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VC 652/20

Certified that the Document is Admitted to Registration the Signature Sheet / Sheets the Endorsement Sheet / Sheets Attached With this Document are the Part of this Document.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this

13th day of NOVEMBER, 2020 (Two Thousand Twenty)

BETWEEN

[Handwritten Signature]

Additional District Sub-Registrar
Beradati, North 24 Parganas
24 NOV 2020

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1299 500/- 12/11/2020
Amunava Konjilal
Advocate BKP court
উক্ত ২৪ পরগণা
ব্রাহ্মণ

অতিরিক্ত সোমা তৌমিক স্বাক্ষর
এ ডি এম জাদব স্বাক্ষর

ব. সীল
অতিরিক্ত সোমা তৌমিক
টি ডি নং
চাম্পন ক্রম
১৫, ২০, ০০০/-

- Nibedita Karmakar (Mallik)



VETI
2241

- Nibedita Karmakar (Mallik)

এ ডি এম জাদব স্বাক্ষর



VETI
2242

- মিনু হালদার



VETI
2243

- Ranjita Mitra (Mallik)



VETI
2244

- Ankita Tarafdar (Mallik)

Additional District Sub-Registrar
Barasat, North 24 Parganas

13 NOV 2020

(2)

(1) **SMT. MINU MALLICK**, (PAN - CNMPM1657E), wife of Late Bhabani Prasad Mallick, residing at Bidhanpally, P.O. & P.S. Madhyamgram, District - North 24 Parganas, Kolkata - 700

(2) **SMT. NABEDITA KARMAKAR (MALLICK)**, (PAN - DRPK4371F), wife of Sudin Karmakar and D/o - Late Bhabani Prasad Mallick, residing at 41/2, Sarat Chatterjee Road, P.O. New Barrackpore, P.S. New Barrackpore Newbarrackpore, District - North 24 Parganas, Kolkata - 700131

(3) **SMT. BANHITA MITRA (MALLICK)**, (PAN - CSHPM62490), wife of Late Subhash Mitra and D/o - Late Bhabani Prasad Mallick, residing at Bidhanpally, P.O. & P.S. Madhyamgram District - North 24 Parganas, Kolkata - 700

(4) **SMT. ARPITA TARAFDAR**, wife of Sukhen Tarafdar and D/o - Late Bhabani Prasad Mallick, residing at Vill - Bagda, P.O. - BAGDA, P.S. - BAGDA, Bagda, District - North 24 Parganas, Pin - 743232, all are by faith - Hindu, by Nationality - Indian, by Occupation - House wife, hereinafter jointly and collectively called and referred to as the "LAND OWNERS/FIRST PARTIES" (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include each of their respective legal heirs, successors, executors, administrators, legal representatives, nominees and or assigns) of the **ONE PART**.

AND

SRI BENI MADHAB KUMAR, (PAN-AFEPK6595D), son of Late Birendra Nath Kumar, by faith : Hindu, by Nationality - Indian, by Occupation - Business, as the Managing Director of "**BENI MADHAB CONSTRUCTION PVT. LTD.**", having its office at Uttarayan Apartment, Ground floor, 466 S.K.B. Sarani, Seth Bagan, Dum Dum, Kolkata - 700030, hereinafter called and referred to as the "**DEVELOPER**" (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of his heirs, executors, administrators, successors, legal representatives and assigns etc.) of the **SECOND PART**, hereinafter jointly and collectively called and referred to

Cont...P/3

Nivedita Karmakar (Mallick)

(3)

as the "**DEVELOPER/SECOND PARITIES**" (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include each of their respective legal heirs, successors, executors, administrators, legal representatives, nominees and or assigns) of the **OTHER PART**.

WHEREAS the below mentioned "A" schedule property belongs to one Upendra Nath Chowdhury who entered into an agreement for sale in respect of said "A" Schedule property with Bhabani Prasad Mallick who is the husband of above mentioned landowners NO. 1 and father of Land Owners No. 2 to 4.

AND WHEREAS on basis of said Agreement for Sale in respect of below mentioned "A" Schedule Property, said Upendra Nath Chowdhury handed over the Khas, vacant and peaceful possession to said Bhabani Prasad Mallick and subsequently said Bhabani Prasad Mallick constructed a building for residential purpose to stay with his family. But later on Upendra Nath Chowdhury filed a Title suit for eviction against Bhabani Prasad Mallick in respect of said "A" Schedule property which was decreed in favour of Upendra Nath Chowdhury. After that said Bhabani Prasad Mallick filed a T.A. being no. 458 of 1968 before the 12th Court at Alipore against the decree passed by the Ld. Court below. Finally said Court set aside the decree passed by the Court below vide Appellate Decree no. 1025 of 1972 and said decree was finally upheld by the Division Bench of the High Court at Calcutta in its order dated - 30/03/1990.

AND WHEREAS being in peaceful enjoyment over the aforesaid property, said Bhabani Prasad Mallick died intestate on 19/12/1994 leaving behind Minu Mallick as his wife and three daughters namely Banhita Mitra (Mallick), Nibedita Karmakar (Mallick) and Arpita Trafdar as his

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(4)

legal heirs and successors, who inherited the aforesaid property, according to Hindu Succession Act and absolutely seized and possessed the same peacefully free from all encumbrances.

AND WHEREAS the above mentioned land owners herein transferred a land measuring more or less 3 Cottahas 12 Sft. togetherwith R.T.S. measuring about 120 Sft. from "A" Schedule property in favour of Shyamal Prosad Mallick by dint of registered Deed of Gift.

AND WHEREAS said MINU MALLICK, land owner No. 1 herein purchased a land measuring about 4.5 Decimal, which lying and situated at Mouza - Doharia, J.L.No. 45, comprised in R.S. Dag No. 266 under R.S.Khatian No. 132 within P.S. Madhyamgram which is also part of "A" Schedule property by dint of registered Deed of Sale, being No. "03205", for the year 1983.

AND WHEREAS said Minu Mallick, land owner no. 1 herein purchased another land measuring about 3 Cottahas 12 Sft. which lying and situated at Mouza - Doharia, J.L.No. 45, comprised in R.S.Dag No. 270 under R.S. Khatian No. 947 within P.S. Madhyamgram which is also part of "A" Schedule property by dint of registered Deed of Sale, being No. "09643", for the year 1990.

AND WHEREAS said Minu Mallick transferred her undivided share of land measuring about 3.25 Decimal comprised in R.S.Dag No. 263/2034, 0.05 Decimal from R.S. Dag No. 263 and 3 Decimal of land from R.S.Dag No. 265, all the Dags are lying and situated at at Mouza - Doharia, in favour of her three daughters namely Banhita Mitra (Mallick), Nibedita Karmakar (Mallick) and Arpita Tarafder, by way registered Gift Deed, being No. "03376", which was duly registered at A.D.S.R.O., at Barasat, North

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(5)

24 Parganas, for the year 2014. By way of above said manner said Banhita Mitra (Mallick), Nibedita Karmakar (Mallick) and Arpita Tarafder jointly acquired 27 Decimal of land from various Dags which is morefully mentioned below schedule property.

AND WHEREAS by virtue of aforesaid description the said (1) Smt. Minu Mallick, (2) Smt. Nibedita Karmakar (Mallick), (3) Smt. Banhita Mitra(Mallick) and (4) Smt. Arpita Tarafder, all the parties herein became the joint owners of ALL THAT property which morefully described in the below mentioned "A" Schedule hereunder written and thereafter above mentioned land owners recorded their names in B.L. & L.R.O. and obtained individual L.R. Khatian Nos. 4198, 4195 and 4554, respectively and also mutated their names in local Madhyamgram Municipality, and since then we are enjoying the said property without any disturbances from any corner by paying rent and taxes regularly which is free from all sorts of encumbrances which is free from all sorts of encumbrances, lien, charges, which we have full right, title and interest over the same and have full right to sell, gift, mortgage or any kind of transfer or developing job as per Property Act.

AND WHEREAS the Land owners have decided to developed the piece and parcel of **Bastu** land measuring about more or less 27 decimals alongwith 600 Sft. dilapidated one storied building standing thereon, togetherwith all easement & rights, which lying and situated at Mouza - Doharia, J.I.No. 45, Parganas - Anwarpur, comprised in R.S. & L.R. Dag Nos. 263, 263/2034, 265, 270 & 266, under L.R.Khatian Nos. 4198 [Minu Mallick], 4195 [Nibedita Karmakar (Mallick)] and 4554 [Banhita Mitra Mallilck & 4388 [Arpita Trafder], at Ward No. 24, Holding No. 261 & 261/C of Bidhanpally Road, under Madhyamgram Municipality, P.S. Madhyamgram, within the Jurisdiction of A.D.S.R.O., Barasat, District -

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(6)

North 24 Parganas, Kolkata - 700 and the said property by erecting multi-storied (G+4) building consisting of several residential Flats/Commercial Space/ Semi Commercial Space, but due to lack of knowledge and paucity of funds, approached the developer to undertake the Development of the aforesaid land, to which the developer have agreed on the following terms and conditions and to avoid future litigation both the parties herein agreed to registered the said development agreement.

NOW THIS INDENTURE WITNESSETH and it is mutually agreed upon by and between the parties as follows :-

ARTICLE - I DEFINATION :-

1) **OWNERS** : Shall means (1) **SMT. MINU MALLICK**, wife of Late Bhabani Prasad Mallick, residing at Bidhanpally, P.O. & P.S. Madhyamgram, District - North 24 Parganas, Kolkata - 700129 (2) **SMT. NABEDITA KARMAKAR (MALLICK)**, wife of Sudin Karmakar and D/o - Late Bhabani Prasad Mallick, residing at 41/2, Sarat Chatterjee Road, P.O. New Barrackpore P.S. New Barrackpore Newbarrackpore, District - North 24 Parganas, Kolkata - 700 131 (3) **SMT. BANHITA MITRA (MALLICK)**, wife of Late Subhash Mitra and D/o - Late Bhababani Prasad Mallick, residing at Bidhanpally, P.O. & P.S. Madhyamgram District - North 24 Parganas, Kolkata - 700 (4) **SMT. ARPITA TARAFDAR**, wife of Sukhen Tarafdar and D/o - Late Bhabani Prasad Mallick, residing at Vill - Bagda, P.O.- Bagda, P.S.- Bagda, Bagda, District - North 24 Parganas, Pin - 743232, and their legal heirs, successors, legal representatives, executors, administrators and assigns.

2) **DEVELOPER** : shall means "**BENI MADHAB CONSTRUCTION PVT. LTD.**", having its office at Uttarayan Apartment, Ground floor,

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(7)

466 S.K.B. Sarani, Seth Bagan, Dum Dum, Kolkata - 700030, represented by its proprietor namely : **SRI BENI MADHAB KUMAR**, son of Late Birendra Nath Kumar, by faith : Hindu, by Nationality - Indian, by Occupation - Business, residing at Uttarayan Apartment, Ground floor, 466 S.K.B. Sarani, Seth Bagan, Dum Dum, Kolkata - 700030 and its legal representatives, successor(s), nominees and assigns.

3) **PREMISES** : shall mean **ALL THAT** piece and parcel of **Bastu** land measuring about more or less 27 decimals alongwith 600 Sft. dilapidated one storied building standing thereon, togetherwith all easement & rights, which lying and situated at Mouza - Doharia, J.I.No. 45, Parganas - Anwarpur, comprised in R.S. & L.R. Dag Nos. 263, 263/2034, 265, 270 & 266, under L.R.Khatian Nos. 4198 [Minu Mallick], 4195 [Nibedita Karmakar (Mallick)] and 4554 [Banhita Mitra Mallilck & 4388 [Arpita Trafder], at Ward No. 24, Holding No. 261 & 261/C of Bidhanpally Road, under Madhyamgram Municipality, P.S. Madhyamgram, within the Jurisdiction of A.D.S.R.O., Barasat, District - North 24 Parganas, Kolkata - 700 129.

4) **BUILDING** : Shall mean the multi (G+4) storied building to be constructed at the said premises in accordance with sanction plan duly sanctioned by Khardah Municipality.

5) **COMMON FACILITIES AND AMENITIES** : shall mean corridors, stairways, Lift, Passage ways, provided by the Developer, pump room and tube well, overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenance and/or management of the building.

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(8)

6) **SALEABLE** : Space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

7) **OWNERS' ALLOCATION** : Land Owners will get their allocation as per below mentioned manners :

Floor	Side	Area
Ground	One flat in front portion at North-West side and One Flat at South-East side in Back side	one 600 Sft. (M/L) one 575 Sft. (M/L)
	One flat in back portion at Northern side and One Flat at South side.	Each 575 Sft. (M/L)
Second	One flat in back portion at Northern side and One Flat at South side.	Each 575 Sft. (M/L)
Third	One flat in Middle portion at Northern side and One Flat at South side.	Each 575 Sft. (M/L)

That the Land owners will get Rs. **35,00,000/-** (Rupees Thirty Five Lakh) only from the said Developer and whereas Rs. **5,00,000/-** (Rupees Five Lakh) only will get at the time of signing and Registration of this Agreement and every Rs. **5,00,000/-** (Rupees Five Lakh) only will get after completion of every floor of the said Multi Storied Building and the balance money will get at the time of physical possession hand over from the Developer as Land Owner's Allocation.

That the Land Owners will get their Owner's Allocated residential Flat with Super Built Up Area.

8) The Developer will demolish the existing structure and will get the sales proceeds of the materials.

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(9)

9) **DEVELOPER'S ALLOCATION** : Shall mean rest entire constructed area save and except the owner's allocated portioned in the said premises togetherwith the proportionate right, title, interest in the land in common facilities and amenities including the right to use thereof in the said premises upon construction of the building.

10) **ARCHITECT** : Shall mean the person or persons who may be appointed by the developer for designing and planning of the building with the approval of the Land Owners.

11) **BUILDING PLAN** : Shall mean the plan to be sanctioned by the Madhyamgram Municipal Authority with such alteration or modifications as may be made by the Developer/s with approval of the Municipal Authority and the Developer/s shall bear the entire cost of obtained sanction plan.

12) **TRANSFeree** : Shall mean the person, firm, limited company association or persons to whom any space in the building has been transferred.

13) **WORD IMPARTING** : Singular shall include plural vice-versa.

14) **WORD IMPARTING** : masculine gender shall include feminine and neuter genders likewise words imparting feminine genders shall include masculine and neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLES - II COMMENCEMENT

This Agreement shall be deemed to have commenced on and with effect from the execution on agreement.

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ARTICLES - III - OWNERS REPRESENTATION

- 1) The Land Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of **Bastu** land measuring about more or less 27 decimals alongwith 600 Sft. dilapidated one storied building standing thereon, togetherwith all easement & rights, which lying and situated at Mouza - Doharia, J.I.No. 45, Parganas - Anwarpur, comprised in R.S. & L.R. Dag Nos. 263, 263/2034, 265, 270 & 266, under L.R.Khatian Nos. 4198 [Minu Mallick], 4195 [Nibedita Karmakar (Mallick)] and 4554 [Banhita Mitra Mallilck & 4388 [Arpita Trafder], at Ward No. 24, Holding No. 261 & 261/C of Bidhanpally Road, under Madhyamgram Municipality, P.S. Madhyamgram, within the Jurisdiction of A.D.S.R.O., Barasat, District - North 24 Parganas, Kolkata - 700 129 . the said premises free from all encumbrances, attachment and liens whatsoever.
- 2) The said premises are not vested under the Urban Land (Ceiling and Regulation) Act, 1976.

ARTICLES - IV, DEVELOPER'S RIGHT

- 1) The Land Owners hereby grants subject to what has been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various sizes of Flats/Commercial Space/ Semi Commercial Space in order to sale of said Unit to the member of the public for their residential Flats/Commercial/ Semi Commercial purpose by entering into agreement for sale and/or trnsfer and/or construction in respect of the the Developer's allocation in accordance with the Building plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the Developer with the approval of the Owners.
- 2) The Developer/s shall be entitled to prepare modify or alter the plan with approval of the Land Owners and to submit the same to the Khardah

(11)

Municipality in the name of the Land Owners at costs Developer and shall pay and bear all expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities and if the Developer/s made any addition or alteration & deviation of building plan in that case, the Developer/s shall bear additional cost/expenses, penalties for deviation, as imposed by the municipal authority and if required for construction of the building at the said premises provided however that developer shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the developer/s.

3) Nothing in these presents shall be constructed as a demise or assignment or transfer by the Land Owners of the said premises or any part thereof to the developer/s or as creating any right, title or interest in respect thereof in favour of the developer/s other than an exclusive license to the developer to sale the Flats/Commercial Space/ Semi Commercial Space of the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.

4) That the Developer/s shall have right to collect finance from its own and/or from the market without creation any charge or mortgage schedule premises and have right to take partner/partners as his/their own choice in that event the land owners shall not raise any objection in that regards.

ARTICLES - V, APPARENT CONSIDERATION

1) In consideration of the Land owners having agreed to permit the Developer to sale the Flats/Commercial Space/ Semi Commercial Space of the said premises and construct, erect and complete the building at the said premises the Developer agrees : -

a) At their own costs shall obtain all necessary permission and/or approvals and/or consent.

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(12)

- b) In respect of the construction of the building to pay costs of supervision of the development and construction of the Owner's Allocation in the building at the said premises.
- c) To bears all costs charges and expenses for construction of the building at the said premises. The aforesaid shall constitute the apparent consideration for grant of exclusive right for development for the premises.

ARTICLES - VI, DEVELOPER'S ALLOCATION

In consideration of the above the developer shall be entitled to the developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building before providing for Land Owner's allocation and the developer shall be entitled to enter into agreement for sale and transfer its own name with any transferees for their residential/Commercial/ Semi Commercial purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering in to such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Land owners and this agreement by itself shall be treated as consent by the Land owners, provided however the developer will not be entitled to deliver possession of developer's allocation to any transferees until the developer shall make over possession of the Land owners allocation to the owners and comply with all other obligation of the Developer to the Land Owners under this agreement.

ARTICLES - VIII, PROCEDURE

Land Owners shall grant to the Developer and/or its nominee(s) a registered Development Power of Attorney as may be required for the purpose

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of obtaining the sanctions from different authorities in connection with the construction of the building and also for the pursuing and following up the matter with appropriate authority or authorities.

ARTICLES - XI, CONSTRUCTION

The Developer shall be solely and exclusively responsible for construction of the said building.

ARTICLES-X, SPACE ALLOCATION

- a) After completion of the building the Developer shall be entitled to obtained constructed area and other portions of the said building shall belong to the Developer along with undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the developer contained herein.
- b) The Developer shall be exclusively entitled to the entire portion in the building with exclusive right to from Land owners and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Land owners shall not in any way to interfere with or disturbed the quiet and peaceful possession of the Developer.

ARTICLES - XI, BUILDING

- 1) The Developer shall at his own cost, construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time. Such Construction of the building shall completed entirely by the developer within 48 months from the date of Sanction Building plan subject to enhancement of further Six months.

(14)

2) Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.

3) The Developer shall erect in the building at its own costs as per specification and drawings provided by the architect, pump, tube well water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be provided as residential building self-contained apartment and constructed spaces for sale and/or residential Flats/Commercial Space/ Semi Commercial Space and/or constructed space therein on ownership basis.

4) The Developer shall be authorised in the name of the owners in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the owners for the construction of the building and to similarly apply for and obtained temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyment of the building for which purpose the Land owners shall execute in favour of the Developer a registered Development Power of Attorney and other authorities as shall be required by the Developer.

5) The developer/s shall at its own cost and expenses and without creating any financial or other liability on the Land owners construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be the developer with the consent of the Land owners in writings.

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6) All costs, charges and expenses including architects fees shall be paid discharged and borne by the developer and the owners shall have no liability in this context.

7) The developer/s shall at its own cost of electricity wiring, water, pipeline, sewerage connection in portion of the Land owner's allocation.

ARTICLES -XII, COMMON FACILITIES

1) The Developer/s shall pay and bear the property taxes and other dues and outgoings in respect of the owners's allocation of the said building according to dues as and from the date of handing over vacant possession by the Land Owners till as provided hereafter.

2) As soon as the building is completed and the electricity wiring sewerage line and water pipe lines are ready up to the portion of the Land owner's allocation, the developer/s shall give written notice to the Land Owners requesting the to take possession of the Land Owners allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 30(thirty) days from the date of service of such notice and at all times thereafter the Land owners shall be responsible for payment of all Municipal and property taxes, dues duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Land Owners allocation, the said rates to be apportioned prorate with reference to the saleable space in the building if they are levies on the building as a whole.

3) The Developer shall punctually and regularly pay for rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon

the owner and developer and both the parties shall kept each other indemnified against all claims actions demand, costs, charges and expenses and proceedings whatsoever directly and indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the owners or the Developer in this behalf.

4) As and from the date of completion the Developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of the said charge include of premises for insurance of the building water, fire and scavenging charges, taxes, light, sanitation and maintenance operation, repair and renewal charges for bill collection, renovation, replacement and expenses for building and mechanical installation, application and equipments, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

ARTICLES - XIII, LEGAL PROCEEDINGS

1) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer as constituted attorney of the Land Owners to defend all actions, suits and proceedings which may arises in respect of the development of the said premises all all costs, charges and expenses incurred for that purpose with the approval of the Land owners shall be borne and paid by the developer specific may be required to be done by the developer and for which the developer may need the authority of the Land Owner's applications and other documents may be required to be signed to be signed made by the owner's relating to which specific provisions may not have been mentioned herein. The Land Owner hereby undertake to do all such acts, deed, matters and other things that may be reasonably required to be done ini the matter and the Owner shall execute any such additional power of attorney and/or authorization as may be re-

quired by the developer for the purpose and the Land owners also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the owners and/or go against the spirit of this agreement.

2) Any notice required to be given by the developer shall without prejudice to any other mode of service available demand to have been served on the Land owners if delivered by hand and duly acknowledgement due to the residence of the owners shall likewise be deemed to have been served on the Developer if delivered by hand or send by pre-paid registerpost to the registered office the developer.

3) That if specifically mentioned here that in case of death of landowners their legal heirs shall jointly & severally entitled to get the Land owner's allocation and also bound to execute the further Development power of attorney in favour of the present Developer without demanding any further consideration or Flat area.

4) Both the developer and the Land Owners shall frame a Scheme for the management and administration of the said building or buildings and/or common parts thereof the owner hereof and the owner hereby agree to abide by all the rules and regulations and as such management society/association/holdings organization do hereby give their consent to abide by the same.

5) Nothing in these present shall be construed as a demises or assignment or conveyance in the law by the owners of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof other than an exclusive license to developer to commercially ex-

exploit the same in the terms thereof provided however developer shall be entitled to borrow money from any bank without creating any financial liability of the Land Owner or affecting their estate and interest in the premises and it is being expressly agreed and understood that in no event the owners or any of their estate shall be responsible and/or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the Owners indemnity against all actions suits proceedings and costs, charges and expenses in respect thereof.

6) As and from date of completion of the building the developer and/or its transferees and the Land Owners and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent and wealth taxes payable in respect of their spaces.

7) There is no existing agreement regarding the development or sale of the said premises and that all other agreement if any, prior to this agreement have been cancelled and are being suppressed by this agreement and the owners agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.

8) The Land Owners undertake and agrees to execute and register all conveyance and transfer in favour of persons with whom the developer will enter in to agreement as and when required by the Developer (The stamp duty & registration fees and all other expenses towards the registration will borne by the developer or its assigns).

ARTICLES - XIV, FORCE MAJURE

1) The Developer shall not be considered to have any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

2) Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotions, strike, and/or any other or further commotion belong to the reasonable control of the Developer.

ARTICLES - XV, ARBITRATION

1) If any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case otherwise two-arbitrators one to be appointed by each party in dispute and the same be deemed to be referred within meaning of Arbitration Act, 1996 or any statutory modification there under in force.

2) **JURISDICTION** : District Court of Barasat alone shall have Jurisdiction to enter by their actions, title proceedings arising out of this Agreement

FIRST SCHEDULE ABOVE REFERRED TO :

(Description of entire property)

ALL THAT piece and parcel of **Bastu** land measuring about more or less 27 decimals alongwith 600 Sft. dilapidated one storied building standing thereon, togetherwith all easement & rights, which lying and situated at **Mouza - Doharia**, J.I.No, 45, Parganas - **Anwarpur**, comprised in **R.S. & L.R. Dag Nos. 263, 263/2034, 265, 270 & 266**, under **L.R.Khatian Nos. 4198** [Minu Mallick], 4195 [Nibedita Karmakar (Mallick)] and 4554 [Banhita Mitra Mallick & 4388 [Arpita Trafer], at Ward No. 24, Holding No. 261 & 261/C of Bidhanpally Road, under Madhyamgram Municipality, P.S. Madhyamgram, within the Jurisdiction of A.D.S.R.O., Barasat, District - North 24 Parganas, Kolkata - 700 129 . which is butted and bounded as follows :-

- ON THE NORTH :** L/o - Rabin Chowdhury & Others.
ON THE SOUTH : R.S.Dag No. 266 (owned by Dulal Ghosh) & Minu Mallick)
ON THE EAST : L/o - Arun Bose.
ON THE WEST : 16 ft. wide Road.

SECOND SCHEDULE ABOVE REFERRED TO :

(Owner's Allocation)

Land Owners will get their allocation as per below mentioned manners :

Floor	Side	Area
Ground	One flat in front portion at North-West side and One Flat at South-East side in Back side	one 600 Sft. (M/L) one 575 Sft. (M/L)
First	One flat in back portion at Northern side and One Flat at South side.	Each 575 Sft. (M/L)
Second	One flat in back portion at Northern side and One Flat at South side.	Each 575 Sft. (M/L)
Third	One flat in Middle portion at Northern side and One Flat at South side.	Each 575 Sft. (M/L)

That the Land owners will get Rs. 35,00,000/- (Rupees Thirty Five Lakh) only from the said Developer and whereas Rs. 5,00,000/- (Rupees Five Lakh) only will get at the time of signing and Registration of this Agreement and every Rs. 5,00,000/- (Rupees Five Lakh) only will get after completion of every floor of the said Multi Storied Building and the balance money will get at the time of physical possession hand over from the Developer as Land Owner's Allocation.

That the Land Owners will get their Owner's Allocated residential Flat with Super Built Up Area.

Cont...P/21

THIRD SCHEDULE ABOVE REFERRED TO :

(Developer's Allocation)

All that constructed area except the owner's allocated portioned consisting of several flats, shops and car parking spaces of the proposed multi-storied building over the land at the said property together with undivided impartible proportionate share of land whereof the said proposed building to be erected and the rights of use common areas and common facilities of the said building to be constructed after providing for the Owner's Allocation.

SPECIFICATION OF CONSTRUCTION :

- STRUCTURE** : Building designs with R.C.C. framed structure of foundation 1:2:4 Ratio.
- BRICK WORKS** : All Brick works shall be as 8", 5" or 3" Thick wherever necessary.
- KITCHEN** : Marble flooring cooking platform with a Black stone sink basin and glazed upto 2'-0" above cooking platform Taps etc. complete with exhaust Fan hole.
- TOILET** : Tiles with wall dado of glazed tiles upto 6'-0" height with standard fittings and concealed plumbing system with 1 1/2" PVC pipes with PVC door and Pan.
- FLOORING** : All floor shall have grey cement.
- DOORS** : All doors shall be of flush door al frames will be good quality wood.
- WINDOWS** : All window are steel grill with glass fittings.

ELECTRICAL WIRING : Concealed wiring all flats (copper electrical wiring) and concealed electrical point provided with following electrical point with good quality switch :-

Bed Room : One Tube light point, Two light point, One Fan point, One 5 Amp plug point on Switchboard, One Plug point.

Living/Dining/ : Two light points, One fan point, one Plug (5amp) point and one (15amp) point.

Kitchen : One light point, One exhaust fan point, one plug point (15amp).

Toilet : One light point, one exhaust point .

Balcony : One light point.

WATER SUPPLY : Water source supply with underground water reservoir Good quality P.V.C. pipe line top water reservoir with pump and motor.

WALL PAINTING : Internal wall will be finished with plaster of Paris and outside wall be finished with Snow cement.

Extra Works : Any extra work other than the above specification shall be charged extra as decided by the developer authorized Engineer and such amount shall have to be deposited before the execution of such work. All requisites for additions alteration work have to be given in writing before standing of brickwork. Thereafter No request shall be entertained.

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

Signed, Sealed and delivered
in presence of

Witnesses : -

- 1) Punam Parvin
Advocate
Barrackpore Court
- 2) Arunav Kanjilal
(Advocate)
Barrackpore Court

- 1) मिश्र श्रीमती
- 2) Nibedita Karmaferan (Mallik)
- 3) Banhita Mitra (Mallik)
- 4) Arkita Tarafdar (Mallik)

Signature of the Land Owners

BENIMADHAB CONSTRUCTION PVT.LTD

Bhimadhab Kumar
Director

Signature of the Developer

Drafted & Prepared by me :

Arunav Kanjilal

Arunav Kanjilal

Advocate

Barrackpore Court

Enrollment No. 1844/1633 of 2016

Typed By :

S. Roy

Subir Roy, Barrackpore

MEMO OF CONSIDERATION

We, the above mentioned Land Owners are received Rs. Five Lakh
 _____ as Owner's Allocation out of total
 amount i.e. 35,00,000/- (Rupees Thirty Five Lakh) only from the above
 mentioned Developer.

Date	Cash/Chq.No.	Bank/Branch	Amounts
13/11/2020	000486	HDFC	5,00,000/-
Total = Rs.			

Witnesses :

- 1) Purnam Parshin
(Advocate)
 - 2) Anurag Kanyal
(Advocate)
- Bharadwaj Sawit













BENHARMA CONSTRUCTION PVT.LTD.

Benimadhab Kumar
 Director

Signature of the Developer

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name..... স্নিগু মল্লিক

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				













ডান হাত

স্নিগু মল্লিক

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator, (Tick the appropriate status)

(2) Name..... Nibedita Karmakar (Mallick)

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত












All the above fingerprints are of the above named person and attested by the said person.

Nibedita Karmakar (Mallick)
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name.. Arkita Tarafdar (Mallick)












LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Arkita Tarafdar (Mallick)

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name Banrita Mitra (Mallick)

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person.












Banrita Mitra (Mallick)

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name... Benimadhab Kumar

LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Benimadhab Kumar

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত <div style="border: 1px solid black; padding: 10px; width: 80px; margin: 0 auto;"> PHOTO PEST </div> ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15032001483757/2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Minu Mallick , Bidhanpally, P.O:- Madhyamgram, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN - 700129	Land Lord			 13/11/2020
2	Smt Nibedita Karmakar Alias Smt Nibedita Karmakar Mallick , 41/2 Sarat Chatterjee Road, P.O:- New Barrackpore, P.S:- Ghola, District:- North 24-Parganas, West Bengal, India, PIN - 700130	Land Lord			 13/11/2020
3	Smt Banhita Mallick Alias Mr Banhita Mitra Mallick , Bidhanpally, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN - 700129	Land Lord			 13/11/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Arpita Tarafdar , Bagdah, P.O:- Bagdah, P.S:- Bagdah, District:- North 24-Parganas, West Bengal, India, PIN - 743232	Land Lord			Arpita Tarafdar (Mallik) 13/11/20
5	Shri Beni Madhab Kumar , 466 S K B Sarani Seth Bagan, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700030	Represent ative of Developer [Benimadh ab Constructi on Private Limited]			Benimadh Kumar 13/11/20
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Arunav Kanjilal Son of Shri P Kanjilal Barrackpore Court, P.O:- Barrackpore, P.S:- Barrackpore; District:-North 24- Parganas, West Bengal, India, PIN - 700120	Smt Minu Mallick Kamakar, Smt I Smt Arpita Taraf Madhab Kumar			Arunav Kanjilal 13/11/2020

(Sumit Kumar Sinha)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARASAT
North 24-Parganas, West
Bengal



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-013765462-8

GRN Date: 13/11/2020 12:27:31

BRN: 0116134616826

SBI ePay txn No.: IGAJVHYLR1

Payment Mode: Net Banking-SELF

Payment Gateway: SBI EPay-State Bank of India

BRN Date: 13/11/2020 12:28:48

SBI ePay txn Date: 13/11/2020 12:27:57

DEPOSITOR'S DETAILS

Name: Sumit Mondal

Id No.: 2001483757/1/2020

Contact No:

E-mail:

Mobile No. +91 8622938992

Address: Billpara

User Type:

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001483757/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	5021
2	2001483757/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	39521
			Total Amount	44542

In Words: Rupees Forty Four Thousand Five Hundred Forty Two Only.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFEPK6595D




नाम / Name

BENIMADHAB KUMAR

पिता का नाम / Father's Name
BIRENDRA KUMAR

जन्म की तारीख / Date of Birth

09/12/1950


हस्ताक्षर / Signature



2201073

Benimadhab Kumar



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB / 27 / 191 / 408836

পরিচয় পত্র



Elector's Name : Banimadhab Kumar
নির্বাচকের নাম : বেনীমাদহব কুমার
Father / Mother /
Husband's Name : Birendra Kumar
পিতা/মাতা/স্বামীর নাম : বীরেন্দ্র কুমার
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 35
১.১.১৯৯৫ এ বয়স : ৩৫

Address

Village : Talbona
G.P. : Dhaniakhali 1
P.O. : Dhaniakhali
Dist : Hooghly

ঠিকানা

গ্রাম/বন্দা : তালপা, বেনা
গ্রা. প. : ধনিয়াখালি ১
পান্ডা : ধনিয়াখালি
জেলা : হুগলী

Facsimile Signature
Electoral Registration Officer

নির্বাচক - নির্বাচন আধিকারিক
For 191-Dhaniakhali(SC) Assembly Constituency
১৯১ - ধনিয়াখালি (সংসদ) বিধানসভা নির্বাচন কেন্দ্র

Place : Chinsurah, Hooghly

স্থান : চিনসুরা, হুগলী
Date : 02-04-1995
তারিখ : ০২.০৪.১৯৯৫

Banimadhab Kumar



ভারত সরকার

भारत सरकार
Unique Identification Authority of India
Government of India

এনক্রিপ্টেড আইডি / Enrollment No : 1040/20408/84509

To
Benimadhab Kumar
পিতামহ কুমার
S/O: Brandra Nath Kumar
Tabona
Dhaniathal
Boso, Hooghly
West Bengal - 712302



KL9728600577T

97286008



আপনার আধার সংখ্যা / Your Aadhaar No. :

4016 1999 1365

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



পিতামহ কুমার
Benimadhab Kumar
পিতা : ব্রান্ডা নাথ কুমার
Father : Brandra Nath Kumar

লিঙ্গ / Sex : পুরুষ / Male
DOB: 09/12/1960

4016 1999 1365



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা শাস্ত করা হয়।

INFORMATION

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

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



ভারত সরকার
Unique Identification Authority of India

পিতামহ / Benimadhab Kumar
পিতামহ কুমার, ধানিঠাল, বোস, হুগলি
পিতার নাম

Address: S/O: Brandra Nath
Kumar, Tabona, Dhaniathal,
Hooghly, Boso, West Bengal,
712302

4016 1999 1365



1800 200 1347
help@uidai.gov.in

uidai.gov.in

Benimadhab Kumar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BENIMADHAB CONSTRUCTION
PRIVATE LIMITED

26/06/2006
Permanent Account Number

AADC61610P

Benimadhab Kesava



भारतीय पहचान अधिकाधिकार
भारत सरकार
 Unique Identification Authority of India
Government of India

पंजीकरण संख्या / Enrolment No. : 1111/19111/01438

04/03/2014

To
NIBEDITA KARMAKAR
 निर्देशिका कर्मकार
 41/3
 SARAT CHATTERJEE ROAD
 NEW BARRACKPORE
 WARD NO-11
 Barrackpur - II
 North Twenty Four Parganas
 West Bengal - 700131



KL754045980FT

75404598



আপনার আধার সংখ্যা / Your Aadhaar No. :

4722 4562 8779

आधार - साधारण मानुषेर अधिकार

भारत सरकार
Government of India
 निर्देशिका कर्मकार
NIBEDITA KARMAKAR
 पिता : शबाजी प्रसाद मल्लिक
 Father : SHABANI PRASAD MALLICK



www/DOB 01/01/1971
 Nbr / Female

4722 4562 8779



आधार - साधारण मानुषेर अधिकार

Nibedita Karmaakar (Mallick)

भारत का चयन आयोग
भारत का
ELECTION COMMISSION OF INDIA
IDENTITY CARD
CDK3635224



निर्वाचक नाम : निवेदिता कर्मकार

Elector's Name : Nibedita Karmakar

पति का नाम : सुधीर कर्मकार

Husband's Name : Sudhir Karmakar

लिंग / Sex : स्त्री / F

जन्म तिथि / Date of Birth : XX / XX / 1971

CDK3635224

ठिकाना:

41 (0 2) Sharat Chatterjee Road, 15
Ghola North 24 Parganas 700131

Address:

41 (0 2) Sharat Chatterjee Road, 15
Ghola North 24 Parganas 700131

Date: 03/06/2007

134-पश्चिम बंगाल निर्वाचन आयोग

West Bengal State Election Commission

Facsimile Signature of the Electoral
Registration Officer for
134-Khardah Constituency

निवेदिता कर्मकार को इस नमूने के साथ निर्वाचन आयोग में भेजना होगा।
जहाँ वह अपने पते का बदलाव करने के लिए निर्वाचन आयोग को सूचित करेगा।
In case of change in address mention the 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.

Nibedita Karmakar (Mallick)



Nibedita Karmaakar (Mallick)



Banhita Mitra (Mallik)



Banhita Mitra (Mallik)



Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CKW3960895



নির্বাচকের নাম : বঙ্কিতা মল্লিক
 Elector's Name : Banhita Mallick
 পিতার নাম : শিবানী প্রসাদ মল্লিক
 Father's Name : Shiban Prasad Mallick
 লিঙ্গ/Sex : ঙ্গী/F
 জন্ম তারিখ
 Date of Birth : 28/12/1974

CKW3960895

Region:
Region Code: 2000000, PIN Code: 700129

Address:
BIDHAN PALLY, MADHYAMGRAM,
BARASAT, NORTH 24
PARGANAS-700129

Date: 23/02/2011
I, the undersigned Officer, certify that the copy is true
and correct as per the information received from the
Facsimile Signature of the Electoral
Registration Officer for
115-Madhyamgram Constituency

গণ নির্বাচন আইন ১৯৫০ সালের অধীনস্থিত এই কার্ডটি একটি
মুদ্রিত নকল মাত্র। নির্বাচন কমিশন এই কার্ডটিতে
কোন পরিবর্তন আনিতে পারবে না।
In case of change in address mention the Card No.
in the relevant Form, by including your name in the
list at the changed address and to obtain the card
with same number.

Banhita Mitra (Mallick)



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভূগোলিক আই ডি / Enrollment No.: 1111/19615/00621

To
বান্ধিতা মিত্র
Banhita Mitra
BIDHANPALLY
Madhyamgram (M)
Madhyamgram
North Twenty Four Parganas
West Bengal 700129
9051416424

28/06/2013

27520043



MN275208438FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2480 2557 0140

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



বান্ধিতা মিত্র
Banhita Mitra
পিতা : ভবানী প্রসাদ মল্লিক
Father : BHABANI PRASAD MALLICK
জন্ম সাল / Year of Birth : 1974
মহিলা / Female

2480 2557 0140



আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

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 মানা।

- 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

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
বিধানপল্লী, মধ্যমগ্রাম (এম),
মধ্যমগ্রাম, উত্তর ২৪ পরগনা,
পশ্চিমবঙ্গ, 700129

Address:
BIDHANPALLY, Madhyamgram
(M), Madhyamgram, North Twenty
Four Parganas, West Bengal,
700129

2480 2557 0140

1947
1800 201 1947

1947
1800 201 1947

1947
1800 201 1947

Banhita Mitra (Mallik)


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD CTSS122702
 পরিচয় পত্র




Elector's Name Arpita Tarafdar
 নির্বাচকের নাম অর্পিতা তারফদার
Husband's Name Sukhen Tarafdar
 স্বামীর নাম সুখেন তারফদার

Sex	F
লিঙ্গ	♀
Age as on 1.1.2005	24
১.১.২০০৫-এ বয়স	২৪

Address:
 Bagda - Bayra Faka Rastar Purbansha Bagdah Bagdah
 North 24 Parganas 743232

ওপকার :
 বাগদা-বায়রা ফাকা রাস্তার পূর্ববংশা বাগদাহ বাগদাহ (উ. পূর্ববঙ্গ) - ৭৪৩২৩২



Facsimile Signature
Electoral Registration Officer
 নির্বাচন নিবন্ধন কর্মকর্তা

Assembly Constituency: 84-Bagdaha (SC)
 বিধানসভা নির্বাচন কেন্দ্র : ৮৪-বাগদাহ (স্বর্ণশ্রেণী) বাগদাহ
District: North 24 Parganas **জেলা: উত্তর ২৪ পূর্ববঙ্গ**
Date: 08.07.2005 **তারিখ: ০৮.০৭.২০০৫**

Arpita Tarafdar (Mallik)



Arpita Tarafdar (mallick)



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrolment No.: 1111/50843/00037

To
Arpita Tarafdar
মহিলা / Female

Bagda
Bagdah North 24 Parganas
West Bengal - 743232

28/04/2014



KL900427898FT

60042789



আপনার আধার সংখ্যা / Your Aadhaar No.:

4506 9475 8824

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



মহিলা / Female

Arpita Tarafdar

পিতা: শ্রীমানী প্রসাদ মলিক

Father: Bhabani Prasad Mallick

www.uidai.gov.in

মহিলা / Female

4506 9475 8824



আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

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.



বিস্তারিত: ...
1800 300 1347

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address: Bagda, North 24
Parganas, Bagdah, West
Bengal, 743232

4506 9475 8824

1800 300 1347

help@uidai.gov.in

www.uidai.gov.in

Arpita Tarafdar (Mallick)


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD WB/13/090/0948200
 পরিচয় পত্র





Elector's Name : MALLICK MINU
 নির্বাচকের নাম : মল্লিক মিনু
 Father/Mother/
 Husband's Name : BHOBANPRASAD
 পিতা/মাতা/স্বামীর নাম : বহুবানপ্রসাদ
 Sex : F
 লিঙ্গ : স্ত্রী
 Age as on 1.1.1995 : 50
 ১১.১১.৯৫-এ বয়স : ৫০

নিম্নে স্বাক্ষরিত

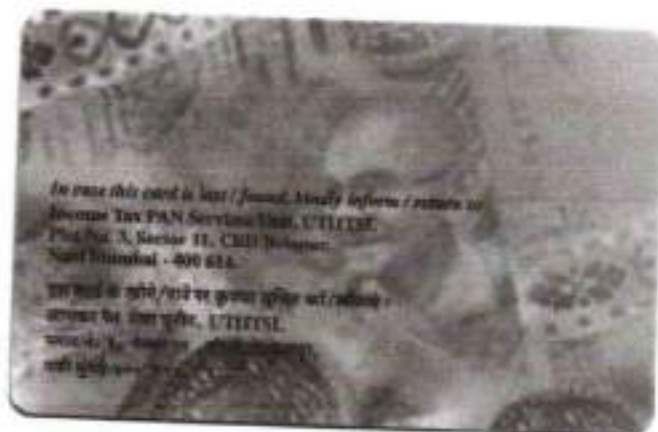
Address PART NO: 317
 MADHYAMGRAM MUNICIPALITY
 NORTH 24 - PARGANAS

ঠিকানা : পল্ট নং: ৩১৭
 মধ্যমগ্রাম পৌর সভা
 উত্তর ২৪ - পরগনা


 Facsimile Signature
 Electoral Registration Officer

নির্বাচন-নিবন্ধন অধিকারিক
 For 090-BARASAT Assembly Constituency
 ০৯০-বারাসত বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT
 স্থান : বারাসত
 Date : 27/11/95
 তারিখ : ২৭/১১/৯৫



शुभम मलिक



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাঙ্কিত আই ডি / Enrollment No.: 1111/19815/00620

To
মিনু মলিক
Minu Mallick
27/06/2013
BIDHANPALY
Madhyamgram (M)
Madhyamgram
North Twenty Four Parganas
West Bengal 700129



MN275207344FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

5103 3212 0000

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মিনু মলিক
Minu Mallick
পিতা : শিবুপদা সরকার
Father : SHIBUPADA BARKAR
জন্ম তারিখ / Year of Birth : 1945
মহিলা / Female

5103 3212 0000

আধার - সাধারণ মানুষের অধিকার



Government of India

AADHAAR

তথ্য

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

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
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- 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 .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
বিধানপালী, মধ্যমগ্রাম (এম),
মধ্যমগ্রাম, উত্তর ২৪ পরগনা,
পশ্চিমবঙ্গ, 700129

Address:
BIDHANPALY, Madhyamgram
(M), Madhyamgram, North Twenty
Four Parganas, West Bengal,
700129

5103 3212 0000



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

মিনু মলিক



**BAR ASSOCIATION HIGH COURT
CALCUTTA
IDENTITY CARD**



Name ARUNAV KANJILAL

Advocate

Father's/Husband's Name

PRANAB KANJILAL

JOINT SECRETARY

A. Kanjilal
Signature of
the Card Holder

CARD NO. 8485 DATE OF MEMBERSHIP 2017
08/09/2017

ADDRESS 1/A, UDAYAN APARTMENT, REGENT
PARK, RAHARA, KHARDHA,
KOLKATA - 700 118

TEL. RES. _____

CH. _____

MOBILE: 90627-93627

ENROLMENT NO. F/1844/1633 of 2016

ENROLMENT DATE 23/12/2016

Major Information of the Deed

Deed No :	I-1503-04389/2020	Date of Registration	24/11/2020
Query No / Year	1503-2001483757/2020	Office where deed is registered	
Query Date	12/11/2020 2:20:39 PM	1503-2001483757/2020	
Applicant Name, Address & Other Details	Arunava Kanjilal High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9875620430, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 27,00,000/-	Rs. 2,10,68,172/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Bidhanpally Road, Mouza: Doharia, , Ward No: 24, Holding No:261 261/C JI No: 45, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-263	RS-4198	Bastu	Bastu	5 Dec	5,00,000/-	38,18,180/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	RS-263/2034	RS-4195	Bastu	Danga	5 Dec	5,00,000/-	38,18,180/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	RS-265	RS-4554	Bastu	Shali	5 Dec	5,00,000/-	38,18,180/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					15Dec	15,00,000 /-	114,54,540 /-	

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Bidhanpally Road, Mouza: Doharia, , Ward No: 24, Holding No:261 261/C JI No: 45, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	RS-270	RS-4388	Bastu	Bagan	5 Dec	5,00,000/-	38,18,180/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L5	RS-266	RS-4388	Bastu	Doba	7 Dec	5,00,000/-	53,45,452/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					12Dec	10,00,000 /-	91,63,632 /-	
Grand Total :					27Dec	25,00,000 /-	206,18,172 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5	600 Sq Ft.	2,00,000/-	4,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	2,00,000 /-	4,50,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Smt Minu Mallick Wife of Late Bhabani Prasad Mallick , Bidhanpally, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CNxxxxxx7E, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/11/2020 , Admitted by: Self, Date of Admission: 13/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/11/2020 , Admitted by: Self, Date of Admission: 13/11/2020 ,Place : Pvt. Residence</p>
2	<p>Smt Nibedita Karmakar, (Alias: Smt Nibedita Karmakar Mallick) (Presentant) Wife of Shri Sudin Karmakar , 41/2 Sarat Chatterjee Road, P.O:- New Barrackpore, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700130 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DPxxxxxx1F, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/11/2020 , Admitted by: Self, Date of Admission: 13/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/11/2020 , Admitted by: Self, Date of Admission: 13/11/2020 ,Place : Pvt. Residence</p>
3	<p>Smt Banhita Mallick, (Alias: Mr Banhita Mitra Mallick) Wife of Late Subhash Mitra , Bidhanpally, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CQxxxxxx9Q, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/11/2020 , Admitted by: Self, Date of Admission: 13/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/11/2020 , Admitted by: Self, Date of Admission: 13/11/2020 ,Place : Pvt. Residence</p>
4	<p>Smt Arpita Tarafdar Wife of Shri Sukhen Tarafdar , Bagdah, P.O:- Bagdah, P.S:- Bagdah, District:-North 24-Parganas, West Bengal, India, PIN - 743232 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVxxxxxx4C, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/11/2020 , Admitted by: Self, Date of Admission: 13/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/11/2020 , Admitted by: Self, Date of Admission: 13/11/2020 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Benimadhab Construction Private Limited , 466 , S K B Sarani , Seth Bagan, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 , PAN No.:: AAxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Beni Madhab Kumar Son of Late Birendra Nath Kumar , 466 S K B Sarani Seth Bagan, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxx5D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Benimadhab Construction Private Limited (as proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Arunav Kanjilal Son of Shri P Kanjilal Barrackpore Court, P.O:- Barrackpore, P.S:- Barrackpore, District:-North 24- Parganas, West Bengal, India, PIN - 700120			
Identifier Of Smt Minu Mallick, Smt Nibedita Karmakar, Smt Banhila Mallick, Smt Arpita Tarafdar, Shri Beni Madhab Kumar			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Minu Mallick	Benimadhab Construction Private Limited-1.25 Dec
2	Smt Nibedita Karmakar	Benimadhab Construction Private Limited-1.25 Dec
3	Smt Banhita Mallick	Benimadhab Construction Private Limited-1.25 Dec
4	Smt Arpita Tarafdar	Benimadhab Construction Private Limited-1.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Minu Mallick	Benimadhab Construction Private Limited-1.25 Dec
2	Smt Nibedita Karmakar	Benimadhab Construction Private Limited-1.25 Dec
3	Smt Banhita Mallick	Benimadhab Construction Private Limited-1.25 Dec
4	Smt Arpita Tarafdar	Benimadhab Construction Private Limited-1.25 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Minu Mallick	Benimadhab Construction Private Limited-1.25 Dec
2	Smt Nibedita Karmakar	Benimadhab Construction Private Limited-1.25 Dec
3	Smt Banhita Mallick	Benimadhab Construction Private Limited-1.25 Dec
4	Smt Arpita Tarafdar	Benimadhab Construction Private Limited-1.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Minu Mallick	Benimadhab Construction Private Limited-1.25 Dec
2	Smt Nibedita Karmakar	Benimadhab Construction Private Limited-1.25 Dec
3	Smt Banhita Mallick	Benimadhab Construction Private Limited-1.25 Dec
4	Smt Arpita Tarafdar	Benimadhab Construction Private Limited-1.25 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Smt Minu Mallick	Benimadhab Construction Private Limited-1.75 Dec
2	Smt Nibedita Karmakar	Benimadhab Construction Private Limited-1.75 Dec
3	Smt Banhita Mallick	Benimadhab Construction Private Limited-1.75 Dec
4	Smt Arpita Tarafdar	Benimadhab Construction Private Limited-1.75 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Minu Mallick	Benimadhab Construction Private Limited-150.00000000 Sq Ft
2	Smt Nibedita Karmakar	Benimadhab Construction Private Limited-150.00000000 Sq Ft
3	Smt Banhita Mallick	Benimadhab Construction Private Limited-150.00000000 Sq Ft
4	Smt Arpita Tarafdar	Benimadhab Construction Private Limited-150.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Bidhanpally Road, Mouza: Doharia, ,
Ward No: 24, Holding No:261 261/C JI No: 45, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 263, RS Khatian No:- 4198		
L2	RS Plot No:- 263/2034, RS Khatian No:- 4195		
L3	RS Plot No:- 265, RS Khatian No:- 4554		

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Bidhanpally Road, Mouza: Doharia, ,
Ward No: 24, Holding No:261 261/C JI No: 45, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L4	RS Plot No:- 270, RS Khatian No:- 4388		
L5	RS Plot No:- 266, RS Khatian No:- 4388		



On 13-11-2020

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

Presented for registration at 17:45 hrs on 13-11-2020, at the Private residence by Smt Nibedita Karmakar Alias Smt Nibedita Karmakar Mallick, 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 2,10,68,172/-

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

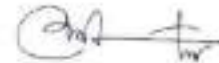
Execution is admitted on 13/11/2020 by 1. Smt Minu Mallick, Wife of Late Bhabani Prasad Mallick, , Bidhanpally, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife, 2. Smt Nibedita Karmakar, Alias Smt Nibedita Karmakar Mallick, Wife of Shri Sudin Karmakar, , 41/2 Sarat Chatterjee Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession House wife, 3. Smt Banhita Mallick, Alias Mr Banhita Mitra Mallick, Wife of Late Subhash Mitra, , Bidhanpally, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife, 4. Smt Arpita Tarafdar, Wife of Shri Sukhen Tarafdar, , Bagdah, P.O: Bagdah, Thana: Bagdah, , North 24-Parganas, WEST BENGAL, India, PIN - 743232, by caste Hindu, by Profession House wife

Identified by Shri Arunav Kanjilal, , Son of Shri P Kanjilal, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-11-2020 by Shri Beni Madhab Kumar, proprietor, Benimadhab Construction Private Limited, , 466 , S K B Sarani , Seth Bagan, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030

Identified by Shri Arunav Kanjilal, , Son of Shri P Kanjilal, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate



Sumit Kumar Sinha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

On 23-11-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- ,E = Rs 21/-) and Registration Fees paid by by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/11/2020 12:28PM with Govt. Ref. No: 192020210137654628 on 13-11-2020, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 0116134616826 on 13-11-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by by online = Rs 39,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/11/2020 12:28PM with Govt. Ref. No: 192020210137654628 on 13-11-2020, Amount Rs: 39,521/-, Bank: SBI EPay (SBlePay), Ref. No. 0116134616826 on 13-11-2020, Head of Account 0030-02-103-003-02



Sumit Kumar Sinha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

On 24-11-2020

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

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

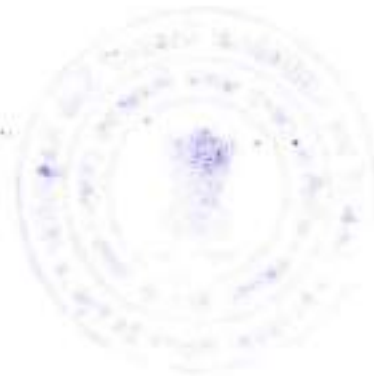
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 500/-
Description of Stamp

1. Stamp: Type: impressed, Serial no 1299, Amount: Rs.500/-, Date of Purchase: 12/11/2020, Vendor name: S Bhowmik



Sumit Kumar Sinha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2020, Page from 160217 to 160276
being No 150304389 for the year 2020.



Digitally signed by SUMIT KUMAR
SINHA
Date: 2020.11.27 13:27:33 +05:30
Reason: Digital Signing of Deed.



(Sumit Kumar Sinha) 2020/11/27 01:27:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)