

13314/22 VC-3542/22

1-12851/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 668142

16/8/22
3.50

ce-2/24 65153

Certified that the development agreement is
genuine. The signature should suit
the endorsement; checks and other
documents are the part of this document.

District Sub-Registrar
Alipora, South

[Handwritten signature]
18-08-22

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 16 day
of August, Two Thousand Twenty Two (2022) -

- BETWEEN -

(2)

1) MR. NISHI KANTA NASKAR (PAN NO. AECPN 8898R), (Aadhar No. 2691 4371 8191). (Phone No. 9007345462), son of Late Srinibas Naskar @ Chinibas Naskar, by faith Hindu, by Occupation Service, by Nationality Indian, (2) MRS. LAXMI NASKAR, (PAN NO. BYXPN 4036K), (Aadhar No. 6918 5039 0414). (Phone No. 9123320655), wife of Late Jatindra Nath Naskar, by faith Hindu, by Occupation Housewife, by Nationality Indian, (3) MR. SUDHIR NASKAR (PAN NO. BCFPN 3709R), (Aadhar No. 5902 4850 6224), (Phone No. 7278858812), son of Late Jatindra Nath Naskar, by faith Hindu, by Occupation Business, by Nationality Indian, (4) MR. DILIP NASKAR (PAN NO. AUZPN 2158B), (Aadhar No. 8983 6960 3886), (Phone No. 9831547279), son of Late Jatindra Nath Naskar, by faith Hindu, by Occupation Business, by Nationality Indian, (5) ARATI HALDER (PAN NO. AXOPH 8891B), (Aadhar No. 5209 4114 6672), (Phone No. 9748165804), wife of Madhab Halder, daughter of Late Jatin Naskar @ Jatindra Nath Naskar, all are residing at 61C, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata-700 039, (6) MRS. CHAYA RANI NASKAR (PAN NO AYQPN 6148J). (Aadhar No. 4377 6136 5387), (Phone No. 9748046473), wife of Late Lakshmi Kanta Naskar, by faith Hindu, by Occupation Housewife, by Nationality Indian, (7) MR. UTTAM NASKAR (PAN NO. AEEPEN 4623C), (Aadhar No. 6377 5519 0095), (Phone No. 7439639962) son of Late Lakshmi Kanta Naskar, by faith Hindu, by Occupation Business, by Nationality Indian, both are residing at 61C/1, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata- 700 039, (8) MRS TUMPA SARDAR, (PAN NO. JXEPS 1556K), (Aadhar No. 3500 6612 5422), (6291503108) daughter of Late Lakshmi Kanta Naskar, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 110, Brij Purba Para, Srirampur, Garia, P.O. & P.S. Garia, Kolkata - 700084, hereinafter jointly and collectively Called and referred to as the "FIRST PARTY/LANDOWNERS (Which term shall unless or excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assignees) of the FIRST PART.

(3)

SHIVAM ENTERPRISE, (AEUFS0152D) having its Office at 37/4F, Dr. G.S. Bose Road, Police Station Kasba, Post Office Tiljala Kolkata-700039, a Partnership firm represented by the Partners namely (1) MANISH KUMAR SHAW (PAN NO. DIQPS1875E), Aadhar No. (6960 1639 2552),(Phone No. 7003801405) son of Hira Lal Shaw, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 4D/11A, Dharmatala Road, , , Kolkata- 700039, P.S. Kasba, P.O. Tiljala, 24 Parganas (South), and(2)BHUPESH CHANDRA MISHRA (PAN NO.AL RPM139C), (AADHAR NO.2830-1659-8222), (Phone No. 9831410236)son of Late Shyam Narayan Mishra by faith Hindu, by Occupation Business, by Nationality Indian, residing at 157 Dr G S Bose Road Kolkata -700039, P.S- Kasba, P.O-Tiljala, hereinafter jointly called and referred to as the DEVELOPER/SECOND PARTY (Which term shall unless or excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assignees) of the SECOND PART.

WHEREAS by a Bengali registered Partitioned Deed dated 16.03.1993, which was registered at A.D.S.R Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 70, Pages 301 to 310, Being No. 3767 for the year 1993, One Jatindra Nath Naskar, Lakshmi Kanta Naskar and Nishi Kanta Naskar, all are sons of Late Chinibas Naskar, partitioned their landed property of ALL THAT piece and parcel of Bastu Land total measuring about (4 Cottah 8 (Eight) Chittacks be the same a little more or less together with structures thereon comprised in Mouza Kasba, JL. No. 13, Touzi No. 145, R.S. No. 233, RS. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 61/C, Dr. Girindra Sekhar Bose Roar Police Station Kasba Post Office Tiljala, Kolkata-700 039, District 24 Parganas (South).

AND WHEREAS among them Jatindra Nath Naskar (the deceased husband of First Party No. 2 herein and the deceased father of the First Party No 3, 4 and 5 herein) allotted separately exclusively and absolutely by the aforesaid registered partition deed dated 16.03.1993 ALL THAT piece and parcel of Bastu land measuring about 1 (one) Cottah 7 (Seven) Chittacks be the same a little more or less together with structures standing

(3)

SHIVAM ENTERPRISE, (AEUFS0152D) having its Office at 37/4F, Dr. G.S. Bose Road, Police Station Kasba, Post Office Tiljala Kolkata-700039, a Partnership firm represented by the Partners namely (1) MANISH KUMAR SHAW (PAN NO. DIQPS1875E), Aadhar No. (6960 1639 2552),(Phone No. 7003801405) son of Hira Lal Shaw, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 4D/11A, Dharmatala Road, , , Kolkata- 700039, P.S. Kasba, P.O. Tiljala, 24 Parganas (South), and(2)BHUPESH CHANDRA MISHRA (PAN NO.AL RPM139C), (AADHAR NO.2830-1659-8222), (Phone No. 9831410236)son of Late Shyam Narayan Mishra by faith Hindu, by Occupation Business, by Nationality Indian, residing at 157 Dr G S Bose Road Kolkata -700039, P.S- Kasba, P.O-Tiljala, hereinafter jointly called and referred to as the DEVELOPER/SECOND PARTY (Which term shall unless or excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assignees) of the SECOND PART.

WHEREAS by a Bengali registered Partitioned Deed dated 16.03.1993, which was registered at A.D.S.R Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 70, Pages 301 to 310, Being No. 3767 for the year 1993, One Jatindra Nath Naskar, Lakshmi Kanta Naskar and Nishi Kanta Naskar, all are sons of Late Chinibas Naskar, partitioned their landed property of ALL THAT piece and parcel of Bastu Land total measuring about (4 Cottah 8 (Eight) Chittacks be the same a little more or less together with structures thereon comprised in Mouza Kasba, JL. No. 13, Touzi No. 145, R.S. No. 233, RS. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 61/C, Dr. Girindra Sekhar Bose Roar Police Station Kasba Post Office Tiljala, Kolkata-700 039, District 24 Parganas (South).

AND WHEREAS among them Jatindra Nath Naskar (the deceased husband of First Party No. 2 herein and the deceased father of the First Party No 3, 4 and 5 herein) allotted separately exclusively and absolutely by the aforesaid registered partition deed dated 16.03.1993 ALL THAT piece and parcel of Bastu land measuring about 1 (one) Cottah 7 (Seven) Chittacks be the same a little more or less together with structures standing

(4)

thereon out of the said 4 (Four) Cottahs 8 (Eight) Chittacks land comprised in Mouza Kasba, JL No. 13, Touzi No. 145, RS No. 233, RS. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 61/C, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata-700 039, District 24 Parganas (South).

AND WHEREAS the said Jatindra Nath Naskar mutated his name with the record of the KMC and his name is recorded in the record of the KM.C. in respect of his allocated portion of land and structures and his portion was re assessed and re-numbered as Premises No. 61C, Dr. Girindra Sekhar Bose Road, Ward No. 67, Assessee No. 21 -067-11-0415-8, Police Station Kasba, Post Office Tiljala, Kolkata-700 039, District 24 Parganas (South)

AND WHEREAS Lakshmi Kanta Naskar (the deceased husband of the First Party No. 6 herein and the deceased father of the First Party No. 7 and 8 herein) allotted separately exclusively and absolutely by the aforesaid registered partition deed dated 16.03.1993 ALL THAT piece and parcel of Bastu land measuring about 1 (one) Cottah 4 (Four) Chittacks ("Lot- B) be the same a little more or less together with structures standing thereon out of the Said 4(Four Cottahs 8 (Eight) Chittacks land comprised in Mouza Kasba, J.L No. 13, Touzi No. 145, RS No. 233 RS Khatian No 389, RS. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Promises No 61/C. Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata - 700 039, District 24 Parganas (South)

AND WHEREAS the said Lakshmi Kanta Naskar mutated his name with the record of the KMC and his name is recorded in the record of the K.M.C. in respect of his allocated portion of land and structures and his portion was re assessed and re-numbered as Premises No. 61C/1. Dr. Girindra Sekhar Bose Road, Ward No 67, Assessee No 21-067-11-0730-5, Police Station Kasba, Post Office Tiljala, Kolkata-700 039, District 24 Parganas (South).

(5)

AND WHEREAS Nishi Kanta Naskar (the First Party No. 1 herein) allotted separately exclusively and absolutely the aforesaid registered partition deed dated 16.03.1993 ALL THAT piece and parcel of Bastu find measuring about 1 (one) Cottah 4 (Four) Chittacks ("Lot C") be the same a little more or less together with structures standing thereon out of the said 4 (Four) Cottahs 8 (Eight) Chittacks land comprised in Mouza Kasba, J.L No. 13, Touzi No. 145, RS. No. 233, RS Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Y Municipal Corporation being Premises No. 61/C, Dr. Girindra Sekhar Bose Road, Police States, Post Office Tiljala, Kolkata-700 039, District 24 Parganas (South)

AND WHEREAS the said Nishi Kanta Naskar mutated his name with the record of the KMC and his name is recorded in the record of the KM.C. In respect of his allocated portion of land and structures and his portion was reassessed and re-numbered as Premises No. 61C/2, Dr. Girindra Sekhar Bose Road, Ward No. 67, Assessee No.21-067-11-0731-7, Police Station Kasba, Post Office Tiljala, Kolkata-700 039, District 24 Parganas (South)

AND WHEREAS the said Jatindra Nath Naskar died intestate on 01.03.2004 leaving behind him, his wife namely Laxmi Naskar (the First Party No. 2 herein), and two sons namely Sudhir Naskar and Dilip Naskar (the First Party No. 3 and 4 herein) and only daughter namely Arati Halder (the First Party No. 5 herein) as his legal heirs and representatives of his estate including the aforesaid property left by him.

AND WHEREAS the said Lakshmi Kanta Naskar died intestate on 16.01.2005 leaving behind him, his wife namely Chaya Rani Naskar (the First Party No. 6 herein), and one son namely Uttam Naskar, one daughter namely Tumpa Sardar (the First Party No. 7 and 8 herein) as his legal heirs and representatives of his estate including the aforesaid property left by him.

(6)

AND WHEREAS thereafter on the basis of an amicable settlement and desire between the First Party No. 1 and the First Party No. 2, 3, 4 and 5, they have hereto decided to exchange portions of their said land between themselves lawfully with their possession right, title, interest free from all encumbrances along with easement rights for better further enjoyment of the property in future.

AND WHEREAS by a registered Deed of Exchange dated 30.07.2019, which was registered at the Office at D.S.R. III, at Alipore and recorded in Book No. 1, Volume No. 1603-2019, Pages from 84841 to 84867, being No. 160302650, for the year 2019, the First Party No. 2, 3, 4 and 5 jointly hereby conveyed and exchanged ALL THAT piece and parcel of Bastu Land measuring more or less an area of undivided 1/2 (half) share i.e. 517. 5 Sqft, equivalent to 11 (eleven) Chittacks 22.5 (twenty two point five) Sqft. appurtenant land out of net land measuring 1 (One) Cottah 7 (Seven) Chittacks together with tiles shed structures measuring 250 Sqft, out of 500 Sqft, being Premises No. 61C, Dr. Girindra Sekhar Bose Road, Ward No.: 067, Assessee No. 21-067-11-0415-8, Police Station Kasba, Post Office Tiljala, Kolkata 700 039, District 24 Parganas (South) together with common easement rights and facilities attached thereto unto and in favour of the First Party No. 1 herein AND WHEREAS on the same deed the First Party No. 1 hereby conveyed and exchanged ALL THAT piece and parcel of Bastu Land measuring more or less an area of undivided 1/2 (half) share i.e. 450 Sqft, equivalent to 10 (ten) Chittacks appurtenant land out of net land measuring 1 (One) Cottah 4 (four) Chittacks together with tiles shed structures measuring 250 Sqft., out of 500 Sqft., being Premises No. 61C/2, Dr. Girindra Sekhar Bose Road, Ward No. 067, Assessee No. 21-067-11-0731-7, Police Station Kasba, Post Office Tiljala, Kolkata-700 039, District 24 Parganas (South) together with common easement rights and facilities attached thereto unto and in favour of the First Party No. 2, 3, 4 and 5 herein.

(7)

AND WHEREAS thereafter the said First Party No. 1, 2, 3, 4 and 5 jointly amalgamated their property i.e. ALL THAT piece and parcel of Bastu Land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks be the same a little more or less together with 1000 Sqft, tiles shed structures standing thereon lying in and situated at Municipal Premises No. 61C/2, 61C, Dr. Girindra Sekhar Bose Road, Ward No. 067, Police Station Kasba, Post Office Tiljala, Kolkata-700039, District 24 Parganas (South) in the record of the Kolkata Municipal Corporation and the said entire property re-assessed and re-numbered as 61C, Dr. Girindra Sekhar Bose Road, Ward No. 067, Assessee No. 21-067-11-0415-8, Police Station Kasba, Post Office Tiljala, Kolkata-700 039, District 24 Parganas (South).

AND WHEREAS now on the basis of an amicable settlement and desire between the all Owners, Parties of First Part mention above they have hereto decided to amalgamation of their said land between themselves lawfully with their possession right, title, interest free from all encumbrances along with easement rights for better further enjoyment of the property in future as written fully in the Schedule (A) hereunder and described accordingly.

AND WHEREAS thereafter by a registered Deed of Amalgamation dated 11.04.2022 which was registered at the Office at D.SR. III, at Alipore and recorded in Book No. 1, Volume No. 1603-2022, Pages from 190762 to 190795, being No. 160305650, for the year 2022, the said all owners (Parties of First Part) have jointly amalgamated their property i.e. ALL THAT piece and parcel of Bastu Land measuring about 4 (Four) Cottahs 8 (Eight) Chittacks be the same a little more or less together with 1500 Sqft, tiles shed structures standing thereon lying in and situated at Municipal Premises No. 61C/1, 61C, Dr. Girindra Sekhar Bose Road, Ward No. 067, Police Station Kasba, Post Office Tiljala, Kolkata-700 039, District 24 Parganas (South) in the record of the Kolkata Municipal Corporation and the said entire property re-assessed and re-numbered as 61C, Dr. Girindra Sekhar Bose Road, Ward No. 067, Assessee No. 21-067-11-0415-8, Police Station Kasba, Post Office Tiljala, Kolkata-700 039, District 24 Parganas (South).

(8)

AND WHEREAS the said owners are now desirous of developing the said premises by constructing thereupon new multi-storied building of the said premises mentioned in SCHEDULE "A" hereunder in accordance with the sanction building plan to be approved by the Kolkata Municipal Corporation. But due to financial stringency and/or paucity of funds the owner is unable to start the construction of the said building and had been search of Promoter and/or Developer, who can undertakes the responsibility of construction of such building of the said premises of his/her/their own arrangement and expenses.

AND WHEREAS having come to know the intention of the Owner, the Developer contacted the Owner and requested him to allow and develop the said premises as desired by the Owner by constructing the proposed building in accordance with the sanction plan to be sanction by the Kolkata Municipal Corporation at his own arrangement, cost and expenses.

AND WHEREAS on negotiation between the parties, the Owner to allow the Developer to develop the said premises on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES HERETO the following terms and conditions.

ARTICLE I: DEFINATIONS

1.1 OWNERS: - Shall mean 1) MR. NISHI KANTA NASKAR (PAN NO. AECPN 8898R), (Aadhar No. 2691 4371 8191). (Phone No. 9007345462), son of Late Srinibas Naskar @ Chinibas Naskar, by faith Hindu, by Occupation Service, by Nationality Indian, (2) MRS. LAXMI NASKAR, (PAN NO. BYXPN 4036K), (Aadhar No. 6918 5039 0414). (Phone No. 9123320655), wife of Late Jatindra Nath Naskar, by faith Hindu, by Occupation Housewife, by Nationality Indian, (3) MR. SUDHIR NASKAR (PAN NO. BCFPN 3709R), (Aadhar No. 5902 4850 6224), (Phone No. 7278858812), son of Late Jatindra Nath Naskar, by faith Hindu, by Occupation Business, by Nationality Indian, (4) MR. DILIP NASKAR (PAN NO. AUZPN 2158B), (Aadhar No. 8983 6960 3886),

(Phone No. 9831547279), son of Late Jatindra Nath Naskar, by faith Hindu, by Occupation Business, by Nationality Indian, (5) ARATI HALDER (PAN NO. AXOPH 8891B), (Aadhar No. 5209 4114 6672), (Phone No. 9748165804), wife of Madhab Halder, daughter of Late Jatin Naskar @ Jatindra Nath Naskar, all are residing at 61C, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata-700 039, (6) MRS. CHAYA RANI NASKAR (PAN NO AYQPN 6148J). (Aadhar No. 4377 6136 5387), (Phone No. 9748046473), wife of Late Lakshmi Kanta Naskar, by faith Hindu, by Occupation Housewife, by Nationality Indian, (7) MR. UTTAM NASKAR (PAN NO. AEEP N 4623C), (Aadhar No. 6377 5519 0095), (Phone No. 7439639962) son of Late Lakshmi Kanta Naskar, by faith Hindu, by Occupation Business, by Nationality Indian, both are residing at 61C/1, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata- 700 039, (8) MRS TUMPA SARDAR, (PAN NO. JXEPS 1556K), (Aadhar No. 3500 6612 5422), (6291583108) daughter of Late Lakshmi Kanta Naskar, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 110, Briji Purba Para, Srirampur, Garia, P.O. & P.S. Garia, Kolkata - 700084, and their heirs, executors, administrators, legal representatives and assigns.

1.2 DEVELOPER :- Shall mean **SHIVAM ENTERPRISE**, (AEUFS0152D) having its Office at 37/4F, Dr. G.S. Bose Road, Police Station Kasba, Post Office Tiljala Kolkata-700039, a Partnership firm represented by the Partners namely (1) **MANISH KUMAR SHAW** (PAN NO. DIQPS1875E) , Aadhar No. (6960 1639 2552),(Phone No. 7003801405) son of Hira Lal Shaw, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 4D/11A, Dharmatala Road, , , Kolkata- 700039, P.S. Kasba, P.O. Tiljala, 24 Parganas (South), and (2) **BHUPESH CHANDRA MISHRA** (PAN NO.AL RPM139C), (AADHAR NO.2830-1659-8222), (Phone No. 9831410236)son of Late Shyam Narayan Mishra by faith Hindu, by Occupation Business, by Nationality Indian, residing at 157 Dr G S Bose Road Kolkata -700039, P.S-Kasba, P.O-Tiljala, and includes theirs, executors, legal representatives, successors-in-office and assigns.

(Phone No. 9831547279), son of Late Jatindra Nath Naskar, by faith Hindu, by Occupation Business, by Nationality Indian, (5) ARATI HALDER (PAN NO. AXOPH 8891B), (Aadhar No. 5209 4114 6672), (Phone No. 9748165804), wife of Madhab Halder, daughter of Late Jatin Naskar @ Jatindra Nath Naskar, all are residing at 61C, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata-700 039, (6) MRS. CHAYA RANI NASKAR (PAN NO AYQPN 6148J). (Aadhar No. 4377 6136 5387), (Phone No. 9748046473), wife of Late Lakshmi Kanta Naskar, by faith Hindu, by Occupation Housewife, by Nationality Indian, (7) MR. UTTAM NASKAR (PAN NO. AEEP 4623C), (Aadhar No. 6377 5519 0095), (Phone No. 7439639962) son of Late Lakshmi Kanta Naskar, by faith Hindu, by Occupation Business, by Nationality Indian, both are residing at 61C/1, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata- 700 039, (8) MRS TUMPA SARDAR, (PAN NO. JXEPS 1556K), (Aadhar No. 3500 6612 5422), (6291583108) daughter of Late Lakshmi Kanta Naskar, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 110, Brij Purba Para, Srirampur, Garia, P.O. & P.S. Garia, Kolkata - 700084, and their heirs, executors, administrators, legal representatives and assigns.

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- 1.3 **TITLE DEED:** - Shall mean all the original copy of the documents of title relating to the said premises shall be handed over by the owner to the Developer at the time of execution of this Agreement. The developer shall acknowledge it by giving receipt. The Developer shall hand over the original documents to the owner after completion of construction of the proposed building.
- 1.4 **PREMISES:-** Shall mean, 4 (Four) Cottahs 8 (Eight) Chittacks be the same a little more or less together with 1500 Sqft, tiles shed structures standing thereon lying in and situated at Municipal Premises No. 61C, Dr. Girindra Sekhar Bose Road, Ward No. 067, Assessee No. 21-067-11-0415-8, Police Station Kasba, Post Office Tiljala, Kolkata-700 039, District 24 Parganas (South) together with all rights of easements, common facilities and amenities annexed thereto which has been specifically mentioned in SCHEDULE "A" hereunder written.
- 1.5 **BUILDING:** - Shall mean building/s to be constructed on the said premises as per sanctioned plan to be sanctioned by the Kolkata Municipal Corporation upon the said property.
- 1.6 **OWNERS' ALLOCATION:** - Shall mean and has been mentioned in the SCHEDULE "B" hereunder.
- 1.7 **DEVELOPER'S ALLOCATION:** - Shall mean and has been mentioned in the SCHEDULE "C" hereunder.
- 1.8 **COMMON FACILITIES & AMENITIES:-** Shall include corridors, hall ways, stair ways, passage way, drive ways, common lavatories if any, pump space, underground water reservoir, overhead water tank, roof, water pump and motor, lift well with lift and accessories and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and land there under or mutually agreed upon by the Owner of units/floors/flats/spaces which has been specifically mentioned in the SCHEDULE "D" hereunder.

- 1.9 **SALEBLE SPACE:** - Shall mean units/floors/flats/ shops if any spaces in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.10 **COMMON EXPENSES:** - Shall mean and include the purpose of maintaining the said premise and the proposed building in particular the common parts as also meeting of the common expenses and matters relating to mutual right and obligations of the Developer, the Owner and its nominees including the intending purchaser/s and the common use and enjoyment thereof, which is mentioned in the SCHEDULE - "E" hereunder.
- 1.11 **THE ARCHITECT:** - Shall mean a company or person who has been appointed by the Developer and shall design and plan the building on the said premises and obtain the required sanction for construction of such building form the appropriate authorities.
- 1.12 **BUILDING PLAN:** - Shall mean such plan to be prepared by the Architect for the construction of the building and to be sanctioned by the Kolkata Municipal Corporation and/or any other competent authorities as the case may be.
- 1.13 **BUILT UP AREA:** - Shall mean and include the covered area of the flat, external and internal walls, stairs and stairs landing and columns, as specified in the Plan Sanctioned by the Kolkata Municipal Corporation.
- 1.14 **SUPER BUILT UP AREA:** - shall mean and include covered area plus common passage, roof, meter room, main gate, water reservoir tank, safety tank, as specified in the plan sanctioned by the Kolkata Municipal Corporation.

- 1.15 **TRANSFEROR:** - Shall mean the owner and the Developer who intends to sell the flats and the car parking space and shops if any allotted to them respectively, to the intending buyer/buyers together with undivided proportionate share of the land and right to use the common space in multi-storied building.
- 1.16 **TRANSFeree:**- Shall mean the person, firm, limited company or an Association or persons to whom units/floors/flats/ spaces/car parking spaces, shops if any in the building has been transferred.
- 1.17 **TRANSFER:** - Shall mean with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is legally a transfer of multi-storeyed building to Purchasers thereof.
- 1.18 **ROOF/TERRACE:** - Shall mean the ultimate roof of the said building Under Section 3(d) (2) of the West Bengal Apartment Ownership Act 1972, and it should be treated as one of the common areas and facilities.
- 1.19 **NOTICE:-** Shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.
- 1.20 **SINGULAR:** - Shall mean plural and vice versa, masculine shall include feminine and vice versa.

ARTICLE - II COMMENCEMENT

2.1 This Agreement shall be deemed to have commenced with the effect from the date of execution thereof.

ARTICLE - III; OWNERS' RIGHT & REPRESENTATION

3.1 The Owner hereto absolutely seized and possessed of and/or well and sufficiently entitled to ALL THAT piece and parcel of Bastu Land measuring about 4 (Four) Cottahs 8 (Eight) Chittacks be the same a little more or less together with 500 Sqft, tiles shed structures standing thereon lying in and situated at Municipal Premises No. 61C, Dr. Girindra Sekhar Bose Road, Ward No. 067, Assessee No. 21-067-11-0415-8, Police Station Kasba, Post Office Tiljala, Kolkata-700 039, District 24 Parganas (South) which has Specifically been described in the SCHEDULE - "A" hereunder together with all rights of easements, common facilities and amenities annexed thereto.

3.2 Save and except the Owner nobody else have any right, title, interest, claim, and demand whatsoever or howsoever and in respect of the said premises.

3.3 The said premises is free from all encumbrances, charges, liens, attachments, mortgages, Power of Attorney, whatsoever or howsoever.

3.4 The owner has no excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

3.5 The Owner has not sold, entered into any agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said premises prior to this agreement. This agreement is irrevocable, subject to the other terms and conditions of this Agreement.

3.6 The said premises are not subject to any notice or acquisition or requisition.

ARTICLE - IV: DEVELOPER'S RIGHTS

- 4.1 The Owner hereby grant exclusive right to the Developer to develop the said premises by way of constructing building thereon in accordance with the building plans to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties thereto.
- 4.2 The Owner will co-operate regarding acts of applications, plans, other paper and documents as may be required by the Developer or the purpose of obtaining sanction plan from the appropriate authority and the Developer shall bear the expenses for such acts including Architect's Fees.
- 4.3 That the Developer shall pay and bear all expenses towards sanction plan, building materials, Lawyer fees and all construction charges of the new building and to complete it in all respects at his own costs or at the cost of the intending Purchaser or Purchasers including architect fees charges expenses required to be paid or deposited for the purpose of development of the said premises.
- 4.4 It is made clear that save and except the share of the Owners allocation, in the proposed building as mentioned in SCHEDULE "B" hereunder all other units/floors/flats, if any will be the property of the Developer herein and if the Developer so desire, it could be disposed of by themself to the prospective buyers at any consideration or price at the sole discretion of the Developer.
- 4.5 Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Owner of the said premises or any part thereof to the developer or creating any right, title, or interest in respect thereof the Developer other than an exclusive license to the Developer for the purpose of development of the said premises in terms hereof and to deal with the Developer's Allocation.

- 4.6 The Developer shall have right to publish advertisement or hording at any place or the site to draw the attention of the prospective buyers of the units/floors/flats/car parking space/spaces of the proposed building.
- 4.7 The Intending Purchaser/s shall enjoy the roof right and common space of the entire building.

ARTICLE - V: CONSIDERATION

5.1 In consideration of the Agreement, the Owner have agreed to grant exclusive right of development of the said premises to the Developer and the Developer agrees and/or undertakes to allocate and/or handover to the Owner the following accommodation mentioned in the SCHEDULE "B" hereunder:-

5.2 Save and except the Owner's allocation mentioned in SCHEDULE "B" hereunder, the Developer is entitled to get remaining constructed area of the proposed building including all right of easements common facilities and amenities annexed thereto particularly mentioned in the SCHEDULE "C" hereunder.

5.3 a sum of Rs. 12,00,000/- (Rupees Twelve Lac) only shall pay by the Developer to the Owners as non-refundable amount into different parts and whereas out of the said amount the developer shall pay the KMC taxes and arrears and expenses regarding the schedule property.

ARTICLE - VI: POSSESSION

6.1 The owner shall make over possession of the said premises within Eighteen months from the date of receiving of the sanctioned plan.

ARTICLE - VII: PROCEDURE

7.1 Simultaneously on execution of this Agreement the Owner is granting proper authority to the Developer by executing and registering a Development Power of Attorney for the purpose of construction of the proposed building as per sanction plan to be sanctioned by the Kolkata Municipal Corporation and selling out the Flats, units, shops and/or commercial space/s of his share mentioned in the SCHEDULE "C" hereunder to the intending purchaser/s through Deed of Conveyance/s and Agreement for Sale/s. the Developer also sign and execute all necessary papers, deeds, documents, plans, etc. for the purpose of construction of the building and selling out the Developer's Allocation only on the basis of the registered Power of Attorney and represent the Owner for all purpose in connection with appropriate works before the appropriate authorities provided however the same shall not create financial liabilities upon the Owner.

7.2 Apart from the registered Development Power of Attorney, the Owner do hereby undertake that he shall execute as and when necessary all papers, deeds, documents, plans, etc., for the purpose of development of the said premise , if necessary.

7.3 After getting sanction of the building plan, the Developer shall handover Parties copy of the sanctioned Architectural Plan and Structural Plan to the Owner and but the Developer shall keep certified copy of the Architectural Plan and Structural Plan in his custody for construction of the building.

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7.4 The owner shall also hand over original title deeds, mutation certificate, paid tax receipts and other muniments relating to the title of the said premises to the Developer simultaneously on execution this Agreement. The Developer shall acknowledge it by giving receipt. The Developer shall handover the original documents to the Owner after completion of construction of the proposed building.

7.5 The Developer shall execute and register the Agreement for sale/s and Deed of Conveyance/s in respect of the allocated portion of the Developer mentioned in SCHEDULE "C" hereunder in favour of the intending Purchaser/Nominee selected by the Developer, on the basis of the registered Power of Attorney.

7.6 The Developer shall keep the original Development Agreement and Power of Attorney in his Custody.

ARTICLE - VIII: DEALINGS OF SPACES IN THE BUILDING

8.1 The Owner will be entitled to transfer or otherwise deal with his allocated flats in the building and the owner shall have no right, title, interest and/or authority to deal with any other portion (developer's allocation) of the proposed buildings.

8.2 That save and except allocation mentioned in the SCHEDULES - "B" & "C" hereunder, the common arrears, facilities and amenities will be jointly possessed by the Owner and the Developer and their heirs and nominees and the owner and the Developer shall have exclusive right to dispose of their portion in any manner whatever.

- 8.3 The Developer being the party of the Second Part shall be at liberty with exclusive right and authority to negotiate for sale of units/floor/flats excluding the allocation provided for the Owner under Owner's allocation, as mentioned herein before, of the said proposed building/s on the said premises with any prospective buyer/s on or before or in course of the construction work of the said building/s at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the consideration money for such transfer/s as aforesaid, including earnest money or initial payments or part payment thereof shall be received by the Developer and the Owners' herein will have no right and share and will not be entitled to any portion thereof.
- 8.4 The Developer shall be entitled to enter into agreement for sale/s or transfer/s or Deed of Conveyance/s in respect of Developers' allocation on the basis of the registered Development Power of Attorney and entitled to sign all necessary documents on behalf of the Owner. However, that such dealing shall not in any manner fastens or creates any financial and legal liabilities upon the owner.
- 8.5 The Developer shall execute the Agreement for sale/s, Deed of Conveyance/s in favour of the intending Purchaser/s of the Developer's allocation of the building/s on behalf of the Owner, save and except the Owner's allocation, on the strength of the Registered Development Power of Attorney. The cost of conveyance/s including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending purchaser or purchasers thereof.

ARTICLE - IX: BUILDINGS

- 9.1 The Developer shall at his own costs construct erect and complete the building at the said premises in accordance with the sanction plans with such materials and with such specifications as are mentioned in the SCHEDULE "F" hereunder written and as may be recommended by the Architect from time to time.
- 9.2 Subject to as aforesaid, the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto provided which are into inferior to the standard as mentioned in the Corporation Building Laws.
- 9.3 The Developer shall install erect in the said buildings at the Developer's own costs water storage tanks, overhead reservoirs, electric wiring fittings and other facilities as are required to be provided in a building having self-contained units/floors/flats/car parking space/s and constructed for sale of units/floors/flats/car parking space/s herein on completely ownership basis and as mutually agreed.
- 9.4 The Developer shall be authorized in the name of the Owner in so far as in necessary for apply and obtain quotas, entitlements, and other allocations of or for cement, all types of steels, bricks other buildings materials and accessories allocable to the owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, drainage sewerage and/or other facilities, if any available to the new building and other inputs and facilities required for the construction of enjoyment of the buildings.
- 9.5 The Developer shall at his own cost and expenses and without creating any financial or other liability to the Owner, construct and complete the said proposed buildings in it various units/floors/ flats/ space therein in accordance with the sanction building/s plans.

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9.6 All costs, charges, and expenses including architect's fees shall be discharged and paid by the Developer and the Owner will have no responsibility in this context to the Architect.

ARTICLE - X: COMMON FACILITIES

10.1 The Owner shall pay and bear all previous property taxes and other dues and outgoings in respect of the property up to the date of the execution of the Development Agreement subject to handing over the peaceful khas possession of the premises and deeds and documents of the said premises to the Developer.

10.2 As soon as the Building is completed, the Developer shall give written notice to the Owners requiring the owner to take possession of the Owner's allocation in the building.

10.3 The Owners shall not do any acts deeds or things whereby the Developer shall be prevented from construction and completion of the said building, as per approved plan.

10.4 Both the Developer and the Owners herein shall enjoy their respective allocations/ portions in the said building under their respective allocations/portions in the said building under their occupation forever with absolute right of alienation, transfer, gift etc., and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances.

ARTICLE - XI: COMMON RESTRICTION

The Owners' allocation in the proposed building shall be subject to the same restrictions and use as is applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building/s which shall include the follows:-

- 11.1 Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
- 11.2 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 11.3 Both Parties shall abide by all law, bye-laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, bye laws, rules and regulations.
- 11.4 The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from the against the consequence of any breach.
- 11.5 Neither party shall do or cause or permit to be done any act or thing which may render void and viable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of the reach.
- 11.6 No goods or other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building and no hindrance

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shall be cause in any manner in the free movement of users in the corridors and other places of common use in the building.

- 11.7 Neither party shall through or accumulate any dirt, rubbish, waster or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.
- 11.8 Either of the parties shall permit other's against with or without workmen and others at all reasonable times to enter into any upon the each party's allocation and each party thereof for the purpose of maintenance or repairing maintaining rebuilding cleaning lightening and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains gas and water pipes and electric wires and for any similar purpose.

ARTICLE - XII: OWNERS' OBLIGATIONS

- 12.1 The Owners doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the lawful construction of the said building at the said premises by the Developer. If any unreasonable interference or hindrance is caused by the owner or their agents servants representatives causing hindrance or impediment to such construction the Owner will be liable for damages.
- 12.2 The Owners doth hereby covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building/s at the said premises in favour of the intending buyers of units/floors/flats/spaces in the said building/s. The Owners further gives undertaking for and on behalf of their agents, servants, representatives for similar act at his own liability and responsibility.

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shall be cause in any manner in the free movement of users in the corridors and other places of common use in the building.

- 11.7 Neither party shall through or accumulate any dirt, rubbish, waster or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.
- 11.8 Either of the parties shall permit other's against with or without workmen and others at all reasonable times to enter into any upon the each party's allocation and each party thereof for the purpose of maintenance or repairing maintaining rebuilding cleaning lightening and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains gas and water pipes and electric wires and for any similar purpose.

ARTICLE - XII: OWNERS' OBLIGATIONS

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- 12.2 The Owners doth hereby covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building/s at the said premises in favour of the intending buyers of units/floors/flats/spaces in the said building/s. The Owners further gives undertaking for and on behalf of their agents, servants, representatives for similar act at his own liability and responsibility.

The Owners doth hereby agreed and covenant with the Developer not to let out, grant, lease, mortgage and/or charge or part with possession of the said premises or any portion thereof before the construction is completed without the consent in writing of the Developer on and from the date of execution of this Deed/Agreement.

- 12.4 The Owner herein will have no right, authority and power terminate and/or determine this agreement within the stipulated period of construction and sale of flats & car parking space, shops, of the said building. It is recorded herein that the completion period of the proposed building/s by the Developer shall be only (24) Twenty four months from the date of digging of the earth. The grace period for completion of the building for 6 (six) months due to non-complete of the project due to clearance of the tile of the First Party in respect of the said premises.
- 12.5 The owner herein undertakes not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of the said premises/lands or any portion thereof at any time during the subsistence of this agreements.
- 12.6 The Owner hereto without being influenced or provoked by anybody to hereby categorically avoid that as the Developer starts the construction of the said proposed building exclusively at his own cost arrangement and risk in as much as without having an financial participation and/or involvement on the part of the Owner hereto, the Owner henceforth for all times to come shall not raise any claim and/or press for any extra benefits and/or amount in terms of the registered General Power of Attorney although otherwise mentioned thereof and the Developer shall be at liberty to receive any amount form any purchaser/s in their own names and to appropriate the said sale proceeds of the units/floors/flats/spaces of the said building/s at his sole discretion without having any attachments and/or share thereon of the Owner hereto.

The Developer hereby agrees and covenants with the owner not to part with possession of the Owner's allocation or any portion thereof to any third party as agreed upon but the developer may deliver or part with possession of its allocated portion to any one, may enter into agreement with party or parties for transfer of any part of its allocated portion in the building to be erected upon the said premises.

13.5 The Developer shall have liberty to charge by way of equitable mortgage in respect of the Developer's allocation of the proposed building for selling out the flats and car parking space to the intending buyer/s and to make the owner free from all encumbrances and liabilities whatsoever.

13.6 The Developer shall provide/arrange shifting accommodation of owners for 4 family from the date of handover physical possession to the developer to till shifted owners in the newly constructed building at the said premises.

13.7 After the completion of the proposed building the developer shall handover physical possession to the owners first from owner's allocation, thereafter to the other intending purchaser/s.

ARTICLE - XIV: OWNER INDEMNITY

14.1 The Owner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances on the part of the Owner provided the Developer performs and fulfils all the terms and conditions herein contained and/or in its part to be observed and performed.

ARTICLE - XV: DEVELOPER'S INDEMNITY

15.1 The Developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of the any short of act or accident or omission or commission of the Developer in relation to the making of construction of the said building/s and the Developer also fully responsible if the construction falls down due to inferiority of the materials and other patent defects thereto.

The Developer hereby undertakes to keep the Owner indemnified against all suits, costs, proceedings, and claims that may arise out of the Developer's action regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

ARTICLE - XVI: MISCELLANEOUS

- 16.1 The Owner and the Developer have entered into the Agreement purely as a contract on the basis of this joint venture agreement and under any circumstances this shall not be treated as partnership and/or Associations in between the Owner and the Developer.
- 16.2 Immediately after possession of premises, be given by the Owner, the Developer shall be entitled to start construction with the sanction building plan.
- 16.3 As and from the date of completion of the building the Developer and/or its transferees and the Owner and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes and maintenance charges payable in respect of their respective spaces.
- 16.4 The proposed building to be constructed by the Developer shall be made in accordance with the specifications more fully and particularly mentioned and described in the SCHEDULE "F" hereunder written.

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ARTICLE - XVII: FORCE MAJEURE

17.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligations prevented by the existence of the "FORCE MAJEURE" and shall be suspended for the obligation during the duration of the "FORCE MAJEURE".

17.2 "FORCE MAJEURE" shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, political disturbance and labour problem and/or any other act or commission beyond the control of the parties hereto.

ARTICLE - XVIII: JURISDICTION

The Courts (Civil & Criminal) of Alipur shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

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THE SCHEDULE ABOVE REFERRED TO

SCHEDULE - "A"

(Description of the premises)

ALL THAT piece and parcel of Bastu Land measuring about 4 (Four) Cottahs 8 (Eight) Chittacks be the same a little more or less together with 500 Sqft, tiles shed structures standing thereon lying in and situated at Municipal Premises No. 61C, Dr. Girindra Sekhar Bose Road, Ward No. 067, Assessee No. 21-067-11-0415-8, Police Station Kasba, Post Office Tiljala, Kolkata-700 039, District 24 Parganas (South) District 24 Parganas (South), together with all right of easements, facilities and amenities annexed thereto, which is butted and bounded :-

ON THE NORTH:- 12 feet wide Road & other Premises.

ON THE SOUTH: - Premises No. 61A, Dr. Girindra Sekhar Bose Road.

ON THE EAST :- Premises No. 61D, Dr. Girindra Sekhar Bose Road.

ON THE WEST:- Other Premises.

SCHEDULE - "B"

(Owners' Allocation)

On completion of the proposed building/s in all respect by the Developer at its own cost and expenses, the Developer shall allocate and handover to the owner the following accommodation:-

shall mean ALL THAT 50% (Fifty Percent) of the sanctioned Floor Area Ratio (FAR) which has to be adjusted in, Entire First Floor of the building, and Two Flats (western side, South-East Side) of Ground Floor, and One Flat (South-East side) on the 3rd Floor of the Proposed new constructed Building, at the said premises mentioned in Schedule 'A'.

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sum of Rs. 12, 00,000 (Rupees Twelve Lac) only paid by the Developer/Second Party to the First Party/Owner as non-refundable amount which shall pay part by part as are mentioned below at the time of execution and registration of Development Agreement a sum of Rs. 2, 00,000/-, (Rupees Two Lac) only, and a sum of Rs. 2, 00,000/- (Rupees Two Lac) only at time of Shifting, a sum of Rs. 3, 00,000/-, (Rupees Three Lac) only after completion of the Second Floor roof Dhalai , and a sum of Rs. 3, 00,000/-, (Rupees Three Lac) only After completion of Third Floor, and a sum of Rs. 2, 00,000/-, (Rupees Two Lac) only At the time of possession handover.

THE SCHEDULE "C" ABOVE REFERRED TO

(Developer's Allocation)

DEVELOPER'S ALLOCATION: shall mean and include ALL THAT 50% (Fifty Percent) i.e., remaining portion of the sanctioned Floor Area Ratio (FAR) except the Landowner's allocation in a shape of several self-contained flat's and the Developer has every right to alienate, transfer and assign the Developer's nominated person's at the price so fixed by the Developer. Save and except the Owner's allocation mentioned in SCHEDULE - "B" hereinabove the Developer is entitled to get remaining constructed area of the proposed multi-storied building i.e., Entire Second Floor of the building, and One Flat (North-East/front Side) at the Ground Floor, and Two Flats (North-East and One Western side) on the 3rd Floor of the Proposed new constructed Building, at the said premises mentioned in Schedule 'A' including all right of easements common facilities and amenities annexed thereto.

THE SCHEDULE "D" ABOVE REFERRED TO

(Common Parts and Common Areas)

proportionate share in ALL THAT the Land comprised in the Said Premises more fully and particularly described in the First Schedule hereunder written together with all rights, liberties, easements and appendages hereto.

- Entire roof.
 - Main entrance to the Said Premises and the passages around the proposed Building (except the portion earmarked for car parking space).
 - Water pipes and other plumbing installations from underground/ overhead tank for supply of water and pump room.
 - Drainage and sewers and rain water pipe.
 - Paths and/or passages in the ground floor.
 - Main gate, boundary wall of the proposed building including doors thereof.
 - Space underneath the stairs of the ground floor where meters, pump and motors be installed and electrical wiring and other fittings (excluding only those as are to be installed within the exclusive area of any flat and/or exclusively for its use).
 - Stair case and staircase landings, lobbies on all the floors, entrance lobby if any.
 - Such other common parts, areas, equipment's, installations, fixture fittings and spaces in and about the Said Proposed Building as are necessary for common use for all occupants of the Units excluding the covered and open car parking space.
 - One Common Electric meter, one Collapsible gate in main entrance and top floor roof gate.
-
- Roof treatment at the top floor.
 - 3'- 6" (three feet Six Inches) Parapit wall.
 - Overhead water reservoir with one tap and underground water reservoir.
 - outside wall must be water proof and paint.

THE SCHEDULE "D" ABOVE REFERRED TO

(Common Parts and Common Areas)

proportionate share in ALL THAT the Land comprised in the Said Premises more fully and particularly described in the First Schedule hereunder written together with all rights, liberties, easements and appendages hereto.


- Entire roof.
- Main entrance to the Said Premises and the passages around the proposed Building (except the portion earmarked for car parking space).
- Water pipes and other plumbing installations from underground/ overhead tank for supply of water and pump room.
- Drainage and sewers and rain water pipe.
- Paths and/or passages in the ground floor.
- Main gate, boundary wall of the proposed building including doors thereof.
- Space underneath the stairs of the ground floor where meters, pump and motors be installed and electrical wiring and other fittings (excluding only those as are to be installed within the exclusive area of any flat and/or exclusively for its use).
- Stair case and staircase landings, lobbies on all the floors, entrance lobby if any.
- Such other common parts, areas, equipment's, installations, fixture fittings and spaces in and about the Said Proposed Building as are necessary for common use for all occupants of the Units excluding the covered and open car parking space.
- One Common Electric meter, one Collapsible gate in main entrance and top floor roof gate.

- Roof treatment at the top floor.
- 3'- 6" (three feet Six Inches) Parapit wall.
- Overhead water reservoir with one tap and underground water reservoir.
- outside wall must be water proof and paint.

THE SCHEDULE "E" ABOVE REFERRED TO

(Common Expenses)

Completion of the building, the Owner, the Developer and their nominees including intending Purchaser/s shall regularly and punctually pay proportionate share of the common expenses as fully described herein below:

- a) All costs for maintaining, operating, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstructing lightening the common portions of said building including the outer and external walls of the said Building.
 - b) The salary of persons employed for the common purpose including security personnel, sweepers, etc.
 - c) All charges and deposits for supplies of common utilities to the co-Owner in common.
 - d) Municipal Tax, water tax, and other levies in respect of the said premises and the proposed building save those separately assessed on the Purchasers.
 - e) Cost of running, maintenance, repairing and replacement of pumps and other common installations including their license fees, taxes and other levies, if any.
 - f) Electrical charges for the electricity energy consumed for the operation of common services.
 - g) All other expenses, taxes, rates and other levies as are deemed by the Association as the case may be necessary if incidental or liable to be paid by the Co-Owner in common.
 - h) Conceal wiring.
 - i) Wall completed by Paris.
- 

THE "F" SCHEDULE REFERRED TO

(Specification of Works Schedule)

The proposed building will be of R.C.C. structure, all outer walls will be 8" thick and internal partition wall will be 3"/5" thick with wire netting as per Architect's direction. Partition wall between two flats and entrance wall of the flat will be 5" thick; all plastered and all inside wall applied with putty. The Flat will be provided with water running from the common overhead tank and one electric meter.

- 1) Kitchen will be provided with a slab of black stone, one sink of standard size and sidewall will be glazed tiles up to 3' height upon kitchen slab with two water tabs.
- 2) All Floors would be of Marble along with the stair cases. (Scatting 4").
- 3) M.S. (Mild Steel) window with M.S. Frame and grill will be fitted with glazed glass and stay and will have aluminum with sliding windows with glass and grill.
- 4) Bathroom will have fitted 2 (two) taps, 1 (one) basin with tap, 1 (one) shower with hot and cold mixture Point; internal water pipe shall be PVC conceal line OT Pan/commode, Tiles on the wall up to 6" and PVC door with frame.
- 5) Main door will be wooden and all doors except bathroom will be flush door with wooden frame.
- 6) Conceal wiring ISI marked good quality wire, one A.C. wiring in every master room.
- 7) Wall putty outside building weather coat colour.

Any additional fittings/fixations/facilities (provided at the request of the Owner) would be charged by the Developer from the Purchaser/Landowner as per Developer's rate schedule.

WITNESSES WHEREOF the parties herein and hereunto have set and subscribed their hands and seals on the day, month and year first above written.

SEALED AND DELIVERED

in presence of:

Somnath Advocate

1) 21/03/08



LTI of Laxmi Naskar by the Pen of Somnath

2) Sedhis Naskar

4) Phoolraj Singh

5) Gopal Singh

6) Anand Singh

7) Uttam Naskar

8) Tumpa Sardar



Owners/First Party
SHIVAM ENTERPRISE

1) Manish 10 Shri

Partner

2) SHIVAM ENTERPRISE

Bhupesh chandra Mishra

Developers/Second Party



Read and Explain

Drafted by

Somnath Advocate

High Court, Cuttack

Kol 1

WD/1183/08.

MONEY RECEIPT

of and from the within named Developer in terms of the enclosed Agreement

of Rs. 2, 00,000/- (Rupees Two Lac) only.

WITNESSES

Vijaynath Dal Advocate

2. *Hish Soshi*
12/32, Dharmtali Road
Kol - 700029

1) *श्रीमती अश्विनी देवी*

2)  L.T.I of Laxmi Naskar by the *Laxmi Somnath*

3) *Sudhi's Naskar*

4) *श्रीमती अश्विनी देवी*

5) *श्रीमती अश्विनी देवी*

6) *श्रीमती अश्विनी देवी*

7) *Uttam Naskar*

8) *Tumpa Sardar.*



Owners / First Party

SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



D. I. of Lexmi Naskar by the Pa of Samant Adh



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

Sudhis Naskar



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

P. J. Naskar

SPECIMEN FORM FOR TEN FINGERPRINTS



Rishabh

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



Smita

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



Uttam Mahajan

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



Tampa Sardar

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

SPECIMEN FORM FOR TEN FINGERPRINTS



Handwritten signature

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



Handwritten signature

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



Veronith J. Advocate (Identified)

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



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



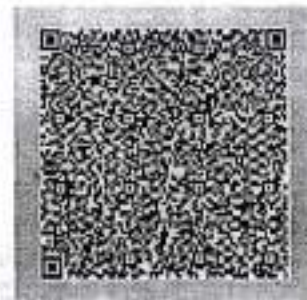
ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AEUFS0152D

SHIVAM ENTERPRISE

स्थापना की तारीख

Incorporation / Formation

30/06/2022



Signature Not Verified

Digitally signed by
Income Tax Deptt.
Date: 2022.06.05 14:53:19 IST

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



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



भारत सरकार
Government of India



Download Date: 06-06-2023



Manish Kumar Shaw
Date of Birth/DOB: 04/02/1993
Male/ MALE

Issue Date: 03-02-2017

6960 1639 2552

VID : 9171 0044 2943 6750

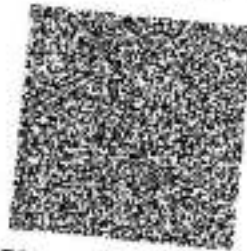
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
S/O Hira Lal Shaw, 1126, Picnic Garden
Road, Purba Shree Pally, Tiljala, South 24
Parganas,
West Bengal - 700039



6960 1639 2552

VID : 9171 0044 2943 6750

1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NISHI KANTA NASKAR
SRINIBAS NASKAR
17/05/1960

Premised Account Number
AECPN8898R



Nishi Kanta Naskar
Signature

[Faint, illegible text on a dark background, possibly a stamp or another document fragment]



ভারত সরকার
Government of India

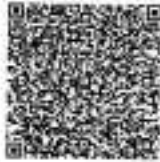
স্বীকৃতি আইডি / Enrollment No.: 1040/20699/31579

To
মি নিশি কান্ত নস্কর
Nishi Kanta Naskar
61 C DR. G S BOSE ROAD
Tijala
Tijala
Tijala South 24 Parganas
West Bengal 700039

79032270



MN793322702FT



আপনার স্বীকৃতি সংখ্যা / Your Aadhaar No. :

2691 4371 8191

স্বীকৃতি - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মি নিশি কান্ত নস্কর
Nishi Kanta Naskar
পিতা : শ্রীনিবাস নস্কর
Father: Srinibas Naskar
জন্মতারিখ / DOB: 17/05/1960
সুস্থ / Male



2691 4371 8191

স্বীকৃতি - সাধারণ মানুষের অধিকার



Government of India



স্বীকৃতি

- স্বীকৃতি পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা শক্ত করা।

INFORMATION

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

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



স্বীকৃতি আইডি অথরিটি
Unique Identification Authority of India

ঠিকানা:
61 সী, ডাঃ ডি এস বোস রোড,
তিলজালা, তিলজালা, দক্ষিণ ২৪
পার্গানা, পশ্চিম বঙ্গ, 700039

Address:
61 C. DR. G S BOSE ROAD,
Tijala, Tijala, South 24 Parganas,
West Bengal, 700039

2691 4371 8191

1947
1800 300 1047

help@uidai.gov.in

WWW
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BYXPN4036K



नाम / Name
LAXMI NASKAR

पिता का नाम / Father's Name
FAKIR PANDIT

जन्म की तिथि /
Date of Birth
01/02/1955


हस्ताक्षर / Signature

12052019



ভারত সরকার
Government of India



নামী নস্কর
Laxmi Naskar
পিতা : ফকির পন্ডি
Father : Fakir Pandit
জন্মতারিখ / DOB : 01/02/1955
মহিলা / Female



6918 5039 0414

আধার - সাধারণ মানুষের অধিকার



ভারতীয় অধিকার
Unique Identification Authority of India

ঠিকানা:
61 শ্রী. ডা. জি. এস. বোস
রোড, তিজলা, তিজলা, দক্ষিণ
২৪ পরগনা, পশ্চিম বঙ্গ,
700039

Address:
61 C, DR. G. S. BOSE ROAD,
Tijala, Tijala, South 24 Parganas,
West Bengal, 700039

6918 5039 0414

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDHIR NASKAR

JATINDRA NATH NASKAR

12/10/1975

Permanent Account Number

BCERN3709R

Sudhir Naskar
Signature



PH000010

यदि कार्ड के खोने/उपने पर कृपया सूचित करें/संवादें:

सुप्रीम पैर सेवा इकाई, एन एन सी यूए
5 वीं मंजिल, मातंग स्टारिंग,
प्लॉट नं. 241, सर्वे नं. 997/8,
मॉडल कॉलोनी, नजद डीप बंगलाउ चौक,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDL
5th Floor, Matang Starling,
Plot No. 241, Survey No. 997/8,
Model Colony Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 020-26194000 / 020-2721 8081

e-mail: nsdl@pan.ernet.in



भारत सरकार
GOVERNMENT OF INDIA



Sudhir Naskar
Date of Birth/DOB: 12/10/1975
Male/ MALE
Mobile No: 8336827597



5902 4850 6224
VID : 9155 6519 3943 3235

আমার আধার, আমার পরিচয়

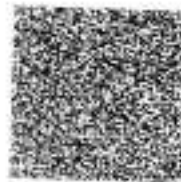


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 05/06/2018

Address :

S/O Satindra Nath Naskar, 61/C, DR G S
BOSE ROAD, Tiljala, South 24 Parganas,
West Bengal - 700039.



Generated Date: 04/05/2018



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1800 300 1947



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Bangalore-560 001



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DILIP NASKAR

JATINDRA NATH NASKAR

10/02/1980

Permanent Account Number

AUZPN2158B

Dilip Naskar
Signature



20112013

इस कार्ड को खोने / पाने पर कृपया सूचित करें / सूचनाएं
आयकर सेवा इकाई, एनएसडीएल
5वीं भवन, मास्ट्री स्टार्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कोला, नर देप बंगला चौक, पुणे - 411 016.

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

Tel: 91-20-2721 8050, Fax: 91-20-2721 8061
e-mail: helpline@nsdl.co.in



ভারতীয় বিজ্ঞান পরিচয় পরিচয়

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19712/05944

To
Dilip Naskar
61/C DR G S BOSE RD
TILJALA Tiljala S.O
Tiljala Kokata
West Bengal 700039

7646671



MN076466716DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8983 6960 3886

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



দিলীপ নস্কর
Dilip Naskar
পিতা : জেডিল নস্কর
Father : JATIN NASKAR
জন্ম বর্ষ / Year of Birth : 1978
পুরুষ / Male



8983 6960 3886

আধার - সাধারণ মানুষের অধিকার



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

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/19559/31505

To
আরতি হালদার
Arati Halder
88 PRANTIK PALLY
KASBA Kasba S.O
Kasba Kolkata
West Bengal 700042

23/09/2012



MN126416811DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5209 4114 6672

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



আরতি হালদার
Arati Halder
পিতা : জটিন নস্কর
Father : JATIN NASKAR
জন্ম সাল / Year of Birth : 1970
মহিলা / Female

5209 4114 6672



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

CHAYARANI NASKAR

NARYAN BISWAS

15/08/1962

Permanent Account Number

AYQPH6146J

Handwritten signature

Signature



AYQPH6146J



ভারত সরকার
ভারত সরকার
 Unique Identification Authority of India
 Government of India

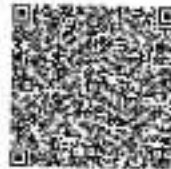
অনুকরণ নং / Enrollment No. : 1040/19712/05939

To
 Chayarani Naskar
 চায়রানী নস্কর
 61/C/1
 DR G S BOSE RD
 TILJALA
 TILJALA S.O
 Tiljala, Kolkata
 West Bengal - 700039

06/07/2013



KL191255782DF
 19125578



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4377 6136 5387

আধার - সাধারণ মানুষের অধিকার



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



চায়রানী নস্কর
 Chayarani Naskar
 পিতা: নারয়ন বিস্বাস
 Father: NARYAN BISWAS

১৯৬০/Year of Birth: 1960
 মহিলা / Female

4377 6136 5387



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UTTAM NASKAR
LAKSHMIKANTA NASKAR

22/08/1980

Permanent Account Number

AEPN4623C

Uttam Naskar

Signature





भारत सरकार
GOVERNMENT OF INDIA



উত্তম নস্কর
Uttam Naskar
পিতা : লক্ষ্মীকান্ত নস্কর
Father : LAXMIKANTA NASKAR
জন্ম সাল / Year of Birth : 1980
পুরুষ / Male



6377 5519 0095

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৯২/সি/১, ড. জি. এস. বোস রোড,
তিলজালা, তিলজালা, কোকাতা,
পশ্চিমবঙ্গ, ৭০০০৩৯

Address
61/C/1, DR G S BOSE RD,
TILJALA, Tijala S.O, Tijala
Kolkata, West Bengal,
700039

1947
1800 180 1947

1800 180 1947

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT

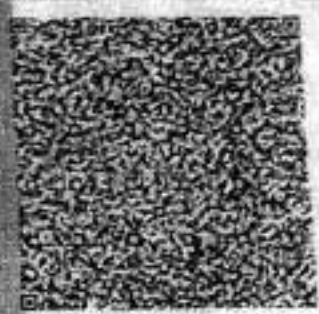


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

JXEPS1556K



नाम / Name
TUMPA SARDAR

पिता का नाम / Father's Name
LAXMIKANTA NASKAR

जन्म की तारीख /
Date of Birth
01/01/1984

Tumpa Sardar

हस्ताक्षर / Signature

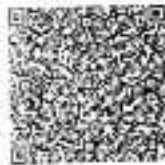
06092018



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

কালিকাতার আই ডি/Enrolment No.: 1040/19955/03276

To
 তুঙ্গা সর্দার
 Tumpa Sardar
 110 BRJI PURBA PARA
 Srirampur
 Garha South Twenty Four Parganas
 West Bengal 700084



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3500 6612 5422

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



তুঙ্গা সর্দার
 Tumpa Sardar
 পিতা : লক্ষ্মীকান্ত নাস্কর
 Father : LAXMIKANTA NASKAR
 জন্ম বর্ষ / Year of Birth : 1954
 মহিলা / Female



3500 6612 5422

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

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

12412205



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
 ১১০, ব্রজী পূর্বপাড়া, শ্রীরামপুর,
 গড়িয়া, পো ২৪ পরগণা, পশ্চিমবঙ্গ,
 700084

Address:
 110, BRJI PURBA PARA,
 Srirampur, Garha, South
 Twenty Four Parganas, West
 Bengal, 700084



1947
 1800 100 1947



help@uidai.gov.in



www.uidai.gov.in



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



Name **SOMNATH PAL** Advocate

Father's/Husband's Name **BAIJANATH PAL**

Asit Baran Basu
ASIT BARAN BASU CHAIRMAN EX-COMMITTEE

Asim Kumar Sarkar
ASIM KUMAR SARKAR CHAIRMAN

Card No. C-1154

Address Recorded on the Roll 7/E, PICNIC GARDEN 1ST LANE
KOLKATA-700 019

Present Address - DO -

Enrollment No. F / 1183 / 2008

Date of Enrollment 21.01.2009 Date of Birth 04.04.1983

Date 11/1/09

M. M. M.
Secretary/Assistant Secretary

आयकर विभाग
INCOME TAX DEPARTMENT

MANISH KUMAR SHAW

HIRALAL SHAW

04/02/1993

DIQPS1875E

Manish Kumar Shaw

भारत सरकार
GOVT. OF INDIA



00000011





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

Payment Details

GRN: 192022230098390921 Payment Mode: Online Payment
GRN Date: 15/08/2022 21:09:10 Bank/Gateway: HDFC Bank
BRN : 1872285463 BRN Date: 15/08/2022 21:10:13
Payment Status: Successful Payment Ref. No: 2002465153/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: MULTI SERVICE
Address: Kasba
Mobile: 9831627787
Depositor Status: Solicitor firm
Query No: 2002465153
Applicant's Name: Mr Somnath Pal
Identification No: 2002465153/4/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002465153/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2002465153/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	2021
			Total	21942

IN WORDS: TWENTY ONE THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

No :	I-1603-12851/2022	Date of Registration	18/08/2022
Query No / Year	1603-2002465153/2022	Office where deed is registered	
Query Date	14/08/2022 10:26:59 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Somnath Pal Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831295905, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,36,01,254/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 2,053/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. G. S. Bose Road, Road Zone : (Natore Park – Bedia 2nd Lane) , , Premises No: 61C, , Ward No: 067 Pin Code : 700039

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	4 Katha 8 Chatak	1/-	1,34,66,254/-	Width of Approach Road: 12 Ft.,
Grand Total :				7.425Dec	1 /-	134,66,254 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,35,000 /-	

Lord Details :**Name,Address,Photo,Finger print and Signature****Mr NISHI KANTA NASKAR**

Son of Late SRINIBAS NASKAR 61C, Dr. G. S. Bose Road, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:- AExxxxxx8R, Aadhaar No: 26xxxxxxxx8191, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022

, Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022

, Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence

2 Mrs LAXMI NASKAR

Wife of Late JATINDRA NATH NASKAR61C, Dr. G. S. Bose Road, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- BYxxxxxx6K, Aadhaar No: 69xxxxxxxx0414, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022

, Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022

, Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence

3 Mr SUDHIR NASKAR

Son of Late JATINDRA NATH NASKAR61C, Dr. G. S. Bose Road, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- BCxxxxxx9R, Aadhaar No: 59xxxxxxxx6224, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022

, Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022

, Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence

4 Mr DILIP NASKAR

Son of Late JATINDRA NATH NASKAR Dr. G. S. Bose Road, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- AUxxxxxx8B, Aadhaar No: 89xxxxxxxx3886, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022

, Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022

, Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence

5 Mrs ARATI HALDER

Wife of Mr MADHAB HALDER 61C, Dr. G. S. Bose Road, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- AXxxxxxx1B, Aadhaar No: 52xxxxxxxx6672, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022

, Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022

, Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence

6 Mrs CHAYA RANI NASKAR

Wife of Late LAKSHMI KANTA NASKAR 61C/1, Dr. G. S. Bose Road, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- AYxxxxxx6J, Aadhaar No: 43xxxxxxxx5387, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022

, Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022

, Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence

UTTAM NASKAR

Son of Late LAKSHMI KANTA NASKAR 61C/1, Dr. G. S. Bose Road, City:- Not Specified, P.O:- TILJALA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx3C, Aadhaar No: 63xxxxxxxx0095, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022
 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022
 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence

Mrs TUMPA SARDAR

Daughter of Late LAKSHMI KANTA NASKAR BRIJI PURBA PARA, SRIRAMPUR, 110, City:- Not Specified, P.O:- GARIA, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu Occupation: House wife, Citizen of: India, PAN No.:: JXxxxxxx6K, Aadhaar No: 35xxxxxxxx5422, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022
 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022
 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHIVAM ENTERPRISE 37/4F, Dr. G. S. Bose Road, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 , PAN No.:: AExxxxxx2D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MANISH KUMAR SHAW (Presentant) Son of Mr HIRA LAL SHAW 4D/11A, Dharma Tala Road, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Dfxxxxxx5E, Aadhaar No: 69xxxxxxxx2552 Status : Representative, Representative of : SHIVAM ENTERPRISE (as)
2	Mr BHUPESH CHANDRA MISHRA Son of Late SHYAM NARAYAN MISHRA 157, Dr. G. S. Bose Road, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx1C, Aadhaar No: 28xxxxxxxx8222 Status : Representative, Representative of : SHIVAM ENTERPRISE (as)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOMNATH PAL Son of Late BAIDYANATH PAL CALCUTTA HIGH COURT, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mr NISHI KANTA NASKAR, Mrs LAXMI NASKAR, Mr SUDHIR NASKAR, Mr DILIP NASKAR, Mrs ARATI HALDER, Mrs CHAYA RANI NASKAR, Mr UTTAM NASKAR, Mrs TUMPA SARDAR, Mr MANISH KUMAR SHAW, Mr BHUPESH CHANDRA MISHRA			

Transfer of property for L1

	From	To. with area (Name-Area)
1	Mr NISHI KANTA NASKAR	SHIVAM ENTERPRISE-0.928125 Dec
2	Mrs LAXMI NASKAR	SHIVAM ENTERPRISE-0.928125 Dec
3	Mr SUDHIR NASKAR	SHIVAM ENTERPRISE-0.928125 Dec
4	Mr DILIP NASKAR	SHIVAM ENTERPRISE-0.928125 Dec
5	Mrs ARATI HALDER	SHIVAM ENTERPRISE-0.928125 Dec
6	Mrs CHAYA RANI NASKAR	SHIVAM ENTERPRISE-0.928125 Dec
7	Mr UTTAM NASKAR	SHIVAM ENTERPRISE-0.928125 Dec
8	Mrs TUMPA SARDAR	SHIVAM ENTERPRISE-0.928125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NISHI KANTA NASKAR	SHIVAM ENTERPRISE-62.50000000 Sq Ft
2	Mrs LAXMI NASKAR	SHIVAM ENTERPRISE-62.50000000 Sq Ft
3	Mr SUDHIR NASKAR	SHIVAM ENTERPRISE-62.50000000 Sq Ft
4	Mr DILIP NASKAR	SHIVAM ENTERPRISE-62.50000000 Sq Ft
5	Mrs ARATI HALDER	SHIVAM ENTERPRISE-62.50000000 Sq Ft
6	Mrs CHAYA RANI NASKAR	SHIVAM ENTERPRISE-62.50000000 Sq Ft
7	Mr UTTAM NASKAR	SHIVAM ENTERPRISE-62.50000000 Sq Ft
8	Mrs TUMPA SARDAR	SHIVAM ENTERPRISE-62.50000000 Sq Ft

16-08-2022

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

Presented for registration at 15:50 hrs on 16-08-2022, at the Private residence by Mr MANISH KUMAR SHAW.

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 1,36,01,254/-

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

Execution is admitted on 16/08/2022 by 1. Mr NISHI KANTA NASKAR, Son of Late SRINIBAS NASKAR, 61C, Road: Dr. G. S. Bose Road, , P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service, 2. Mrs LAXMI NASKAR, Wife of Late JATINDRA NATH NASKAR, 61C, Road: Dr. G. S. Bose Road, , P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 3. Mr SUDHIR NASKAR, Son of Late JATINDRA NATH NASKAR, 61C, Road: Dr. G. S. Bose Road, , P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 4. Mr DILIP NASKAR, Son of Late JATINDRA NATH NASKAR, Road: Dr. G. S. Bose Road, , P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 5. Mrs ARATI HALDER, Wife of Mr MADHAB HALDER, 61C, Road: Dr. G. S. Bose Road, , P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 6. Mrs CHAYA RANI NASKAR, Wife of Late LAKSHMI KANTA NASKAR, 61C/1, Road: Dr. G. S. Bose Road, , P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 7. Mr UTTAM NASKAR, Son of Late LAKSHMI KANTA NASKAR, 61C/1, Road: Dr. G. S. Bose Road, , P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 8. Mrs TUMPA SARDAR, Daughter of Late LAKSHMI KANTA NASKAR, BRIJI PURBA PARA, SRIRAMPUR, 110, P.O: GARIA, Thana: Garia, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Identified by Mr SOMNATH PAL, , Son of Late BAIDYANATH PAL, CALCUTTA HIGH COURT, P.O: GPO, Thana: Har Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-08-2022 by Mr MANISH KUMAR SHAW, , SHIVAM ENTERPRISE (Partnership Firm), 37/4F, Dr. G. S. Bose Road, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal India, PIN:- 700039

Identified by Mr SOMNATH PAL, , Son of Late BAIDYANATH PAL, CALCUTTA HIGH COURT, P.O: GPO, Thana: Har Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 16-08-2022 by Mr BHUPESH CHANDRA MISHRA, , SHIVAM ENTERPRISE (Partnership Firm), 37/4F, Dr. G. S. Bose Road, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Identified by Mr SOMNATH PAL, , Son of Late BAIDYANATH PAL, CALCUTTA HIGH COURT, P.O: GPO, Thana: Har Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

15-08-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,053/- (B = Rs 2,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/08/2022 9:10PM with Govt. Ref. No: 192022230098390921 on 15-08-2022, Amount Rs: 2,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1872285463 on 15-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by by online = Rs 19,921/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/08/2022 9:10PM with Govt. Ref. No: 192022230098390921 on 15-08-2022, Amount Rs: 19,921/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1872285463 on 15-08-2022, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 18-08-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,053/- (B = Rs 2,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 668142, Amount: Rs.100/-, Date of Purchase: 07/01/2022, Vendor name: S Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2022, Page from 442411 to 442478
being No 160312851 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.08.18 13:25:02 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/08/18 01:25:02 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)