT KUMAR NASKAR, DC 39 NARAYANTALA WEST, P.O D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

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

Execution is admitted on 24-07-2020 by Shri TAPAN NASKAR, SOLE PROPRIETOR, TIRUPATI CONSTRUCTION (Sole Proprietoship), DC-60 NARAYANTALA WEST, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Indetified by Shri SUSANTA NASKAR, . , Son of Late SANAT KUMAR NASKAR, DC 39 NARAYANTALA WEST, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 31-07-2020

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.



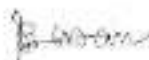
Registration fees paid by user (to be filled by user) - 100/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/07/2020 2:35PM with Govt. Ref. No: 192020210043674091 on 22-07-2020, Amount Rs: 8,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0APSYIX7 on 22-07-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1982, Amount: Rs.100/-, Date of Purchase: 21/07/2020, Vendor name: J K Bose
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/07/2020 2:35PM with Govt. Ref. No: 192020210043674091 on 22-07-2020, Amount Rs: 9,921/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0APSYIX7 on 22-07-2020, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 17 of the Registration Act, 1908
Registered in Book - I
Volume number 1523-2020, Page from 202592 to 202640
Deed No 152304792 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.08.06 14:14:22 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2020/08/06 02:14:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)