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

S 957989

District Sub-Register-III
Alipore, South 24-parganas
20 DEC 2016

8-1-416153/10

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 20th day December of 2016

Two Thousand Sixteen BETWEEN (1) SHAHZAD SAIGAL,
 having PAN No APKPS 6554G(2) NADEEM SAIGAL,
 having PAN No- AIVPS 2735S, both sons of Shafique
 Saigal, deceased, both residing at 43A, Palm Avenue, P.S.
 Karaya, P.O. Ballygunje, Kolkata- 700019 and (3) MD.
 HAI DAR KHAN, having PAN AGCPK8582H,

WS. ENTERPRISES

 Partner

- 9 JUN 2016

15354

No. _____ Rs. 50/- Date _____

Name: _____

Address: _____

Vendor: _____

Alipur Collectorate, 24 Pgs. (S)

SUEHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kolkata - 27

md. Afzal Hussain Adv.
c m m court. kolkata

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3101 153 52



md. Afzal Hussain
S/o. Asghar Ali
c.m.m. court
Kolkata - 700027

District Sub-Registrar-III
Alipore, South 24 Parganas


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son of Shahzada Khan, deceased, residing at 22, Zakaria Street, P.S. Jorasanko, P.O. Colootola, Kolkata- 700073, all by Nationality Indian, by faith Muslim and by occupation Business, hereinafter collectively called 'THE OWNERS' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART AND W.S. ENTERPRISE having PAN AABFW2015N, a partnership firm, having its office at 62, Park Street, P.O. Park Circus, P.S. Beniapur, Kolkata- 700017, represented by its partners 1) Waqar Ahmad Khan having PAN AKPPK1552Q, son of Late Abdul Shakil Khan of No. 62, Park Street, P.O. Park Circus, P.S. Beniapur, Kolkata- 700017, by Nationality Indian, by faith Muslim, by occupation Business,

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Partner

2) Mohammad Shamshad Khan having PAN AESPK9302F, son of Late Abul Hassan Khan of No. 9 Dr Sudhir Basu Road Kolkata 700023, P.O. Khiddirpur, P.S. Watgunje, by Nationality Indian, by faith Muslim, by occupation Business, hereinafter called the "DEVELOPERS" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successor or successors in office for the time being) of the SECOND PART.

WHEREAS by a conveyance dated 10.09.2008 and registered in the office of the D.S.R. III, Alipur, in Book No. I, C.D. Volume No. 11, Pages 7091 to 7106, Being No. 05890 for the year 2010 one Prosun Kumar Roy for the consideration therein mentioned granted, conveyed and transferred undivided 50% share in premises No. 6/1, Tiljala Road, Kolkata, particularly described in the schedule thereunder written unto Shahzad Saigal,

Nadeem Saigal
share



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Nadeem Saigal and Md. Haider Khan according to the share mentioned therein absolutely.

AND WHEREAS by a conveyance dated 20.08.2009 and registered in the office of the D.S.R. III, Alipur, in Book No. I, C.D. Volume No. 22, Pages 623 to 648, Being No. 05375 for the year 2009 one Smt. Dipa Roy, Prodipto Roy and Smt. Sevanti Roy for the consideration therein mentioned granted, conveyed and transferred undivided one equal third part or share in premises No. 6/1, Tiljala Road, Kolkata, particularly described in the schedule thereunder written unto Shahzad Saigal, Nadeem Saigal and Md. Haider Khan according to the share mentioned therein absolutely.

AND WHEREAS by a conveyance dated 20.08.2009 and registered in the office of the D.S.R. III, Alipur, in Book No. I, C.D. Volume No. 22, Pages 649 to 663, Being No. 05376 for the year 2009 one Smt. Alpana Roy for the consideration therein mentioned granted, conveyed and transferred undivided one equal third part or share in

premises No.
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premises No. 6/1, Tiljala Road, Kolkata, particularly described in the schedule thereunder written unto Shahzad Saigal. Nadeem Saigal and Md. Haider Khan according to the share mentioned therein absolutely.

AND WHEREAS by a conveyance dated 31.08.2009 and registered in the office of the D.S.R. III, Alipur, in Book No. I, C.D. Volume No. 23, Pages 1305 to 1320, Being No. 05695 for the year 2009 one Smt. Krishna Banerjee alias Bandopadhyay for the consideration therein mentioned granted, conveyed and transferred undivided one equal third part or share in premises No. 6/1, Tiljala Road, Kolkata, particularly described in the schedule thereunder written unto Shahzad Saigal, Nadeem Saigal and Md. Haider Khan according to the share mentioned therein absolutely.

AND WHEREAS thus the owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to premises No. 6/1, Tiljala Road, Kolkata.

AND WITH
approach



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AND WHEREAS the Developers herein have approached the owners to develop the said premises No. 6/1, Tiljala Road, Kolkata, particularly described in schedule "A" hereunder written;

NOW THE AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

1(a) The Developers do hereby agree to develop the premises No. 6/1, Tiljala Road, Kolkata, containing an area of 17 Cottahs (be the same a little more or less) morefully described in the schedule hereto. The owners shall allow the buildings to be constructed by the Developers according to the sanctioned plan by the Kolkata Municipal Corporation in the said premises .

1(b) The Developers agree that entire cost of construction of the building or buildings as per the sanctioned plan of KMC obtained by the Developers and all costs incidental thereto has been paid by the Developers. However, the parties hereto agree that this Agreement

shall irrevoc
rescind



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shall irrevocably bind them to its terms and shall not be rescinded by either party except for its unlawful breach by the other.

1(c). It is agreed that after completion of the building the owners be entitled to and get 60% of the total constructed area out of which the said Md Haider Khan will get 10% of the total constructed area and the said Shazad Saigal and Nadeem Saigal will get 25% each of the total constructed area and the Developers will get the remaining 40% of the constructed area. The owner Shazad Saigal and Nadeem Saigal will arrange to convey the agreed area to the existing tenant Zahid Zoha in respect of his tenancy of the said premises. The allocated portions of the aforesaid building/Flat will be distributed according to the sanction plan no 2015070016 dated 27-04-2015 of KMC and distributed among the parties as follows:-



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Floor	Party		
First Floor	Land Owners	Nadim Saigal & Shahzad Saigal will get Flat No - D,E & F	Md Haider Khan will get Flat No - A,B & C
Second Floor	Developer		
Third Floor	Land Owner	Shahzad Saigal & Nadim Saigal	
Fourth Floor	Developer		
Fifth Floor	Land Owner	Shahzad Saigal & Nadim Saigal	

If any extra area sanctioned by the Kolkata Municipal Corporation after sanction of the main plan then the owners shall get 48% of the of the revised constructed area out of which the said Haider Khan will get 8% of the revised constructed area and the said Shazad Saigal and Nadeem Saigal will get 20% each of the revised

constructed area and the Developers will get the remaining 52% of the revised constructed area.

1(d) In consideration of the cost of construction of the said building to be borne and/or paid by the Developers, the owners hereby give absolute authority to the Developers to negotiate for sale or deal with in any manner whatsoever and receive the full price and/or other consideration in respect of the said Developer's Allocation that will remain available to the Developer upon allowing owners their share as specifically mentioned hereinabove as full and final payment of the price to be paid and borne by the Developers as aforesaid and to give full and valid discharges thereof to be given for and on behalf of the owners in respect thereof. It is specifically agreed that the owners shall not be entitled to any other consideration except the said owner's Allocation to be constructed in the new building.

1(e) The owners hereby also agree to grant, convey, transfer, assign and assure or dispose of unto the



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Developers and/
remaining portion o
said land



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Developers and/or their nominee or nominees all that remaining portion of the building to be constructed in the said land, viz. the Developer's Allocation.

1(f) It is also agreed between the owners and the Developers that the owners will nominate and appoint the Developers as their lawful attorney and execute registered Power of Attorney authorizing the Developers to sign documents, applications, conveyance etc. as may be necessary to construct the said building and to deal with its allocated share therein once such building is constructed.

2. That simultaneously with the execution of this agreement the owners shall handover all original documents to the Developers.

3. The owners will be responsible for the payment of all taxes, rates, and other outgoings including the municipal taxes, charges and levies upto the date of handing over of peaceful khas possession of the land to the developers.



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Notwithstanding anything contained in this Deed, it is agreed that the owners will execute Deeds of conveyance and/or other documents as may be required for registration thereof in favour of the Developers or their nominees with respect to the Developers' Allocation or nominee or nominees at the cost of the Developers or their nominee or nominees in respect of the constructed portion only.

In case the owners violate any of the terms and conditions as stated herein to be observed and performed by the owners under this Agreement, the Developers may at its option recover from the owners, and owners shall in that event and on demand by the Developers, pay all costs, expenses incurred by the Developers for the development, construction, searches, investigations and all costs incurred for construction so made in the meantime and together with loss of profit in respect of the area already constructed either fully or partly in the meantime. The details of the expenses given by the

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Developers as per their books of account will be accepted as valid and final . The amount referred to above in case of any dispute shall be determined by the Arbitrator to be jointly appointed by the parties hereto and the Award of the Arbitrator shall be final and binding on the parties hereto. Such arbitration, if any, shall be subject to the jurisdiction of the Courts in Kolkata.

4. It is further agreed by and between the parties hereto that the owners shall not let, part with the said premises or any portion thereof or allow any other person or persons to occupy or deal with the said premises or any portion thereof either as a tenant or otherwise during the subsistence of this agreement.

5. The Developers shall be entitled to sell within the limits of their allocated share to prospective buyers willing to purchase the flats to be constructed on the said building and for that purpose to sell them in such manner and for such consideration it shall think fit and proper. The Developers shall have no right of any kind or



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in any manner to sell, transfer, encumber any of the flats as shall be falling within the owner's allocation. The Owners also gives the right to the Developers to register/execute the deed ,and to transfer the tenant portion as per the agreement with the tenant.

6. The Developers shall be entitled to sell/convey/transfer or execute sale deed of its share of the constructed portion of the said building as would fall in the Developers Allocation(share) and to accept money from the purchasers and to give valid discharges' for the same save but shall have no right whatever to the portions allotted to the owners and/or retained by the owners. The owners shall not be accountable to the Developers in any manner for acceptance of money from the intending purchasers of the flats constructed in the portions within the Owners' Allocation (share).

7. The Developers shall complete the development and construction of the building complex, flats, apartments and other spaces on the said land according to the



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sanctioned plan and shall make the same to be fit for occupation by the intending purchasers within Thirty months from the date of the work start. If it is found that the work of the construction has not been started within the period aforesaid due to non-availability of building materials or any bonafide reason not within the control of the Developers then time for completion of the building shall be extended for the further period not exceeding 6 months .The delay caused due to inevitable accident, riot or reasonable cause and/or act of God beyond the control of the Developers shall alone be taken into consideration to complete the building complex which may be extended by mutual consent of the parties regard being had to the situation then prevailing. If the Developers fail to complete the construction within agreed time in that event the sum of Rs. 2000/- per month towards compensation shall be payable by the Developers till the date of handing over possession to the



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owners. It is agreed by the parties hereto that the time specified as aforesaid will be the essence of the contract.

8. The Developers shall develop, construct and complete the building complex, flat, apartment and other spaces in the said premises according to the plans and specifications as mentioned in schedule "B". In case of any deviation caused during construction and penalty as chargeable by the municipality will be paid by the Developers.

9. The Developers shall have the full and absolute right to invite purchaser of the flats and apartments in the building to be constructed by the Developers save and except the flats and space covering the share to be delivered to the owners. The Developers shall be at liberty to fix such price or prices as the Developers shall think best and shall have absolute right and authority to sell the said flats and apartments in the Developers' Allocation(share) to such purchasers so selected by it at



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their own choice and discretion to which the owners shall have no objection whatsoever. The owners shall execute and register the necessary deeds, documents and conveyances at the request of the Developers relating to the Developers' Allocation(share) in favour of such purchaser in respect of land only and/or flat as may be decided by the Developers without any objection whatsoever. Necessary costs in this regard will be borne by the Developers.

10. The owners shall not interfere with or interrupt, hamper or concern themselves in any manner with the technical, engineering, architectural or structural drawings plans or specifications in the matter of construction of the building and in this regard the decision of the Developers shall be final conclusive and binding on all the parties.

11. The owners agree and undertakes that they would give full access, facilities to and assist the Developers their servants, agents, architect, engineer contractor or



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sub-contractor etc. duly authorised by the Developers in the matter of construction of the building complex on the owners' said land without any objection, interference, interruption, let or hindrance by the owners their servants and agent until the construction of the building complex is completed and possession will be given to the Owners of the Owners allocation and possession is delivered to the intended purchasers and until completions of the deal.

12. The owners do hereby appoint, nominate and constitute the Developers as their constituted attorney to have the plans of the proposed construction of the building approved and sanctioned by and from the Kolkata Municipal Corporation Health and Sanitary Board and other competent authorities that may be required for development and construction works of the building. By virtue of the said power given by the owners, the owners also authorises the Developers to enter into Agreements for sale with intending purchaser or



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purchasers of the flats apartments except those set apart for the owners and to receive the monies in respect of the same and to deliver vacant possession of the flats and apartment to the purchasers.

13. That all disputes and differences by and between the parties with regard to this deed arising in connection with this agreement the parties hereto the same shall be referred to the sole Arbitrator to be appointed jointly by both Owners and Developers under the Arbitration Act. The said sole Arbitrator shall enter upon the reference within a fortnight from the date of receipt of the claim from any party to this Deed and make and publish his Award within six months from the date of entering upon the reference. If however the appointed Arbitrator is unwilling or unable to act as such Arbitrator, the parties hereto shall appoint an arbitration within a fortnight from the date of receipt of the notice from any part under this deed or his or its legal representatives. The Arbitrator to be so appointed will enter upon reference



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within a fortnight from the date of his appointment and will make and publish his award within two months from the date of entering upon the reference. Every such dispute as may be referred to the aforesaid Arbitrators shall remain subject to the jurisdiction of Courts in Kolkata.

14. The owners shall be available for necessary signature and to appear in front of any appropriate authority or authorities required to fulfill and comply with this agreement from time to time. Failure to comply with this agreement and the resultant damage or loss that may be caused for such delay will be duly compensated by the owners.

15. That the name of the building will be "PATHAN" Apartment.

SCHEDULE "A" ABOVE REFERRED TO :

ALL THAT piece or parcel of land measuring about 17 Cottahs, be the same a little more or less together with asbestos structures measuring 700 Sft., under



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Holding No. 39, Division IV, Sub-Division G, A.D.S.R. Sealdah, P.S. Beniapukur, P.O. Ballygunj, District 24 Parganas. (South) situate lying at and being premises no. 6/1, Tiljala Road, Kolkata- 700046, in Ward no. 59 within the limits of Kolkata Municipal Corporation together with all easement rights therein and butted and bounded:

ON THE NORTH : By 5, Tiljala Road;

ON THE EAST : By Land of Model Nursery;

ON THE SOUTH : By 6, Tiljala Road,

ON THE WEST : By Tiljala Road,

SCHEDULE "B" ABOVE REFERRED TO :

(Owner's Allocation)

60% of the total constructed area out of which the said Md Haider Khan will get 10% of the total constructed area and the said Shahzad Saigal and



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Nadeem Saigal will get 25% each of the total constructed area.

SCHEDULE "C" ABOVE REFERRED TO :

(Developers' Allocation)

Remaining 40% of the total constructed area.

SCHEDULE "D" ABOVE REFERRED TO :

Schedule of Specification within the Flats, Garages and Common Usable Areas:

A. Super Structure :

(i) All walls will be 8 inch. 5 inch. 3 inch. Brick along with cement plaster in both sides (inside and outside).

(ii) All walls and ceiling will be furnished with white plaster of paris.

B. Windows and Doors :

All windows will be Aluminum window with 4 mm glass. There will be fixed M.S. Grill in all windows @ cost paid by individuals



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All Doors will be Flush Door.

C. Floor Area :

- (i) Floors of all units will be finished with Vitrified tiles.
- (ii) Floors of kitchen and bathrooms will be finished with tiles.
- (iii) Mat finished / design glossy tiles will be fitted upto 5 feet height over 6 inch skirting all around the toilet walls.
- (iv) One black stone gas-table and sink will be given in the kitchen over which 2 feet high glazed tile will be fixed.

D. Electrification

- (i) Within the units, the electrification will be concealed type.
- (ii) Piano switched will be, Anchor or equivalent.

Unit wise Electric Points :

1. Bed Room : 2 Nos. of Light Point

1 No of Fan Point

1 No A/C point



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II. Drawing/ Dining room :

1 No. of TV Point

2 Nos. of Light Points

2 Nos. of Fan Points (if required)

1 Point for the Fridge (15 Amp.)

1 No. of 5 Amp Power Plug Point for A/C

1 No. Calling Bell Point.

III. Kitchen :

1 No. of Exhaust Point

1 Plug Point for Mixer/Micro woven.

1 No. of Light Point.

E. Plumbing Points :

(i) In each toilet 2 nos. of Tap Points, one point of shower, one flushing point. Hindware or equivalent.

(ii) In Kitchen two Tap points will be given.

F. Common area Specification :

(i) Stair case, Lobby will be finished with Marble.

(ii) The common floor areas of the building will be covered by tiles.



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(iii) All the outside wall will be finished with weather coat colour.

(iv) The lift will be provided as per KMC rule.


For any kind of other extra work charges are payable before commencement of the said work.

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

Shahzod Saigal.
Nadeem Saigal.
Md Shamsud Khan

Signed and Delivered by the Owners at Kolkata in the presence of :

M/s. W. S. ENTERPRISES

 (MARWAN A KHAN)
Partners

Signed and Delivered by the Developers at Kolkata in the presence of :

M/s. W. S. ENTERPRISES

Md Shamsud Khan
Part

Drafted by

Md. Afzal Hossain
Advocate

R-22/05
C.M.M. Court
Kolkata - 700001

2) ²⁴ Zahid Zoha.
24 D, Dr. Suresh Senkar Rd,
Kol - 700014.

Witnesses.

1) Md. Afzal Hossain
C.M.M. Court
Kolkata - 700001.

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District Sub-Registrar-III
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Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Shahzad Saigal*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name

Signature *Nadeem Saigal*

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left hand					
right hand					

Name *Ua Haider Khan*

Signature

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Partner



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Partner

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PHOTO	left hand					
	right hand					

Name

Signature



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left hand					
right hand					

Name WAQAR AHMAD KHAN

Signature



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left hand					
right hand					

Name

Signature Md. Shamshad Ullah

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PHOTO	left hand					
	right hand					

Name

Signature

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Partner



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20 DEC 2016

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Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

WAQUAR AHMED KHAN
ABDUL SHAKIL KHAN
30/10/1968
Permanent Account Number
AKPPK1552Q



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

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा यूनिट, UTHSI,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

WAQ (WAQUAR A KHAN)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOHAMMAD SHAMSHAD KHAN

ABUL HASSAN KHAN

01/01/1957
Permanent Account Number
AESRKH992F

Md M
Signature



इस कार्ड को खोने / खोना एक कृत्याव्यवहारी / लोहारा
आयकर सेना सेवा इकाई, एन एस डी एल
पहली मंजिल, टॉकिंग टॉवर, कामला मिल कम्पाउंड
एस. बी. मार्ग, लोकर परत, मुंबई - 400 013

If this card is lost / someone's lost card is found
please inform / return to
Income Tax PAN Services Unit, NSDL
1st Floor, Third Tower,
Kamala Mills Compound,
S. B. Marg, Lokar Parat, Mumbai - 400 013.
Tel: 91 22 2720 0664
e-mail: info@pan.irda.gov.in

Md Shamsad Khan

आयकर विभाग
INCOME TAX DEPARTMENT
W S ENTERPRISES



भारत सरकार
GOVT. OF INDIA


15/03/2011

Participant Account Number
AAPPW2015N

Signature

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Income Tax PAN Services, CIT (IT)
Floor 3, Sector 11, CBD, Gurgaon
New Delhi - 122 002
आयकर विभाग, उत्तरी
पंजाब, उत्तर प्रदेश

Md Shamshad Khan


(NABUWA D KHAN)

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

GRN: 19-201617-003539712-2 Payment Mode Counter Payment
GRN Date: 14/12/2016 14 00 05 Bank : ICICI Bank
BRN : ICIC141220160 BRN Date: 16/12/2016 00.00.00

DEPOSITOR'S DETAILS

Name : AFZAL HUSSAIN Id No. : 16031000416153/2/2016
(Query No /Query Year)
Contact No. : Mobile No. : +91 9331087356
E-mail : waquark@yahoo.com
Address : THANA ALIPURE DIST 24 PARGANA WEST BENGAL
Applicant Name : Mr AFZAL HUSSAIN
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16031000416153/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	53
2	16031000416153/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	75020
Total				75073

In Words : Rupees Seventy Five Thousand Seventy Three only

WS. ENTERPRISES

Partner

=====

DATED THIS

DAY OF

2016

=====

BETWEEN

SHAHZAD SAIGAL & ORS.

..... OWNERS

AND

W. S. ENTERPRISE

...

DEVELOPERS

53

DEVELOPMENT AGREEMENT

WS. ENTERPRISES


Partner

PERMANENT ACCOUNT NUMBER

APKPS6556G



NAME
SHAHZAD SAIGAL

FATHER'S NAME
MOHMADSHAFIQUE SAIGAL

DATE OF BIRTH
26-04-1967

SIGNATURE

Shahzad

COMMISSIONER OF INCOME TAX, W.B. - II

Shahzad Saigal

 SIGNATURE		PERMANENT ACCOUNT NUMBER AIVPS2735F	
		NAME NADEEM SAIGAL	
FATHER'S NAME MOHMAD SHAFIQUE SAIGAL		DATE OF BIRTH 13-07-1968	
COMMISSIONER OF INCOME TAX, W.B. II			

Nadeem Saigal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOHAMMED HAIDER KHAN
MOHAMMED SHAHZADA KHAN

01011968
Permanent Account Number

AGOPK8582H

Signature



1707208

Mr Haider Khan

यदि कार्ड को खोने, क्षतिग्रस्त होना या चुराया जा रहा है, तो कृपया
आयकर से संबंधित सभी कार्डों को वापस करने के लिए
पहली पंक्ति, टाइम्स टॉवर, कामला मिल्स कॉम्पाउंड, एस.बी. मार्ग,
नई दिल्ली-400 013

If this card is lost / someone's lost card is found,
please return it to:
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound, New Delhi - 400 013
S B Marg, New Delhi - 400 013
Tel: 91-11-2438 4000 / 2438 4005 / 2438 0664
email: tin@nsdl.co.in

Major Information of the Deed

Deed No :	I-1603-05933/2016	Date of Registration :	20/12/2016
Query No / Year	1603-1000416153/2016	Office where deed is registered	
Query Date	05/12/2016 1:25:21 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	AFZAL HUSSAIN Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9062643324, Status : Advocate		
Transaction :	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 2/-	Rs. 4,86,36,882/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,070/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



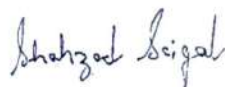
District: South 24-Parganas, P.S:- Beniapukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tiljala Road, Road Zone : (Topsia Rd South -- Park Street Connector (Ward no. 59)) , Premises No. 6/1

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		17 Katha	1/-	4,84,26,882/-	Property is on Road
Grand Total :					28.05Dec	1/-	484,26,882/-	







Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1/-	2,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		700 sq ft	1/-	2,10,000/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	SHAHZAD SAIGAL Son of Late SHAFIQUE SAIGAL Executed by: Self, Date of Execution: 20/12/2016 , Admitted by: Self, Date of Admission: 20/12/2016 ,Place : Office	 20/12/2016	 LTI 20/12/2016	 20/12/2016
43 A PALM AVENUE, P.O:- BALLYGUNGE, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Status :Individual				



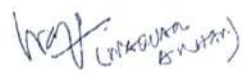


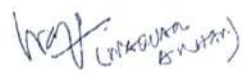


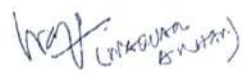
WS. ENTERPRISES

Name	Photo	Fingerprint	Signature
NADEEM SAIGAL Son of Late SHAFIQUE SAIGAL Executed by: Self, Date of Execution: 20/12/2016 , Admitted by: Self, Date of Admission: 20/12/2016 ,Place : Office	 20/12/2016	 LTI 20/12/2016	 20/12/2016
43A PALM AVENUE, P.O:- BALIYUNGGE, P.S:- Karaya, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Status :Individual			
Name	Photo	Fingerprint	Signature
Md HAIDAR KHAN Son of Late SHAHZADA KHAN Executed by: Self, Date of Execution: 20/12/2016 , Admitted by: Self, Date of Admission: 20/12/2016 ,Place : Office	 20/12/2016	 LTI 20/12/2016	 20/12/2016
22 ZAKARIA STREET, P.O:- COLLOTOLA, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Status :Individual			

Developer Details :



Sl No	Name,Address,Photo,Finger print and Signature
1	W S ENTERPRISE 62 PARK ST, P.O:- PARK CIRCUS, P.S:- Beniapur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AABFW2015N, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> WAQUAR AHMAD KHAN Son of Late ABDUL SHAKIL KHAN Date of Execution - 20/12/2016, , Admitted by: Self, Date of Admission: 20/12/2016, Place of Admission of Execution: Office </td> <td>  20/12/2016 </td> <td>  LTI 20/12/2016 </td> <td>  20/12/2016 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	WAQUAR AHMAD KHAN Son of Late ABDUL SHAKIL KHAN Date of Execution - 20/12/2016, , Admitted by: Self, Date of Admission: 20/12/2016, Place of Admission of Execution: Office	 20/12/2016	 LTI 20/12/2016	 20/12/2016
Name	Photo	Finger Print	Signature						
WAQUAR AHMAD KHAN Son of Late ABDUL SHAKIL KHAN Date of Execution - 20/12/2016, , Admitted by: Self, Date of Admission: 20/12/2016, Place of Admission of Execution: Office	 20/12/2016	 LTI 20/12/2016	 20/12/2016						
62 PARK ST, P.O:- PARK CIRCUS, P.S:- Beniapur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AKPPK1552Q, Status : Representative, Representative of : W S ENTERPRISE (as PARTNER)									

WS. ENTERPRISES


Partner

Name	Photo	Finger Print	Signature
MOHAMMAD SHAMSHAD KHAN Son of Late ABUL HASSAN Date of Execution - 20/12/2016, , Admitted by: Self, Date of Admission: 20/12/2016, Place of Admission of Execution: Office			Md Shamsheed Khan
	20/12/2016	L7 20/12/2016	20/12/2016
9 DR SUDHIR BASU RD, P.O:- KHIDDIRPORE, P.S:- Wattgunge, Kolkata, District:-South 24-Parganas; West Bengal, India, PIN - 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AESP9302F, Status : Representative, Representative of : W S ENTERPRISE (as PARTNER)			

Identifier Details :

Name & address	
MJ AFZAL HUSSAIN Son of Mr ASGAR ALI C M M COURT, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of SHAHZAD SAIGAL, NADEEM SAIGAL, Md Haidar Khan, WAQUAR AHMAD KHAN, MOHAMMAD SHAMSHAD KHAN	20/12/2016
Md. Afzal Hussain	

Transfer of property for L1		
Sl.No	From	To with area (Name-Area)
1	SHAHZAD SAIGAL	W S ENTERPRISE-9.35 Dec
2	NADEEM SAIGAL	W S ENTERPRISE-9.35 Dec
3	Md Haidar KHAN	W S ENTERPRISE-9.35 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SHAHZAD SAIGAL	W S ENTERPRISE-233.333 Sq Ft
2	NADEEM SAIGAL	W S ENTERPRISE-233.333 Sq Ft
3	Md Haidar KHAN	W S ENTERPRISE-233.333 Sq Ft

Endorsement For Deed Number : I - 160305933 / 2016

WS. ENTERPRISES

 Partner

05-12-2016

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 4,86,36,882/-

UK Basu

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

On 20-12-2016

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 12:08 hrs on 20-12-2016, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by SHAHZAD SAIGAL, one of the Executants.

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

Execution is admitted on 20/12/2016 by 1. SHAHZAD SAIGAL, Son of Late SHAFIQUE SAIGAL, 43 A PALM AVENUE, P.O: BALLYGUNGE, Thana: Kasba, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Muslim, by Profession Others, 2. NADEEM SAIGAL, Son of Late SHAFIQUE SAIGAL, 43A PALM AVENUE, P.O: BALLYGUNGE, Thana: Karaya, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Muslim, by Profession Others, 3. Md HAIDAR KHAN, Son of Late SHAHZADA KHAN, 22 ZAKARIA STREET, P.O: COLLOTOLA, Thana: Jorasanko, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700073, by caste Muslim, by Profession Others

Identified by Md AFZAL HUSSAIN, Son of Mr ASGAR ALI, C M M COURT, P.O: G P O, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

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

Execution is admitted on 20-12-2016 by WAQUAR AHMAD KHAN, PARTNER, W S ENTERPRISE, 62 PARK ST, P.O:- PARK CIRCUS, P.S:- Beniapukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017

Identified by Md AFZAL HUSSAIN, Son of Mr ASGAR ALI, C M M COURT, P.O: G P O, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Execution is admitted on 20-12-2016 by MOHAMMAD SHAMSHAD KHAN, PARTNER, W S ENTERPRISE, 62 PARK ST, P.O:- PARK CIRCUS, P.S:- Beniapukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017

Identified by Md AFZAL HUSSAIN, Son of Mr ASGAR ALI, C M M COURT, P.O: G P O, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2016 12:00AM with Govt. Ref. No: 192016170035397122 on 14-12-2016, Amount Rs: 53/-, Bank: ICICI Bank (ICIC0000006), Ref. No. ICIC141220160 on 16-12-2016, Head of Account 0030-03-104-001-16

WS. ENTERPRISES

Partner

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 957989, Amount: Rs.50/-, Date of Purchase: 09/06/2016, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2016 12:00AM with Govt. Ref. No: 192016170035397122 on 14-12-2016, Amount Rs: 75,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. ICIC141220160 on 16-12-2016, Head of Account 0030-02-103-003-02

U.K. Basu

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

WS. ENTERPRISES

[Signature]
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2016, Page from 172660 to 172699
being No 160305933 for the year 2016.



UK Basu

Digitally signed by UTPAL KUMAR BASU
Date: 2016.12.21 13:50:55 +05:30
Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 21/12/2016 13:50:50
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

WS. ENTERPRISES
[Signature]
Partner

(This document is digitally signed.)