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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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28-12-18
Ca-011936991

Certified that the document is admitted to registration. The registration number and the document number referred to in the document are the part of this document.



DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 28th Day of December, TWO THOUSAND AND EIGHTEEN (2018).

BETWEEN

[Faint handwritten text and a blue stamp are visible below the word 'BETWEEN']

17167

14 DEC 2018

No.....Rs-**5000/-** Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (SI)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

S. Roy

Advocate
Alipur Police Court
Kolkata - 27

17167 = 5000x1 = 5000/-

3828E



Additional District Sub-Registrar
Garh South 24 Parganas

14 DEC 2018

Identified by me
Sabyasachi Ray
Advocate
Alipur Police Court,
Kolkata - 700027.

(1) **SMT. KALYANI PAUL**, having Income Tax PAN **BRHPP7239K**, Aadhaar No. 534417827755, Mobile : 9748343182, wife of Late Nirmal Kanti Paul, by Faith - Hindu, by Nationality- Indian, by Occupation- House-wife, residing at Boral Lake Pally, P.O- Boral, Police Station - Narendrapur, Kolkata-700154, District South 24 Parganas; (2) **SMT. PAPIYA SADHUKHAN**, having Income Tax PAN **HDSPS4575Q**, Aadhaar No. 705672409534, Mobile : 9051913525, wife of Sri Biplab Sadhukhan, by Faith - Hindu, by Nationality- Indian, by Occupation- House-wife, residing at Dakshin Laskarpur, P.O- Laskarpur, Police Station - Narendrapur, Kolkata-700153, District South 24 Parganas; and (2) **SMT. SABITA KAR**, having Income Tax PAN **BWNPk9604E**, Aadhaar No. 825698674274, Mobile : 983660668, wife of Late Paresh Chandra Kar, by Faith - Hindu, by Nationality- Indian, by Occupation- House-wife, residing at Boral Lake Pally, P.O- Boral, Police Station - Narendrapur, Kolkata-700154, District South 24 Parganas, presently residing at Baidya Para Main Road, P.O. & P.S. Haliashahar, District - North 24 Parganas, Pin - 743134, hereinafter jointly called and referred to as the "**LAND-OWNERS**" (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

"M/S DAS PROPERTIES ", a proprietorship firm having it's office at Boral Bhattacharjee Para, P.O. - Boral, P.S. - Narendrapur, Kolkata - 700 154,



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represented by **MR. SUVANKAR DAS**, having Income Tax **PAN AGUPD7157M**, Aadhaar No. 940186074118, **Mobile : 9836825993** son of :Sri Krishna Kanta Das, by faith Hindu, by occupation: Business, Nationality - Indian, residing at Boral Bhattacharjee Para, P.O. - Boral, P.S. - Sonarpur, Kolkata : 700 154, District : South 24 Parganas, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's heir, successor-in-interest of the said Firm, administrators, legal representatives, executors, attorneys and/or assigns) of the **OTHER PART**.

WHEREAS by virtue of a Gift Deed dated **29th day of October, 2007**, executed by the Governor of West Bengal jointly in favour of Sri Nirmal Kanti Paul son of Late Nabadwip Paul and Smt. Sibita Kar wife of : Late Paresh Chandra Kar, in respect of **ALL THAT** piece and parcel of land measuring about : **4 (Four) Cottahs**, be the same, a little more or less lying and situate at L.O.P. No. 1452, in C.S. Plot No. 211(P) of Mouza : Sripur Bagharghole, J.L.No. 59 in the District of 24 Parganas (South), P.S. Sonarpur (presently Narendrapur) and the said Deed of Gift was duly registered with the office of the Addl. District Sub-Registrar at Alipore and recorded in Book No.I, Volume No. IV, Pages 69 to 72, Being No. 618, for the year 2007.

AND WHEREAS thus being the Owners, said Sri Nirmal Kanti Paul and Smt. Sibita Kar, are enjoying and occupying the said 4 Cottahs of land with



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absolute physical possession with amicable settlement between themselves and accordingly said Sri Nirmal Kanti Paul enjoying and occupying an area admeasuring 2 Cottahs, more or less alongwith 200 sq.ft. more or less asbestos shed residential structure standing thereon and said and Smt. Sibita Kar enjoying and occupying an area admeasuring 2 Cottahs, more or less alongwith 100 sq.ft. tile more or less residential structure standing thereon.

AND WHEREAS *the said Sri Nirmal Kanti Paul mutate his share of land admeasuring 2 Cottahs, more or less with the Rajpur-Sonarpur Municipality vide. Holding No. 533, Uttar Sripur, within Ward No. 33 of the said Rajpur-Sonarpur Municipality and similarly and Smt. Sibita Kar mutate her share of land admeasuring 2 Cottahs, more or less with the Rajpur-Sonarpur Municipality vide. Holding No. 142, Uttar Sripur, within Ward No. 33 of the said Rajpur-Sonarpur Municipality.*

AND WHEREAS *the said Sri Nirmal Kanti Paul died intestate on 14.12.2018 leaving behind surviving his wife Smt. Kalyani Paul and only daughter Smt. Papiya Sadhukhan as his only legal heirs and successors and thus said Smt. Kalyani Paul, being the Land-Owner No. 1 and Smt. Papiya Sadhukhan, being the Land-Owner No. 2, became the joint Owners of the aforesaid land admeasuring 2 Cottahs, more or less within Ward No. 33, Holding No. 533, Uttar Sripur within Rajpur-Sonarpur Municipality and they jointly enjoying and occupying the said land by virtue of the Hindu Law of Inheritance.*



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AND WHEREAS the Land-Owners herein thus became the owners of the said property measuring an area of 4 Cottahs be the same a little more or less, lying and situated at Mouza Sripur Bagharghole, J.L. No. 59, L.O.P. No. 1452, in C.S. and R.S. Plot No. 211(P), within the jurisdiction of the Rajpur-Sonarapur Municipality, Ward No. 33, Holding Nos. 533 and 142, Uttar Sripur, Kolkata - 700 154, within P.S. Narendrapur formerly Sonarpur, A.D.S.R. Garia, District - South 24 Parganas and the said property is free from all encumbrances and bears a good marketable title.

AND WHEREAS the Land-Owners herein jointly decided to develop and construct a multi-storied residential building on their aforesaid lands but due to personal difficulties and/or lack of experience and financial capacity, they have expressed their desire and the Land-Owners herein came into contact with "**M/S DAS PROPERTIES**", a proprietorship firm, having its office at Boral Bhattacharjee Para, P.O. - Boral, P.S. - Sonarpur, Kolkata - 700 154, being represented by its proprietor namely **MR. SUVANKAR DAS**, son of :Sri Krishna Kanta Das, residing at Boral Bhattacharjee Para, P.O. - Boral, P.S. - Sonarpur, Kolkata : 700 154, District : South 24 Parganas, and on mutual consent agreed to enter into a Development agreement with the said Developer.

AND WHEREAS the Developer is mostly doing the job of construction as developer/Building Contactor with vast experience and upon mutual consent of the parties hereto, the Land-Owners and the Developer enter into this Development Agreement to raise a multi-storied residential building consisting of



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several Flats, Car Parking Spaces and other saleable spaces at the said plot of land in accordance with the Sanctioned Building Plan.

AND WHEREAS the Land-Owners have agreed to grant and empower the exclusive right to "**M/S DAS PROPERTIES**", a proprietorship firm having its office at Boral Bhattacharjee Para, P.O. - Boral, P.S. - Sonarpur, Kolkata - 700 154, being represented by its proprietor namely **MR. SUVANKAR DAS**, son of :Sri Krishna Kanta Das, residing at Boral Bhattacharjee Para, P.O. - Boral, P.S. - Sonarpur, Kolkata : 700 154, District : South 24 Parganas, as the developer, to construct a multi- storied residential building on the said premises as per the building plan to be sanctioned/approved by the Rajpur-Sonarpur Municipality or any other appropriate authority, upon the terms and conditions described hereinafter.

AND WHEREAS the Land-Owners have agreed to appoint **MR. SUVANKAR DAS**, son of :Sri Krishna Kanta Das, residing at Boral Bhattacharjee Para, P.O. - Boral, P.S. - Sonarpur, Kolkata : 700 154, District : South 24 Parganas, the Proprietor of "**M/S DAS PROPERTIES**" as their Constituted Attorney for which the Land-Owners hereby execute a Construction Power of Attorney after Registered Development Agreement, for the purpose of construction of the proposed multi-storied residential Building and to sell or transfer the Developer's allotted saleable portions in favour of the intending purchasers and/or the nominees of the Developer alongwith undivided proportionate share and interest on the said land.



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Geria South, Odisha

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AND WHEREAS the LAND-OWNERS shall co-operate with the DEVELOPER in all possible manners in carrying such construction and the Developer has agreed to construct a multi-storied residential building over the said premises followed by Sanctioned building Plan duly sanctioned by the Rajpur-Sonarpur Municipality, within a period of **24 (twenty-four) months** from the date of receiving Sanctioned Plan from the Rajpur-Sonarpur Municipality and immediately after completion of the said building the Developer shall handover and transfer the Land-Owners' allotted flats and Car Parking Space at the proposed building alongwith possession letter and building completion certificate issued by the Architect and thereafter the Developer shall sell or transfer the Flats, Car parking spaces etc. in favour of the intending purchaser or purchasers from the Developer's allotted portion only.

AND WHEREAS at or before execution of this Development Agreement, the Land-Owners have assured the Developer as follows :-

- i. That said Smt. Kalyani Paul, Smt. Papiya Sadhukhan and Smt. Sibita Kar are the only and absolute owners of the said premises and there is no other person or persons have any right, title or claim over the said plot of land morefully mentioned in under ARTICLE - M hereunder written.
- ii. The said plot of land is free from all encumbrances, charges, liens and attachments etc.
- iii. The Land-Owners have the marketable title in respect of the said premises.



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iv. *The Land-Owners have full right and authority to enter into this Development Agreement.*

v. *That the said plot of land or any part thereof is not subject to any notice of acquisition or requisition or alignment or Land ceiling Act enforce within the territory of the State of West Bengal.*

vi. *That the aforesaid land or any part thereof is not subject to any Attachment under the Income Tax Act or under any provisions of Public Demand Recovery Act.*

vii. *That the Land-Owners neither entered into any other Development Agreement with any person or firm or company, existing on the date of this Development Agreement and/or at any point of time, nor created interest in favour of any third party in respect of the said plot of land /premises or portion thereof.*

viii. *Relying on the aforesaid representations and assurances and on being satisfied as to the marketable title made out by the Land-Owners, the Developer has agreed to undertake the work of development of the said premises and further agreed to make payments of various amounts hereinafter mentioned and also to incur all costs, charges and expenses for sanctioning of the plan and for development of the said premises.*

Provided however, the Land-Owners doth hereby unequivocally agree to indemnify or kept indemnified the Developer and all its rights under this



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Agreement including the Developer's allotted portion against any claim or demand if arise hereinafter or made by any person or persons or concern or concerns relating to or concerning the said plot of land/premises and/or any part thereof and thereby causing any impediment in complying with this Development Agreement.

AND WHEREAS in consideration of this instant agreement the Land-Owners shall be provided as follows :-

i) **Land-Owner No.3 shall be provided** One self-contained residential Flat on the 1st Floor of the proposed residential Building measuring 700 Sq.ft. more or less Super built up area (Built-up area 585 Sq.ft. more or less)

ii) **Land-Owner Nos. 1 and 2 shall jointly be provided** One Cement flooring Car Parking Space on the Ground Floor of the proposed residential Building measuring 120 Sq.ft. more or less built up area.

iii) **Land-Owner No.1 shall be provided :-**

a) One self-contained residential Flat on the Top Floor of the proposed residential Building measuring 350 Sq.ft. more or less Super built up area (Built-up area 292.55 Sq.ft. more or less);

b) Non-refundable amount of ₹ 7,50,000/- (Rupees Seven Lakh Fifty Thousand only), out of which ₹ 5,00,000/- (Rupees Five Lakh only) shall be paid after registration of this Development Agreement and the rest amount of ₹ 2,50,000/- (Rupees Two Lakh Fifty Thousand only)



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shall be paid at the time of handover respective Land-Owner allotted Flat and Car Parking Space at the proposed residential building.

c) During the period of construction over the said plot of land till handover the possession of respective Land-Owners' allotted Flat, the Land-Owner No.1 shall also be provided an amount of ₹ 6,000/- (Rupees Six Thousand only) per month for the rental accommodation.

iv) Land-Owner No.2 shall be provided :-

a) One self-contained residential Flat on the Top Floor of the proposed residential Building measuring 350 Sq.ft. more or less Super built up area (Built-up area 292.55 Sq.ft. more or less);

b) Non-refundable amount of ₹ 7,50,000/- (Rupees Seven Lakh Fifty Thousand only), out of which ₹ 5,00,000/- (Rupees Five Lakh only) shall be paid after registration of this Development Agreement and the rest amount of ₹ 2,50,000/- (Rupees Two Lakh Fifty Thousand only) shall be paid at the time of handover respective Land-Owner allotted Flat and Car Parking Space at the proposed residential building.

All Land-Owners allocation as stated hereinabove will be distributed by lottery system/mutual settlement among the said Land-Owners and the Developers.

AND WHEREAS in consideration of this instant agreement the Developer will be entitled for the entire F.A.R. except the Land-Owners' allotted two Flats



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Garis South, 24 Fargana

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and one Car Parking Space as aforesaid, as per sanction plan to be approved by Rajpur-Sonarpur Municipality, as the Developer's allotted portion.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the Parties to bind themselves, on the following terms and conditions till distribution and disposal of both the parties allotted portions.

ARTICLE - A
(GENERAL)

1. **LAND-OWNERS' REPRESENTATION :-**

The Land-Owners hereof represents and undertake that they are the joint and absolute owners of the said property alongwith the easement and quasi-easement right appertaining therein free from all encumbrances and hindrances whatsoever and regarding any defects in title they will remain liable in all respects and be bound to indemnify the Developer for any damage or loss sustained to him by this Development Agreement and also they will be liable to pay any outstanding rates, taxes, levies outgoing payable up to the date of this Development Agreement to any Public and Private authorities now in force in West Bengal for the land described in the Schedule under ARTICLE - M hereunder.

It is pertinent to mention here that if any demand raise by any person or persons or firm etc. for any act of said Land-Owners then all such demand and/or dispute shall be paid/handle by the Land-Owners herein from



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their own pocket. In such case the Developer shall not be held responsible in any manner, whatsoever.

The Developer shall physically assist the Land-Owner to complete the mutation of the said land in the records of the B.L.& L.R.O. and all other appropriate authorities and shall obtain clearance and/or NOC from the competent authority and all cost and expenses thereon shall be borne by the Land-Owners jointly.

2. **BUILDING** : shall mean and include the multi-storied building or buildings that shall be erected on the said property as per sanctioned building Plan, utilizing the maximum FAR (Floor Area Ratio) including its amended and revised whatsoever duly approved by the Rajpur-Sonarpur Municipality. The Building Plan(s) are to be prepared and sanction obtained by the Developer at its own cost and initiative and the Land-Owners shall co-operate with the Developer in all respect as and when necessary.

3. **COMMON FACILITIES** : shall mean and include corridors, stairs, ways, passages, drive-ways, common lavatory, water pump, roof of the building, boundary walls, meter room/spaces, lift-pit and shaft area and overhead lift room and other facilities whatsoever which shall be provided by the Developers for convenient use and enjoyment of the several apartment allotted/transferred to different owners/occupiers of the said building/flats, on ownership basis duly completed.



Additional Health Officer,
Georgia Bureau of Investigation

DEC 8 2011

4. **THE LAND-OWNERS' ALLOTTED PORTION** : In consideration of this Development Agreement the Land-Owner shall be provided as follows :-

i) **Land-Owner No.3 shall be provided** One self-contained residential Flat on the 1st Floor of the proposed residential Building measuring 700 Sq.ft. more or less Super built up area (Built-up area 585 Sq.ft. more or less)

ii) **Land-Owner Nos. 1 and 2 shall jointly be provided** One Cement flooring Car Parking Space on the Ground Floor of the proposed residential Building measuring 120 Sq.ft. more or less built up area.

iii) **Land-Owner No.1 shall be provided :-**

a) One self-contained residential Flat on the Top Floor of the proposed residential Building measuring 350 Sq.ft. more or less Super built up area (Built-up area 292.55 Sq.ft. more or less);

b) Non-refundable amount of ₹ 7,50,000/- (Rupees Seven Lakh Fifty Thousand only), out of which ₹ 5,00,000/- (Rupees Five Lakh only) shall be paid after registration of this Development Agreement and the rest amount of ₹ 2,50,000/- (Rupees Two Lakh Fifty Thousand only) shall be paid at the time of handover respective Land-Owner allotted Flat and Car Parking Space at the proposed residential building.

c) During the period of construction over the said plot of land till handover the possession of respective Land-Owners' allotted Flat, the Land-Owner No.1



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shall also be provided an amount of ₹ 6,000/- (Rupees Six Thousand only) per month for the rental accommodation.

iv) **Land-Owner No.2 shall be provided :-**

a) **One self-contained residential Flat on the Top Floor** of the proposed residential Building measuring **350 Sq.ft.** more or less Super built up area (Built-up area 292.55 Sq.ft. more or less);

b) **Non-refundable amount of ₹ 7,50,000/- (Rupees Seven Lakh Fifty Thousand only)**, out of which **₹ 5,00,000/- (Rupees Five Lakh only)** shall be paid after registration of this Development Agreement and the rest amount of **₹ 2,50,000/- (Rupees Two Lakh Fifty Thousand only)** shall be paid at the time of handover respective Land-Owner allotted Flat and Car Parking Space at the proposed residential building.

All Land-Owners allocation as stated hereinabove will be distributed by lottery system/mutual settlement among the said Land-Owners and the Developers.

5. **COVERED AREA OF THE FLAT:** means area of the said Flat considering the outside dimension of the Flat.

6. **BUILT-UP AREA OF THE FLAT:** Covered area of the Flat plus proportionate area of stair-case, stair head room, & lobby if any.

7. **DEVELOPER'S ALLOTTED PORTION :** Save and except, the Land-Owners allotted portion, all the constructed portions of the proposed new building shall go under the right and control of the Developer togetherwith



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proportionate undivided share of land beneath the building and the premises and the common facilities will be under Developer's allotted portion.

On or after obtaining sanctioned Plan from the competent authority if the measured area of any flat of any of the party's allocation increases or decreases to the either party due to size of the Flats/units that shall also be adjusted by making payment as per prevailing market rate per sq.ft. as the case may be.

8. **COMMON PARTS/PORCTIONS** shall mean the area of lobbies, passage, roof, stair case, landing and other portions of the building intended or required for egress and ingress to any portion/flat/flats for the use of the co-owners of the flats i.e. water pump rooms, open terrace on the top floor etc. and equipments and accessories provided for and/or reserved in the said building like motor pump, electric installations, plumbing, drainage and other installation, fittings, fixtures and machinery for common use and enjoyment morefully and particularly described and mentioned in **SCHDULE - C** herein below.

9. **COMMON EXPENSES** shall mean and include the proportionate share of costs, expenses and charges for working maintenance, upkeepment, repairs and replacement of the common parts including proportionate share of Municipal taxes, property taxes and other taxes and levies relating to or connected with the said building and the land thereto.

10. **SAID SHARE** shall mean an undivided variable proportionate share in the land comprised in the said premises attributable to the saleable area.



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11. **CO-PURCHASER OR CO-OWNER** shall mean the person or persons with whom the Land-Owners and Developer agree to transfer by way of conveyance or otherwise undivided interests in the land.
12. **COMMON EASEMENTS** shall mean the easements, quasi-easements, rights, privileges and appurtenances appertaining to the said flat and Car Parking Spaces, for reasonable enjoyment and occupation of the same and shall also include the reciprocal easements, quasi-easements, obligations and dues or like nature of the other Flats/saleable areas in the said building.
- 13.. **CAR PARKING SPACE** shall mean Covered and/or open Car parking space, reserved for only Parking of light medium vehicle or two-wheeler or three wheeler vehicle in the portion of the Ground Floor of the premises.
- 14.. **SUPER BUILT - UP AREA** shall mean the built up area measuring at the Flat/saleable plus undivided indivisible proportionate share of vacant land including path, passage for ingress and egress, underground reservoir, septic tank, common toilet on the ground floor, care-taker room and all other common areas/portions comprised in the said building.
15. **ARCHITECT** shall mean- the Architect as may be appointed by the Developer as Architect of the building.
16. **DEEMED POSSESSION** - shall mean and include expiration of the period of notice by the Developer to the Land-Owner/intending Purchaser calling upon



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to take actual physical possession of the flat/saleable areas notwithstanding such possession being taken by the Land-Owners/intending Purchaser.

17. **FORCE MAJEURE** - shall mean and include war, civil commotion, riots, flood, restriction by State, non-availability of materials, legal interference or any other cause or reason beyond the scope, authority and/or control by the Developer and/or Land-Owner.

18. **MAINTENANCE CHARGES** shall mean the service/maintenance charges for the common parts and facilities as may be incurred by the Developer and/or the service company/Holding organization for providing services making such provisions or recurring expenses in respect of future provisions of the services as the Service Company/Society may in its absolute discretion consider fit and proper. The proportionate amount agreed to be paid, on account of the service and maintenance charges shall be determined by the Developer till formation of Society or Association in its absolute discretion.

19. **ADVOCATE** shall mean **Mr. Sabyasachi Roy**, Advocate appointed by the Developer herein.

20. **Words importing MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; similarly words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER**; likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.

21. **SINGULAR** - shall include Plural and vice-versa.



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ARTICLE - B
(DEVELOPER'S RIGHT)

1. *The Land-Owners hereby grant subject to what has been hereunder provided exclusive right to the Developer to build proposed new building upon the said property in accordance with the Plan to be sanctioned by the Rajpur-Sonarapur Municipality with approved amendment, modification and revision thereon and shall construct the building on the said property under ARTICLE - M.*
2. *All applications, modification/alteration of Plans and other papers and documents as may be required, shall be done by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities and shall be prepared and submitted by the Developer and he will pay all charges and bear all fees including soil test, Architects fees, required to be paid or deposited for obtaining sanction of the building Plan and also all other costs for construction of the said building up to completion.*
3. *The Developer will demolish the existing structure at his own cost and commercially exploit the same by selling the building materials achieved from demolished building and all the receivable shall go under the Developers' fund and the Land-Owners shall not object, interfere in this regard. The Land-Owners will hand-over the possession of the bellow schedule land or premises to the Developer within 15 days after obtaining the Sanction Plan. However towards alternative accommodation for the Land-Owners only shall be arranged by them*



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and for this purpose the Developer shall pay to the land-owners at clause 13(b), ARTICLE - L, herein bellow.

ARTICLE - C
(CONSIDERATION)

1. *In consideration hereof the Land-Owners having agreed to permit the developer to make optimum utilization of the said property by erecting new building and in exchange of the contribution of the land of the Land-Owners, without any contribution of any cash or kinds for the cost of said construction of the new building the Land-Owners shall get the aforesaid Land-Owners' allotted portion in the newly constructed building with undivided variable proportionate share of land underneath the said Building to be built in the premises mentioned under Article - M but the ultimate roof right and common areas/facilities will be common to all occupiers/Flat Owners.*
2. *On completion of the Building the Land-Owners will be entitled to get their respective share first and the Developer shall deliver to the Land-Owners peaceful possession of the said allotted portions as fully mentioned in ARTICLE - A, (GENERAL) clause aforesaid.*
3. *The Developer will deliver possession of the Land-Owners' allocation within 24 (Twenty-Four) months from the date of receiving sanctioned building plan from the Rajpur-Sonarpur Municipality but for any legal complicity or unavoidable circumstances if the Developer fail to comply and/or are prevented from complying his part of performance within the stipulated time,*



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he will be allowed for further time of 6(Six) months, provided that the Developer is prevented by sufficient causes, e.g. act of God or force-majeure or unavoidable circumstances. It is pertinent to mention here that **within a period of 6 (Six) months the Developer shall submit the proposed building Plan before the concern department of the Rajpur-Sonarpur Municipality**, subject to the Land-Owners shall handover the Title Deed, B. L. & L. R. O. Mutation Certificate, L.R. Parcha, Tax payment receipts as on 31.12.2018 and all other necessary papers and documents (all in original and not photo copy) relating to the said property measuring 4 Cottahs more or less, which shall/may require for submitting the said proposed building plan.

ARTICLE - D
(POSSESSION)

1. The Land-Owners will deliver vacant possession of the said property to the Developer on the date of execution of this Development Agreement.
2. The Developer shall be exclusively entitled to the Developer's allotted portion of the entire premises in the new building save and except Land-Owners' Allocation, with exclusive right to transfer or otherwise deal with or dispose of the same without effecting the right and interest of the Land-Owners and the Land-Owners will not in any way interfere with or disturb to have and hold the quiet and peaceful possession and/or to transfer of the Developer's allocation to the intending Purchaser(s)/ Transferee(s). If necessary, the Land-Owners will be bound to transfer by way of proper Deed of Conveyance either in



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favour of the Developer or in favour of the nominee/nominees of the Developer out of the Developer's allocation which shall include the undivided proportionate share of the land and common areas and facilities including stipulations restrictions whatsoever, the registration costs for which shall be borne by the Developer or his nominee(s).

3. *The Land-Owners undertake to sign and execute in favour of the Developer a DEVELOPMENT POWER OF ATTORNEY to be registered from the registering authority after execution of the Development Agreement in the form and manner reasonably required by the Developer to do all inter-alia acts, deeds and things on the strength of the said Power of Attorney and by virtue of this Development Agreement. The Developer shall commercially exploit all the allotted portions of the Developer together with proportionate undivided share of land and transfer the same to any intending purchaser/purchasers whether written or not written in the said Development Power of Attorney. The Land-Owners will not be able to revoke the Power of Attorney during the tenure of this Development Agreement and/or until and unless conditions are fulfilled and the Developer dispose of his allocation commercially.*

ARTICLE - E
(COMMON FACILITIES)

1. *The Developer shall pay and bear the property taxes and other dues and outgoings in respect of the said Building, due as and from the date of handover vacant possession of the property by the Land-Owners to the Developer. If there*



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are any dues of the property taxes or any Owners' taxes before execution of this presents regarding the said property that would be borne by the Land-Owners.

2. *As soon as the new Building at the Schedule property under Article - M will be completed within the time herein mentioned the Developer shall give 15 (Fifteen) days written Notice to the Land-Owners (alongwith all documents like Possession Letter, Rajpur-Sonarpur Municipality, sanctioned Plans, Water Connection & sewerage Connection etc.) for taking possession of the Land-Owners' allotted portions/Flats/Car Parking Space in the new Building and after receiving the said Notice the Land-Owners shall be bound to take the said possession of the Land-Owners' allocation. From the date of possession of his allocation as above the Land-Owners shall exclusively responsible for payment of maintenance charges, all property taxes, rates, duties and other public outgoings and impositions, Goods and Service Tax as applicable as per Govt, Rules whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Land-Owners' Allocation.*

3. *From the date of handover the possession of the Land-Owners' Allocation in the new building completed in all respect, the Land-Owner shall pay pro-rata Tax, lavies and proportionate outgoings to the Developer and also the service charges for the common facilities in the new Building till such period, an Association of Flat Owners in the newly constructed building is formed.*

4. *Land-Owners shall not do any act, deed or thing whereby the Developer shall be prevented from construction till completion of the proposed Building. Any*



Additional District Sub-Registrar,
Gaya South 24 Parganas

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untoward happenings if caused in respect of Labour and damaging of the building, the Land-Owners will never be liable in any way for the same and the entire responsibility will be borne by the Developer.

ARTICLE - F
(COMMON RESTRICTIONS)

The Land-Owners' Allocation of the new Building shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for common benefit of all occupiers of the new building as per W.B. Apartment Ownership Act, 1972 which shall include as follows :-

- 1. Neither the Land-Owners nor the Developer or his nominees will be permitted to use of their respective constructed portions or allocation in the New Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof any other purposes which may cause any nuisance, health hazard to the Apartment Owner(s)/ occupiers of the New Building and prohibited as per law in force in India particularly of the West Bengal.*
- 2. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government and other authorities as applicable.*
- 3. The respective Land-Owner shall keep his/her their respective allocation in the New Building in good habitable condition and repairs.*



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4. *The Developer shall construct the Building with standard materials and in a good workmanship manner and also according to specification of constructions mentioned bellow duly certified and approved by the Architect.*

ARTICLE - G-I
(LAND-OWNERS' OBLIGATION)

1. *The Land-Owner hereby agreed and covenant with the Developer not to cause any interference or obstruct in the construction of the Building at the said property*

2. *The Land-Owner hereby agree, covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any part or entire portion of the Developer's Allocation in the new Building out of the said Property.*

3. *The Land-Owners hereby agree, covenant with the Developer not to let out, grant, lease, mortgage and/or charge the allotted portion of the Developer in the construction period but shall have all the rights to sell, gift, let-out, grant lease, mortgage and/or charges each of their allotted portion to any person/persons, company/ companies save and except the Developer's Allocation. The Developer also shall not have any right to let, grant lease, mortgage and/or charge the allotted area of the Land-Owners, but exclusive right and authority to dispose of Developer's Allocation.*

ARTICLE - G-II
(DEVELOPER'S OBLIGATION)



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Additional District Sub-Registrar,
Geria, Odisha 751 024

18 DEC 2017

- a) *The Developer shall complete the construction of the new multi-storied Building at the property under ARTICLE - M, within the time as mentioned above after obtaining the Sanction Plan to be sanctioned by the Rajpur-Sonarapur Municipality. The time of completion of the Building shall be strictly observed and strictly shall be "ESSENCE OF CONTRACT" subject to force-majeure and unavoidable circumstances.*
- b) *Not to violate or contravene any of the provisions or rules applicable for construction of the Building.*

ARTICLE - H
(LAND-OWNERS' INDEMNITY)

The Land-Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy their allotted space without any interference and/or disturbance provided the Developer perform and fulfil all the terms and conditions herein contained and/or his part to be observed and performed and they have not earlier executed any such deed by reason whereof the Developer suffer at any stage and shall not execute any further deed/agreement after the execution of this presents.

ARTICLE - I
(DEVELOPER'S INDEMNITY)

1. *The Developer hereby undertake to keep the Land-owners indemnified against all third party's claims and notices arising out of any sort of*



Additional District Sub-Registrar,
Garia South 24 Parganas

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act of commission or omission of the Developer or in relation to this Development Agreement and shall construct the Building strictly in terms of the Plan to be sanctioned by the Rajpur-Sonarpur Municipality.

2. *The Developer hereby undertake to keep the Land-Owners indemnified against all actions, suits, costs, proceedings and claims that may arise with regard to the Development of the said Premises and/or in the matter of construction of the said Building and/or any defect therein or any other action of the Developer in respect of the aforesaid construction.*

ARTICLE - I
(MISCELLANEOUS)

1. *The Land-Owners and the Developer have entered into this Development Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Land-Owners. The Developer shall have every right to get benefit under the Specific Performances of Contract Act and Specific Relief Act by the strength of this Development Agreement.*

2. *Nothing in this presents shall be construed as a demise or assignment or conveyance of the land by the Land-Owners of the said property or any part thereof to the Developer or as creating any right, title and interest in respect thereof to the Developer other than an exclusive license to the Developer to "Commercially exploit" the same in the terms hereof, provided, however the Developer shall be entitled to borrow money from any Bank/banks without*



Additional District Sub-Registrar
Gana South 24 Fergana

28 DEC 2011

creating any financial liability on the Land-Owners in any way or the estate shall be encumbered and/or be liable for payment of any dues of such Bank/Banks and for that purpose the Developer shall keep the Land-Owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

3. The Land-Owners hereby fully agree and consent that the developer shall have the right at his cost and expenses to advertise, fix hoarding or Sign board of any kind relating to the publicity for the benefit of commercial exploitation or give advertisement in the Daily News Paper to invite good customers for selling Flat(s)/ Unit(s) under his own allocation and cost of all such advertisement and hoarding shall be borne by the Developer.

ARTICLE - K
(FORCE-MAJEURE)

1. The parties hereto shall not be considered to be liable for any obligation(s) hereunder in case the performance of the relative obligations was prevented by any force-majeure and this contract shall remain suspended for the duration of such majeure, if any.

2. "FORCE-MAJEURE" shall mean floods, earthquake, riot, storm, tempest, civil commotion, strikes, lock-out and/or any other act or commission beyond the control of the parties hereto.

ARTICLE - L
(JOINT OBLIGATIONS)



Additional District Sub-Registrar,
Garha South 24 Parganas

18 DEC 2011

1. *The Developer shall construct the building on the said land as per Rajpur-Sonarpur Municipality Rules by utilizing the highest available F.A.R.*
2. *The Land-Owners will put their name and signature in all papers, Plans, documents and Deeds as and when necessary or those may come on the way of the Developer in respect of construction, purchasing building materials and/or conveyance of the building or part thereof save and except the Land-Owners' Allocation togetherwith undivided variable proportionate share of land.*
3. *The Jurisdiction of the Court will be at ALIPORE.*
4. *In case of any dispute or differences between the parties hereof in respect of any of the points and/or terms and conditions herein contained the same shall be referred to the Arbitration wherein each party will appoint one Arbitrator each and in case of differences of the opinion between the Arbitrators the decision of the Umpire to be appointed by both the Arbitrators will be final, under the provisions of INDIAN ARBITRATION & RECONCILIATION ACT, 1996 AND/OR ITS STATUTORY MODIFICATION AND/OR ENACTMENT.*
5. *That each term of this Development Agreement is the consideration for the other and failure to comply with the terms and conditions of this Development Agreement by either of the parties shall be a cause of action as mentioned bellow.*
6. *This Development Agreement will not be treated as a Partnership between the Land-Owners and the Developer or an Agreement for Sale of the said*



Additional District S.D. Registrar,
Garo, Khasi & Jaintia Hills

12.8 DEC 2011

property by the Land-owners to the Developer. The Developer is given right to develop the said property and distribution both parties allocation as aforesaid and in contribution of the Land of the Land-Owners herein without any contribution of any cash or kind, the Land-Owners shall get his allotted aforesaid constructed portion/ portions free of cost and balance constructed areas shall go under the Developer's Allocation.

7. The Developer declare that he has entered into this Development Agreement after fully satisfying about the title of the Land-Owners subject to production and handover all original Deeds and documents on or before execution of this present, against written statement of receipt.

8. All out of pocket expenses and incidental to this Agreement and transactions in pursuance thereof including the Deed/deeds of conveyance/ conveyances and other assurance in respect of Developer's allocation in connection with the proposed building including stamp duty and registration charges shall be borne and paid by the Developer and/or his nominees alone. However in case the Land-Owners desire to take possession of his allotted portion by way of registered Deed, all cost of Stamp Duty, Registration Charges and other incidental charges shall be borne by the Land-Owners. The Developer may join there as confirming party, if necessary.

9. The Developer shall indemnify and keep indemnified the Land-Owners against all losses, damages, cost, charges, expenses that will be incurred or suffered by the Land-Owners arising on account of any breach of any of these



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Additional District Sub-Registrar,
Garia South 24 Parganas

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terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction or otherwise howsoever.

10. *The Land-Owners shall indemnify and keep indemnified the Developer against all losses, damages, cost, charges, expenses that will be incurred or suffered by the Developer on account of any breach of any of these terms herein.*

11. *The Developer will solely liable if the proposed building be damaged or falls down during the tenure of the construction or later on during its expected life time and the Land-Owners will not be liable in whatsoever manner.*

12. *That the Land-Owners shall have no right of objection to the price to be claimed by the Developer from his intending Purchaser or Purchasers in respect of the said constructed areas other than the Land-Owner's Allocation.*

13. *Notwithstanding anything contrary herein contained the parties hereto specifically covenant with each other as follows :-*

a) *The proposed Building shall be completed within 24 (Twenty-Four) months from the date of receiving sanctioned building plan from the Rajpur-Sonarpur Municipality and/or upon delivery of the vacant possession by the Land-Owners from the premises to the Developer whichever is later. The Developer shall construct the proposed multi- storied building at his entire cost and liability, subject to extension of 6(Six) months and also subject to the Force-Majeure incidents as aforesaid.*



Additional District Sub-Registrar,
Garia South 24 Parganas

28 DEC 20

b) *Shifting charges shall be allowed to the Land-Owners at the rate of Rs. 6,000/- (Rupees Six Thousand only) per month on and from the date of handover the physical possession of the said Premises to the Developer till the date of receiving Land-owners' allotted Flats. Existing structure shall be demolished and taken over by the Developer.*

c) *The Land-Owners shall not be in any way responsible for Income Tax etc. For the Sale of proportionate share of land in respect of the Developer's Allocation.*

d) *There shall not be any assignment of this Development Agreement by the Developer herein to any third person in any manner without prior written consent by the Land-Owners herein.*

e) *This document is computer generated, if be found any computer typing error, kindly ignore the mistake of Gender and any negligible errors.*

ARTICLE - M
(DESCRIPTION OF THE PREMISES)

ALL THAT piece and parcel of homestead land measuring 04 (Four) Cottahs more or less alongwith 100 sq.ft. tile shed residential structure and 200 sq.ft. asbestos shed residential structure standing thereon, lying and situated at Mouza-Sripur Bagharghole, J.L No. 59, L.O.P. NO-1452, in C.S & R.S. Plot No. 211(P), within P.S-Sonarpur, Ward No. 33, Holding Nos. 533 & 142, Uttar Sripur within the Rajpur-Sonarpur Municipality, A.D.S.R Office at Garia, District South 24



Additional District Sub-Registrar,
Garia South 24 Parganas

18 DEC 20

Parganas, togetherwith right of easements, all common facilities and amenities annexed thereto, which is butted and bounded as follows :-

ON THE NORTH : Land within L.O.P. No. 1451;

ON THE SOUTH : Land within L.O.P. No. 1400;

ON THE EAST : 25'-00" wide Municipal Road;

ON THE WEST : Land within L.O.P. No. 1900 (Tank);

ARTICLE - N
(SPECIFICATION OF CONSTRUCTION)

A. R.C.C. frame structure of column-beams and slabs as per sanction plan.

i) Brick wall - All exterior work shall be 200mm thick with Ash Blocks/bricks of approved quality. All partitions with other flats shall be 125mm and other partitions shall be 75 mm thick.

ii) Toilet & W.C. - Necessary sanitary and plumbing fitting and water connection in toilet:

- a) Cold and hot water line with fittings (at one toilet) of each flat;
- b) Geyser point in one toilet of each flat;
- c) Wash basin (white) one for each Flat;
- d) One shower;
- e) Two taps;
- f) Commode and PVC Flash(W.C.)
- g) all electrical and plumbing line shall be concealed.



Additional District Sub-Registrar,
Garha South 24 Parganas

18 DEC 2014

- iii) *Main entrance of the Building – M.S. Collapsible gate (of the Building);*
- iv) *Stair and landing will be of Marble/vitrified tiles flooring;*
- v) *Plaster – External and internal plaster shall be strong-based sand, cement plaster;*
- vi) *Flooring – The flooring at entire Flat will be of 2'-00" by 2'-00,, marble/floor tiles with 4" skirting on all sides;*
- vii) *Toilet floor and wall – toilet floor will be marble/vitrified tiles and toilet wall will be glazed tiles at the height of 7 ft. From floor. C.P. standard bath fitting and sanitary fitting of ISI mark or equivalent;*
- viii) *Door, Frame and window – All doors will be Flush doors with fittings and painted. All door-frames shall be of Sal wood. All windows shall be of Aluminium sliding shutter with 4mm clear sheet glass panes with M.S. grill; PVC doors and door frame shall be provided in Kitchen, toilet and W.C.*
- ix) *Kitchen – The kitchen will have a cooking platform of 12 sq.ft. with Green Marble Top, Sink (steel) with water connection. Two points with bib cocks will be provided in the kitchen. Glazed tiles will be in front of cooking base (6' - 0" x 2' - 6") with marble/tiles flooring including 4" skirting.*
- x) *Interior Walls coats – All interior walls of flat will be finished with putty;*
- xi) *Overhead Tank – The Builder/ Developer will arrange KMC supply of water from underground water tank through mono pump to overhead water tank only;*



Additional District Sub-Registrar,
Garia South 24 Parganas

12 DEC 2011

- xii) *External wall coats – All the external walls will be painted with weather coat;*
- xiii) *Door and Window will be painted by synthetic enamel paints with a coat of primer, if necessary.*

B. DISTRUBUTION OF ELECTRICAL POINTS THEREFOR

Concealed wiring with proper gauge of electrical wire in PVC conduit pipe to be done in flat including PIANO type switch, switch board, Board Cover as suitable in the following manner:

- i) *Bed Room – 2 nos. Light point, 1 no. Fan point, 1 no. Socket point will be provided in each bed room and 1 no. Power point for Air Conditioner Machine in one bedroom of each flat.*
- ii) *Living Room - 2 nos. Light point, 1 no. Fan point, 1 no. 5Amp. Socket point, 1 no. 15 Amp. Power point, will be provided for living room.*
- iii) *Kitchen - 1 no. Light point, 1 no. Exhaust Fan point, 1 no. 5Amp. Socket point, 1 no. 15 Amp. Power point;*
- iv) *W.C. - 1 no. Light point, 1 no. Exhaust Fan point;*
- vi) *Toilet - 1 no. Light point, 1 no. Exhaust Fan point and 1 no. Power point for Geyser in one bathroom of each flat.*
- vii) *Verandah - 1 no. Light point, and 1 no. 5 Amp. Socket point;*



Additional District Sub-Registrar,
Gaya South 24 Parganas,

18 DEC 2011

- C) *Caretaker Room – A room measuring 70 Sq.ft. approx shall be provided and a toilet at the outside of the caretaker room shall be provided for common use of the unit holders of the Apartment alongwith the caretaker.*
- D) *Extra Work : If required by the Land-Owners extra work if permissible will be executed by the Developer (no outside contractors) only after the amount corresponding to the extra work is paid by the Land-Owners or intending Purchasers in advance to the Developer. The charges for regularisation from the Rajpur-Sonarapur Municipality if required for such extra work shall be borne by such Land-Owner/Purchaser(s).*
- E) *The Developer shall provide the Electrical meter for common service including stair case/ outer lighting at his cost but the amount of the cost shall be proportionately recovered from the intending Buyers.*
- F) *Electricity Security Deposit for self meter and Service charge as per rules shall be paid by the Land-Owners/Purchaser(s).*
- G) *If any extra point to be provided the Purchaser(s)/Land-Owners shall have to pay extra cost as will be mutually agreed upon.*

The Developer shall exclusively provide to the land-owners only :-

- i) Three A/C machine – 1 to 1.5 ton each.*
- ii) Three Collapsible Gate.*
- iii) Entire Floor of land-owners' allotted flats should be 2' X 2' marble.*
- iv) Kitchen table of the land-owners allotted flats should be Granite-top finish.*



Additional District Sub-Registrar,
Garis South 24 Parganas

13 DEC 2024

IN WITNESSES WHEREOF the **PARTIES** hereto have executed and put their respective hands and seal on this the day, month and year first above written.

SIGNED, SEALED & DELIVERED by the **PARTIES**
at Kolkata in presence of

WITNESSES :-

1. Subir Das.
Bopal 70154.

1. Kalyani Paul.

2. Papiya Sadhukham.

3. Sabita Kar

SIGNATURE OF THE LAND-OWNERS

2. Biplaj Sankhakar
Sankhakar Lab Kanchan
Cal - 153

M/S DAS PROPERTIES
Swankar Das
Proprietor

SIGNATURES OF THE DEVELOPER



(Handwritten signature)

Additional District Sub-Registrar,
Garia South 24 Parganas

28 DEC 2018

The Land-Owner Nos. 1 and 2 received the sum of ₹ 5,00,000/- (Rupees Five Lakh only) each i.e. total ₹ 10,00,000/- (Rupees Ten Lakh only) towards non-refundable amount out of total non-refundable amount of ₹ 15,00,000/- (Rupees Fifteen Lakh only) as mentioned in Para - 4 of Article - A, under the heading "Land-Owners' Allotted portion", hereinabove as part of Land-Owners allocation according to memo of receipt stated herein bellow:

<u>MEMO OF RECEIPT</u>			
<u>Name</u>	<u>Mode of Payment</u>	<u>Particular</u>	<u>Amount</u>
1. Kalyani Paul	RTGS dt.28.12.2018	eMTR No. 000324861	₹ 5,00,000/-
2. Papiya Sadhukhan	RTGS dt.28.12.2018	UTR No. AHA 201812285008093762	₹ 5,00,000/-
<u>Total</u>			<u>₹ 10,00,000/-</u>

RUPEES TEN LAKH ONLY

WITNESSES:-

1. Subin Das
Basul Jool 54
2. Biplob Sadhukhan
Sector Laskanpur
cal - 153

1. Kalyani Paul.
2. Papiya sadhukhan.
3. Sakita Koul

SIGNATURE OF THE LAND-OWNERS

DRAFTED & PREPARED BY ME

Sabyasachi Roy

(SABYASACHI ROY), Advocate
Alipore Criminal Court, Kolkata - 700 027.
Enrolment No. WB/167/1999

Computer Print by

Sumon Ray

(Sumon Ray)
Garia, Kolkata 700 084.

Kalyani Paul.



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Additional District Sub-Registrar,
Garia South 24 Parganas

18 DEC 2011

आयकर विभाग
INCOME TAX DEPARTMENT

KALYANI PAUL

ANIL KUMAR NAHA

14/11/1958

Permanent Address FINDER

BRHPP7239K

Kalyani Paul

भारत सरकार
GOVT. OF INDIA



Kalyani Paul





 Government of India


কল্যাণী পাল
Kalyani Paul
 পিতা : অমিত কুমার নাহা
 Father: Anil Kumar Naha

কল্যাণী / BCS 01011955
 কল্যাণ / Family

5344 1782 7755

আধার - সাধারণ মানুষের অধিকার

Kalyani Paul






 Aadhaar

ঠিকানা: ১ সিগমা কলি পল
 মোকুল লেক পল
 হাছপুং বেলাবপুর (পে), পোমল
 পলিও ২৪ পঞ্চাঙ্গা, পলিও ২৪,

Address: W/O, Nimal Kanti
 Paul, BORAL LAKE BALLY,
 Rajpur Sonarpur (I), Barda,
 South 24 Parganas, West
 Bengal, 700154

5344 1782 7755

 1800 200 1947
 help@uidai.gov.in
 www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

PAPIYA SADHUKHAN

NIRMAL KANTI PAL

26/11/1988

Permanent Account Number

HQSPS4575Q

Papiya Sadhukhan

Signature



भारत सरकार

GOVT. OF INDIA



Papiya sadhukhan.

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें ;
आयकर पैन सेवा यूनिट, UTIISI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.



Government of India



AADHAAR

ভূমিকা

- ১. আধার পরিচয়ের প্রমাণ, নাগরিকদের প্রমাণ নয়।
- ২. পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা নাভীকরণ।

IMPORTANT INFORMATION

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

আমাকে সারা দেশে মাল্য।
 অধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
 গ্রহণের সহায়ক হবে।
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 and Non-Government services in future.

Unique Identification Authority of India
 Address: W/O Biglab
 Sadhukhan, DAKSHIN
 LASKARPUR LASKARPUR
 Laskarpur South 24
 Parganas Laskar Pur, W.B
 Bengal 700153

7056 7240 9534



ভারত সরকার

Unique Identification Authority of India
Government of India

Enrollment No.: 2010/17562/06559

To
 Papiya Sadhukhan
 W/O. Bibab Sadhukhan
 DAKSHIN LASKARPUR
 LASKARPUR
 Laskarpur South 24 Parganas
 W.B Bengal - 700153



KL936507878FT
93650787



আপনার আধার সংখ্যা / Your Aadhaar No. :
7056 7240 9534

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India
পাপিয়া সাদুখান
Papiya Sadhukhan



সংখ্যা / ID: 2010/17562
১৭৫৬ ৭২৪০ ৯৫৩৪

7056 7240 9534

সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SABITA RANI KAR
NABADIP PAUL

101/1961

Permanent Account Number

BWNPk9604E

Sabita
Signature



Sabita Kar

मिडिया डेप



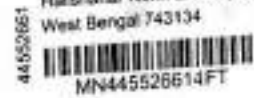
সংসদে প্রেরিত আইডি কার্ড

ভারত সরকার

Government of India

ভাদিকাভুক্তির আইডি / Enrollment No. 1111/32447/01607

To
সবিতা রানী কর
Sabita Rani Kar
BAIDYA PARA MAIN ROAD
Halishahar
Halishahar
Halishahar North 24 Parganas
West Bengal 743134



০৫৫ ৬৯০৬৬

আপনার আইডি সংখ্যা / Your Aadhaar No. :

8256 9867 4274

সংসদে প্রেরিত - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সবিতা রানী কর
Sabita Rani Kar
পিতা : নবদীপ পাল
Father : Nabadip Paul
জন্মতারিখ / DOB : 01/01/1961
মহিলা / Female



8256 9867 4274

সংসদে প্রেরিত - সাধারণ মানুষের অধিকার

Sabita Kar



Ministry of Information & Public Relations



তথ্য

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

INFORMATION

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

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



আধার

সিহমানা:

বৈদ্যা পড়া মেন রোড,
হাশিহাশ, উত্তর ২৪
পার্গানা, পশ্চিম বেঙ্গল, ৭৪৩১৩৪

Address

. BAIIDYA PARA MAIN ROAD,
Halshahar, Halshahar, North 24
Parganas, West Bengal, 743134

8256 9867 4274

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



ভারতের নির্বাচন কমিশন
পত্ৰিকার পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XYV0927608



নির্বাচকের নাম : সবিতা রানী কর
Elector's Name : Sabita Rani Kar
স্বামীর নাম : পরেশ চন্দ্র কর
Husband's Name : Paresi Chandra Kar
লিঙ্গ/Sex : স্ত্রী/F
জন্ম তারিখ
Date of Birth : XXXX/1960

sabita kar
সবিতা কর

XYV0927608

ठिकाना:

25/39b, बैद्यपारा मेल रोड., हालिसाहा, बीजपुर,
पिन 24 पारगना- 743134

Address:

25/39B, BAIDYAPARA MAIN ROAD,
HALISAHAR, BIJPUR, NORTH 24
PARGANAS-743134



Date: 30/11/2015

103-बीजपुर निर्वाचन क्षेत्र का निर्वाचन निरीक्षण अधिकारिका
का कार्यालय का मुद्रा

Facsimile Signature of the Electoral
Registration Officer for

103-Bijpur Constituency

निम्नलिखित जानकारी प्राप्त होने पर निर्वाचन अधिकारी को सूचित करने के लिए
संबंधित सूचना संबंधित निर्वाचन क्षेत्र में निर्वाचन सूची में नाम जोड़ने के लिए
संबंधित निर्वाचन क्षेत्र में निर्वाचन सूची में नाम जोड़ने के लिए

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

0470727


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUVANKAR DAS
KRISHNA KANTA DAS
29/08/1979

Permanent Account Number
AGUPD7157M


Signature



Suvarakar Das.

Suvarakar Das.



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

সনিকারিত আইডি / Enrolment No.: 2010/17541/26686

To
 Suvankar Das
 তত্ত্বাবধায়ক
 S/O, Krishnakanta Das
 BORA
 BHATTACHARYA PARA
 Rajpur Sonarpur(m)
 Borai South 24 Parganas
 West Bengal - 700154



KL950521009FT
 95052100



আপনার আধার সংখ্যা / Your Aadhaar No.:
9401 8607 4118

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India
 তত্ত্বাবধায়ক
 Suvankar Das



নাম / Name: DOB 29081979
 পুরুষ / Male


9401 8607 4118



আধার - সাধারণ মানুষের অধিকার


Suvankar Das.

Suvankar Das.

	LEFT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	RIGHT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER


NAME : SMT. KALYANI PAUL

SIGNATURE : Kalyani Paul

	LEFT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	RIGHT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER

NAME : SMT. PAPIYA SADHUKHAN

SIGNATURE : Papiya sadhukhan

	LEFT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	RIGHT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER

NAME : SMT. SABITA KAR

SIGNATURE : Sabita Kar



Additional District Sub-Registrar,
Garia South 24 Parganas

18 DEC 2011



	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: MR. SUVANKAR DAS.

SIGNATURE: Suvarakar Das.

PHOTO		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
RIGHT HAND						

NAME : _____

SIGNATURE : _____

PHOTO		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
RIGHT HAND						

NAME : _____

SIGNATURE : _____





[Handwritten signature]

**Additional District Sub-Registrar,
Garie South 24 Parganas**

28 DEC 2011



Major Information of the Deed

Deed No :	I-1629-05760/2018		
Query No / Year	1629-0001936391/2018	Date of Registration	28/12/2018
Query Date	25/12/2018 6:30:33 PM	Office where deed is registered	
Applicant Name, Address & Other Details	A.D.S.R. GARIA, District: South 24-Parganas		
Transaction	Sabyasachi Roy Rabindra Nagar, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9674073247, Status : Advocate		
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 2,30,000/-	Rs. 22,89,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,001/- (Article:48(g))	Rs. 15,007/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Uttar Sreepur Road, Mouza: Sripur Bagharghole, Ward No: 33, Holding No:533 Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-211		Bastu	Bastu	2 Katha	1,00,000/-	10,99,999/-	Width of Approach Road: 25 Ft.,

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Uttar Sreepur Road, Mouza: Sripur Bagharghole, Ward No: 33, Holding No:142 Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-211		Bastu	Bastu	2 Katha	1,00,000/-	10,99,999/-	Width of Approach Road: 25 Ft.,
Grand Total :					6.6Dec	2,00,000 /-	21,99,998 /-	



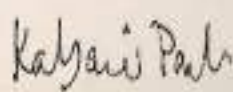


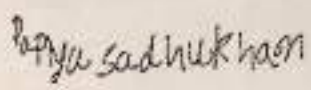


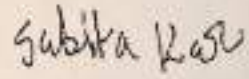
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	20,000/-	60,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L2	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	30,000 /-	90,000 /-	

Major Information of the Deed :- I-1629-05760/2018-28/12/2018

Deed Lord Details :

Name, Address, Photo, Finger print and Signature

No	Name	Photo	Fingerprint	Signature
1	<p>Smt Kalyani Paul (Presentant) Wife of Late Nirmal Kanti Paul Executed by: Self, Date of Execution: 28/12/2018 , Admitted by: Self, Date of Admission: 28/12/2018 ,Place : Office</p>	 28/12/2018	 LTI 28/12/2018	 28/12/2018
<p>Boral Lake Pally, P.O:- Boral, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRHPP7239K, Aadhaar No: 53xxxxxxxx7755, Status :Individual, Executed by: Self, Date of Execution: 28/12/2018 , Admitted by: Self, Date of Admission: 28/12/2018 ,Place : Office</p>				
2	<p>Smt Papiya Sadhukhan Wife of Mr Biplab Sadhukhan Executed by: Self, Date of Execution: 28/12/2018 , Admitted by: Self, Date of Admission: 28/12/2018 ,Place : Office</p>	 28/12/2018	 LTI 28/12/2018	 28/12/2018
<p>Dakshin Laskarpur, P.O:- Laskarpur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: HDSPS4575Q, Aadhaar No: 70xxxxxxxx9534, Status :Individual, Executed by: Self, Date of Execution: 28/12/2018 , Admitted by: Self, Date of Admission: 28/12/2018 ,Place : Office</p>				
3	<p>Smt Sabita Rani Kar Wife of Late Paresh Chandra Kar Executed by: Self, Date of Execution: 28/12/2018 , Admitted by: Self, Date of Admission: 28/12/2018 ,Place : Office</p>	 28/12/2018	 LTI 28/12/2018	 28/12/2018
<p>Boral Lake Pally, P.O:- Boral, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BWNPK9604E, Aadhaar No: 82xxxxxxxx4274, Status :Individual, Executed by: Self, Date of Execution: 28/12/2018 , Admitted by: Self, Date of Admission: 28/12/2018 ,Place : Office</p>				

Major Information of the Deed :- I-1629-05760/2018-28/12/2018



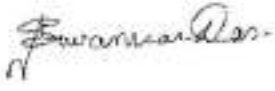
Developer Details :

Name,Address,Photo,Finger print and Signature

Das Properties

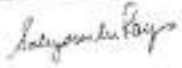
Boral Bhattacharjee Para, P.O:- Boral, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 , PAN No.:: AGUPD7157M, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Suvankar Das Son of Mr Krishna Kanta Das Date of Execution - 28/12/2018, , Admitted by: Self, Date of Admission: 28/12/2018, Place of Admission of Execution: Office	 <small>Dec 28 2018 12:33PM</small>	 <small>LT 28/12/2018</small>	 <small>28/12/2018</small>
Boral Bhattacharjee Para, P.O:- Boral, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGUPD7157M, Aadhaar No: 94xxxxxxx4118 Status : Representative, Representative of : Das Properties (as proprietor)				

Identifier Details :

Name & address

Mr Sabyasachi Roy Son of Late Lalit Mohan Roy Rabindra Nagar, P.O:- Laskarpur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Smt Kalyani Paul, Smt Papiya Sedhukhan, Smt Sabita Rani Kar, Mr Suvankar Das	28/12/2018
	

Major Information of the Deed :- I-1629-05760/2018-28/12/2018

Transfer of property for L1		
No	From	To. with area (Name-Area)
1	Smt Kalyani Paul	Das Properties-1.1 Dec
2	Smt Papiya Sadhukhan	Das Properties-1.1 Dec
3	Smt Sabita Rani Kar	Das Properties-1.1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Kalyani Paul	Das Properties-1.1 Dec
2	Smt Papiya Sadhukhan	Das Properties-1.1 Dec
3	Smt Sabita Rani Kar	Das Properties-1.1 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Kalyani Paul	Das Properties-66.66666700 Sq Ft
2	Smt Papiya Sadhukhan	Das Properties-66.66666700 Sq Ft
3	Smt Sabita Rani Kar	Das Properties-66.66666700 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Smt Kalyani Paul	Das Properties-33.33333300 Sq Ft
2	Smt Papiya Sadhukhan	Das Properties-33.33333300 Sq Ft
3	Smt Sabita Rani Kar	Das Properties-33.33333300 Sq Ft

Endorsement For Deed Number : I - 162905760 / 2018

On 28-12-2018

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

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

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

Presented for registration at 12:21 hrs on 28-12-2018, at the Office of the A.D.S.R. GARIA by Smt Kalyani Paul , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 22,89,998/-

Major Information of the Deed :- I-1629-05760/2018-28/12/2018

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

Execution is admitted on 28/12/2018 by 1. Smt Kalyani Paul, Wife of Late Nirmal Kanti Paul, Boral Lake Pally, P.O: Boral, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife, 2. Smt Papiya Sadhukhan, Wife of Mr Biplab Sadhukhan, Dakshin Laskarpur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 3. Smt Sabita Rani Kar, Wife of Late Parash Chandra Kar, Boral Lake Pally, P.O: Boral, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife

Identified by Mr Sabyasachi Roy, , Son of Late Lalit Mohan Roy, Rabindra Nagar, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-12-2018 by Mr Suvankar Das, proprietor, Das Properties (Sole Proprietorship), Boral Bhattacharjee Para, P.O:- Boral, P.S:- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700154

Identified by Mr Sabyasachi Roy, , Son of Late Lalit Mohan Roy, Rabindra Nagar, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,007/- (B = Rs 15,000/- , E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/12/2018 6:37PM with Govt. Ref. No: 192018190321812181 on 26-12-2018, Amount Rs: 15,007/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00WDLQZ4 on 26-12-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,001/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 1/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 17167, Amount: Rs.5,000/-, Date of Purchase: 14/12/2018, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/12/2018 6:37PM with Govt. Ref. No: 192018190321812181 on 26-12-2018, Amount Rs: 1/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00WDLQZ4 on 26-12-2018, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1629-05760/2018-28/12/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2018, Page from 174304 to 174359
being No 162905760 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.12.28 14:00:23 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 28-Dec-18 1:59:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)