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Handwritten signature and date: 18/11/2020

Handwritten text: 21/11/2020 7295/2020

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

Handwritten signature of the District Sub-Registrar.

Addl. District Sub-Registra.  
Bidhannagar, (Salt Lake City)  
18 NOV 2020

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this 18<sup>th</sup> day of November, Two thousand twenty,

Handwritten signature and initials.

**BETWEEN**

নং 1588 তারিখ 11/11/2020

ক্রেতা Westroad Developers Private Limited

গ্রাম 73/B Jessore Road South, Barasat, Kolkata-700127

মূল 5000/- টাকা

ভেদার শ্রী

বারাসাত কোর্ট  
উত্তর ২৪ পরগনা

ক্রয়ের তারিখ 05/11/2020

নেট মূল্য 4,00,000/-

ফ্রেমারী অফিস বারাসাত  
ভেদার শ্রী সুরভ চ্যাটার্জী



Addl. District Sub-Registrar  
Bidhanagar, (Salt Lake City)

(1) **SEKH AKBAL (PAN : BBLPA9622H) (AADHAR NO. 402644861997) (PHONE No. 9836855779)** son of Late Sekh Osman, by faith Islam, occupation business, (2) **SEIKH SAHAJAHAN (PAN : FWPPS1114D) (AADHAR NO. 269806515933) (PHONE No. 9674166648)**, son of Late Seikh Osman, by faith Islam, occupation business, AND (3) **NASRIN BIBI, (PAN: CBMPB7340F), (AADHAAR NO. 526569676536), (Phone No. 9007307373)**, wife of late Sk Salim, by faith Islam, occupation housewife (4) **SK KADIR, (PAN: DOQPK4273A), (AADHAAR No. 948536919173), (PHONE NO. 9007307370)**, son of Late Sekh Salim, by faith Islam, occupation business AND (5) **ZEBA NASRIN, (PAN : BDTPN8527L), (AADHAAR NO. 518207848882), (PHONE NO. 9007307730)** wife of Aijul Haque and daughter of Late Sekh Salim, by faith Islam, occupation housewife and all are citizen of India and presently residing at Beraberi, P.O. R Gopalpur, Police Station Narayanpur (formerly Airport), Kolkata 700136, District 24 Parganas North hereinafter collectively referred to as the **OWNERS / FIRST PARTY** (which term and/or expression unless excluded by or repugnant to the context shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

**M/S. WESTROAD DEVELOPERS PRIVATE LIMITED,**  
**(CIN: U70109WB2018PTC225706), (PAN: AACCW1930E),**  
**a company registered under the Company's Act, 1956,**  
**having its registered office at 73/B, Jessore Road (South),**  
**Barasat, P.O. Hridaypur, PS. BarasatKolkata 700127,**  
**District 24 Parganas North and represented by its**  
**authorized signatory(according to Board Resolution Dated**  
**16/09/2020) namely (1) SRI RAJENDRA CHATTERJEE**  
**(PAN : APWPC9496F), (AADHAAR NO. 43256459592),**  
**(PHONE NO. 9830747218), son of Shri Susanta Chatterjee**  
**residing at 147, Madhabpur, via Noapara, PS. Amdanga,**  
**PO. Madhabpur, PIN 700125, District North 24 Pargannas**  
**AND (2) SRI ANIRBAN BHATTACHARYA, (PAN:**  
**ATYPB3538K), (AADHAAR NO. 555133579668), (PHONE**  
**NO. 9836426356), son of Dilip Bhattacharya, residing at**  
**Madhabpur, Babpur, Noapara, Barasat - 1, PS. Duttapukar**  
**PO. Madhabpur, PIN 700125, District North 24 Parganas**

hereinafter referred to as the **DEVELOPER / SECOND PARTY** (which term and /or expression unless excluded by or repugnant to the context shall mean and include its successor in office and assigns etc) both are citizen of India of the **OTHER PART**.

**WHEREAS** Most. Mehmuda Bibi was the owner in respect of land measuring about 22 decimals be the same a little more or less comprised in C S Dag No. 5689, R S Dag No. 3917, Mouza Gopalpur, C.S. Khatian No. 1365, J.L. No. 2, R S No. 140, Touzi No. 125B/1, within the limits of Rajarhat Gopalpur Municipality, Police Station Airport, within the jurisdiction of ADSR, Bidhannagar, District 24 Pargannas North.

**AND WHEREAS** said Most. Mehmuda Bibi during her life time made a deed of family settlement in respect of the said land and the said deed was registered in the office of the District Registrar at Barasat, North 24 Pargannas and

recorded in Book-I, Vol. No. 17, Pages 397 to 404, Being No. 1197 for the year 1992 and virtue of the said deed of settlement said owner settled the said property in favour of her three sons namely Sekh Akbal, Seikh Sahajahan and Seikh Salim and each of them having undivided 1/3<sup>rd</sup> share in the said property.

**AND WHEREAS** said three sons namely Sekh Akbal, Seikh Sahajahan and Seikh Salim recorded their names in the concerned land record office and paid the taxes and/or revenue and the said property is morefully described in the **Schedule 'A'** hereinafter written.

**AND WHEREAS** of the said three sons one of the son namely Seikh Salim died intestate on 23<sup>rd</sup> June 2020 and upon his death his share in the said property devolved on to Nasrin Bibi, Sk. Kadir and Zeba Nasrin as his legal heirs.

**AND WHEREAS** thus by virtue of the said deed of settlement and inheritance referred to above said Sekh

Akbal, Seikh Sahajahan, Nasrin Bibi, Sk. Kadir and Zeba Nasrin, the owners/first party herein, became the absolute joint owners in respect of the property described in the **Schedule 'A'** hereinafter written.

**AND WHEREAS** the First Party herein being desirous to develop and construct a multistoried building at the said premises, the first party decided to entrust the said entire project upon one Developer allowing them to invest the entire Finance thereby giving them right to realize their such investment together with all sorts of cost for erection and others by selling out portions to be made at the said property with that of right to take all sorts of charge thereof in accordance with one specific Agreement;

**AND WHEREAS** the Developer herein on hearing the aforesaid proposal came in contact with the first party herein and represented itself as the property Developer with

the purpose of promoting, sponsoring and constructing multi-storied buildings;

**AND WHEREAS** the Developer thereafter examined the documents, Deeds and papers relating to the, title to the said property and they have been satisfied with that of the first party's title together with that of the marketability of the said property and as such it informed the first party about their willingness to input the entire finance to develop the said property subject to abeyance of some terms and conditions to be placed by them and thereby proposal was made to that effect;

**AND WHEREAS** on the basis of the said proposal the Parties hereto have several sittings in between themselves and formulated the terms and conditions with regard to raising of the constructions at the said property on the basis of sanctioned plan to be sanctioned by the concerned



authority wherein it has been specifically settled that the SECOND PARTY HEREIN SHALL INVEST THE ENTIRE AMOUNT FOR SUCH DEVELOPMENT without making the First Party liable and responsible for the same together with that the second party on and from the date of starting the construction at the said property shall take all the charge to make the building of multistoried for the said purpose with all the necessary amenities of water, lights sewerage's, drainage's, egress and ingress paths including apartments as per the Building Rules of the concerned sanctioning authority and/or other statutory body;

**AND WHEREAS** in pursuance to the understandings arrived at in between the Parties herein for avoiding all future complications and hazards decided to execute one development agreement containing all the settled terms and conditions agreed by and between themselves and as such entered into these presents;

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESS  
AND IT IS HEREBY AGREED IN BETWEEN THE PARTY  
HERETO AS FOLLOWS: -

ARTICLE :I: DEFENITIONS: -

**OWNER** : Shall mean the First Party i.e. (1) **SEKH AKBAL**  
(2)**SEIKH SAHAJAHAN**, (3) **NASRIN BIBI**, (4) **SK. KADIR**,  
**AND** (5) **ZEBA NASRIN**, herein along with their legal heirs,  
executors, administrators, successors, representatives and  
assigns.

**DEVELOPER** : Shall mean the Second Party i.e. **M/S.**  
**WESTROAD DEVELOPERS PRIVATE LIMITED**, a  
company registered under the **Company's Act, 1956**,  
having its registered office at 73/B, Jessore Road (South),  
Barasat, P.O. Hridaypur, PS. Barasat Kolkata 700127,

District 24 Parganas North and represented by its authorized signatory (according to Board Resolution Dated 16/06/2020) namely (1) **SRI RAJENDRA CHATTERJEE** AND (2) **SRI ANIRBAN BHATTACHARYA**, together with its successors in office and assigns etc.

**PREMISES:** -Shall mean the land measuring about 22 decimals be the same a little more or less comprised in C S Dag No. 5689, R S Dag No. 3917, Mouza Gopalpur, C S Khatian No. 1365, L R Khatian Nos. 7440, 7441 and 7442, J.L. No. 2, R S No. 140, Touzi No. 125B/1, within the limits of Bidhannagar Municipal corporation (formerly Rajarhat Gopalpur Municipality), Ward No. N-2, Holding no. RGM 2 /20, Block M, Road Name- East Beraberi, Police Station Narayanpur (formerly Airport), within the jurisdiction of ADSR, Bidhannagar, District 24 Pargannas North.

**BUILDING:**-Shall mean the multi-storied building to be

constructed at the said premises in accordance with the plan to be sanctioned by the concerned municipality / corporation and / or any other prescribed sanctioning authority;

**COMMON FACILITIES & AMENITIES:-** Shall mean entrance, staircase, Passage, ways, Water pump, overhead tank, underground reservoir, and other amenities or facilities which maybe mutually agreed upon between the parties and required for the establishments, location enjoyment, maintenance and /or management of the building.

**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

**OWNER'S ALLOCATION:-** That the Owner in exchange of his said property shall get:

- (1) 42% of the total Saleable/Super-Built up / Chargeable area in sanctioned plan in the newly constructed

building including the car parking space and commercial spaces applicable only upto G+4 Storied.

(2) In the event more floors are been constructed (more than G+4 storied) ,the owners shall get Rs. 10 lakh for each floor(i.e. for 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> floor) upto G + 7 building the said amount i.e. Rs.30 lakh shall be paid by the developer to the owners on completion of the building and at the time of handing over possession of the owners' allocation as stated above cl. 1

(3) The developer shall keep interest free refundable security deposit amounting to Rs.36 lakh with the owners. Rs.30 lakh shall be made with the execution of this development agreement and rest of the Rs.6 lakh shall be paid after completion of 2<sup>nd</sup> floor roof casting. The owners shall refund the said security deposit to the developer on receipt of the valid possession and the money referred to above on account of owners' allocation.

(4)The owners' allocation shall include the undivided proportionate share of land and all other common facilities available within the said premises and enjoyment of common amenities/facilities are subject to availing Maintenance Charges/ Club Membership Fees.

(5)It is to be mentioned that after sanction of the building plan the Landowner and Developer will divide their allocated portion and/or units according to their ratio/allocation and for that effect they shall jointly execute a notarized **Supplementary Development Agreement** to specify their allocated portion and/or units as mentioned cl. (1) stated above.

**DEVELOPER'S ALLOCATION** : Shall mean the rest (other than "Owners Allocation" described above) of the total Saleable/ Super built up /Chargeable area in sanctioned plan of the construction to be made within the said property

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which will consist of Residential space, car parking spaces and commercial space along with proportionate, undivided, un-demarcated and impartible share in the land of the said property with right of enjoyment of all the common portions and common facilities to be set therein.

**ARCHITECT :-** Shall mean the qualified or competent person or persons or firm having requisite license who may be appointed by the developer for designing and planning of the said building.

**BUILDING PLAN:-** Shall mean the building plan to be sanctioned by the prescribed sanctioning authority with such alteration or modifications as may be made by the developer, if necessary.

**TRANSFER:-** With its grammatical variations shall include transfer by possession and by any other means adopted or effecting what is understood as a transfer of space in the

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building to the intending purchasers thereof in respect of the Developer's allocation.

**TRANSFeree:-** Shall mean the person, firm, limited company, association or persons to whom any space and/or flat or apartment in the building may be transferred.

**WORDS IMPARTING:-** singular shall include plural & vice versa and Masculine Gender shall include feminine and neuter genders, likewise words Imparting feminine gender shall include masculine & feminine genders.

ARTICLE :II: COMMENCEMENT: -

This agreement shall deem to have commenced on and with effect from the date of execution of this agreement.

ARTICLE:III: OWNERS REPRESENTATIONS:-

1. The owners herein are absolutely seized and



possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said property referred to in Schedule 'A' hereinafter written free from all encumbrances, attachments, and liens whatsoever.

2. That there is no legal bar or otherwise for the owners to grant consent and permissions that may be required in due course of the construction.
3. The said property is not vested or acquired by any acquisition or requisition proceeding of the Government or have not been noticed for causing such acquisition.
4. That the owners undertake to deliver all papers relating to the said property and liable to pay the out goings if any and also duty bound to hand over the correct and flawless documents to the developer on proper receipt to be issued by the developer.

**ARTICLE :IV: DEVELOPER'S RIGHT: -**

The owners hereby grant subject to what has been herein after provided the exclusive right to the developer to build, construct, erect and complete the said building comprising of the various sizes of flats/units in order to sell the said flats/units to the intending purchasers for their purpose by entering into agreements for sell and/or transfer in respect of the developer allocation in accordance with the plan to be sanctioned by the prescribed authority with or without amendment and/or modifications made or cause to be made by the developer.

IN THIS CONNECTION THE OWNERS SHALL BE DUTY BOUND TO HAND OVER ALL THE ORIGINAL COPIES OF THE DEED TO THE DEVELOPER ON PROPER RECEIPTS AS AND WHEN REQUIRED FOR PROCESSING, MANAGING,

OBTAINING OF THE SANCTION ETC., WITH THE EXECUTION OF THESE PRESENTS.

**1.** The developer shall be entitled to prepare and modify or alter the plan with the consent of the owner and to submit the same before the prescribed authority in the name of the Owners at the cost of the developer and the developer shall pay and bear all the expenses required to be paid or deposited (including the taxes subsequent to this and all other relevant fees) for obtaining the sanction from the prescribed authority required for construction of the building at the said premises provided that the developer shall be exclusively entitled to all sorts of refunds of any or all sorts of payments and/or deposits paid for the same by the developer.

**2.** Nothing in these presents shall be construed as a

demise or assignment or transfer by the owners of the said premises or any part thereof to the developer or as creating any right, title and interest in respect thereof in favor of the developer other than an exclusive license to the developer to sell the flats/units to be made at the said premises in terms thereof with the developer's allocation in the building to be constructed thereon in the manner and subject to the terms hereinafter stated.

**ARTICLE:V:APARTMENTCONSIDERATION: -**

**1)** In consideration of the owner shaving agreed to permit the developer to sell the flats (except the owner's allocation within the said new construction at the said premises) the developer herein agrees.

**I.** At its cost shall obtain all necessary permissions, sanction of the building plan and/or approvals and/or consents.

**II.** In respect of the construction of the building to pay costs of supervision of the development and construction in respect of the building at the said premises.

**III.** To bear all costs, charges and expenses for construction of the building at the said premises AND THE SAID COST SHALL INCLUDE THE COST OF THE SUBSEQUENT TAXES TOGETHER WITH THAT OF THE SANCTION CHARGES ALONG WITH OTHER CHARGES IF ANY.

**IV.** Allocate the owner in respect of **their** shares within the said building to be constructed at the said premises within 42 months from the date of execution of this agreement which shall be the essence of the present contract.

**V.** All the statutory documentation charges and the design of the building plan cost will be borne by the developer. The developer shall provide a copy of the

sanctioned plan to the owners.

**VI.** The main electricity connection with meter for the building from Electric Supply Authority will be borne by the developer. The owner and the other flat purchasers shall bear all costs and expenses including Transformer (if required) for separate individual electric meters for their respective flats/units.

**VII.** The completion of the building being taken 42 months from the date of execution of this agreement subject to force majeure i.e

**1.** Fire

**2.** Natural calamity

**3.** Local problem and / or local disturbance

**4.** Tempest

**5.** Any prohibitory order from the court, Bidhannagar Municipal Corporation and other authorities.

**6.** Any other unavoidable circumstances beyond control

of the developer.

7. Non availability of documents from the owners which is required for plan sanction by the appropriate authority.

**VIII.** Any extra work required by the owners, shall be done by the developer and the cost thereof shall be borne by the owners.

**ARTICLE :VI: OWNER'S ALLOCATION: -**

That the Owner in exchange of his said property shall get :

(1)42% (Forty Two Percent) of the total Saleable/built up /Chargeable area in sanctioned plan in the newly constructed building including the car parking space and commercial spaces applicable only upto G+4 Storied.

(2)In the event more floors are been constructed (more than G+4 storied) ,the owners shall get Rs. 10 lakh for each floor upto G + 7 building the said amount i.e.

Rs.30 lakh shall be paid by the developer to the owners on completion of the building and at the time of handing over possession of the owners' allocation as stated above;

(3)The developer shall keep interest free refundable security deposit amounting to Rs.36 lakh with the owners. Rs.30 lakh shall be made with the execution of this development agreement. And rest of the Rs.6 lakh shall be paid after completion of 2<sup>nd</sup> floor roof casting. The owners shall refund the said security deposit to the developer on receipt of the valid possession and the money referred to above on account of owners' allocation.

(4)The owners' allocation shall include the undivided proportionate share of land and all other common facilities available within the said premises and enjoyment of common amenities/facilities that are subject to availing Maintenance Charges/ Club



Membership Fees.

- (5) It is to be mentioned that after sanction of the building plan the Landowner and Developer will divide their allocated portion according to their ratio/allocation and for that effect they shall jointly execute a notarized **Supplementary Development Agreement** to specify their allocated portion as mentioned clause (1) above.

That the developer shall be duty bound to complete the construction at its own costs including all the common facilities and amenities needed for the said building. It is specifically agreed that the actual time limit for the entire project shall be **42** months from the date of execution of this agreement.

The owners shall have right to terminate this agreement upon failure on the part of the developer to complete the entire project within **42** months unless force majeure clause is applicable.

The developer shall have no right, and interest whatsoever

in the owner's allocation and undivided proportionate share of the building beneath therein.

The developer shall have no right or claim for payment or reimbursement of any costs, expenses or charges incurred towards construction of owner's allocation (unless exceeded the area as recited above) and in respect of the undivided proportionate share in common areas which are subject to availing Maintenance Charges/ Club Membership Fees.

ARTICLE : VII : DEVELOPER'S ALLOCATION:-

Shall mean the rest (other than "Owners Allocation" described above) of the total Saleable/Super built up /Chargeable area in sanctioned plan of the construction to be made within the said property which will consist of Residential space, car parking spaces and commercial space along with proportionate, undivided, un-demarcated and impartible share in the land of the said property with right of enjoyment of all the common portions and common

facilities to be set therein and the developer shall be entitled to enter into agreement for sale and transfer its share with any transferees for their 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 into such agreement it shall not be obligatory on the part of the developer to obtain any further consent of the owners and this agreement by itself shall be treated as consent of the owners.

#### **ARTICLE VIII: PROCEDURE**

- a. That the owners shall hand over vacant possession of the land to the developer within seven days from the date of sanction of the building plan by the concerned municipality and/or the prescribed authority as referred to above.
- b. The owner shall grant to the developer and/or its

partners a general power of attorney for the purpose of execution of this agreement and the same will be registered in the jurisdictional registration office.

**ARTICLE : IX : CONSTRUCTION:-**

That the developer shall be solely and exclusively responsible for construction of the said building as per the present development agreement. The building to be constructed will be a modern apartment and first class, ISI marked new materials and workmanship shall be used.

**ARTICLE : X : SPACEALLOCATION:-**

1) After completion of the building the owner shall be entitled to obtain physical possession of the Owner's ALLOCATION in respect of this portion as stated above and the remaining constructed area within the building shall belong to the **DEVELOPER** and with regard to the common portions and areas the parties shall have joint and equal rights as per their respective

shares.

- 2) GST liability on Owner's Allocation will be reimbursed by Owner to Developer.
- 3) The owners shall be entitled to transfer or otherwise deal with the owner's allocation in the said building without any claim whatsoever of the developer.
- 4) The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to obtain transfer from the owner and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.

**ARTICLE :XI: BUILDING : -**

- 1) The developer shall at its 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 be completed in its entirety by the developer within 42 months from the date of execution of this agreement.

- 2)** The developer shall erect the said building at its own cost as per the plan sanctioned by the prescribed authority.
- 3)** Empowering the developer to do or cause to be done all the acts relate to the said new construction.
- 4)** The developer shall at its own costs and expenses and without creating any financial or other liabilities on the owner, construct and complete the building and various units and / or apartments in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the developer.
- 5)** All costs charges and expenses including architect's

fees shall be paid discharged and borne by the developer and the owner shall have no liability in this connection.

- 6) The developer shall provide at its own cost, electricity wiring, watercourses, pipelines, septic tank, sewerage lines along with its connections in the entire flat and unit portions along with the owner's allocated portions.

**ARTICLE : XII : COMMON FACILITIES: -**

- 1) The developer shall pay and bear the taxes and other dues in respect of the entire property on and from the date of taking possession of the same and the developer undertakes to pay and bear the same till the owner's allocation is delivered in the new construction, which shall include the aberrance of the tax also during the period of construction.
  
- 2) As soon as the building is completed and the owner's share is delivered within the said building together

with all sorts of rights in respect of common portions and common facilities on the basis of the notice being served upon the owner by the developer, the owner there from shall be responsible to pay the proportionate fees/charges/taxes in respect of his allotted portions, till the same is separately assessed and separate tax is levied upon them in respect of his allotted portions and GST liability on Owner's Allocation will be reimbursed by Owner to Developer.

**3)** That the developer also herein shall be liable to pay its share of taxes and share of other charges till its portions are sold out unto and in favor of the different purchaser/s subsequent to giving delivery of possession unto the said intending purchaser in respect of the allocated portion of the developer, the said purchaser shall be liable to bear the proportionate taxes and charges.

**4)** The owner and the developer shall punctually and



regularly pay the taxes and other applicable charges to the concerned authority for their respective allocation or otherwise as may be mutually agreed upon between the owner and developer and both the parties shall keep each other indemnified against all claims, actions, demand, cost, charges and expenses and proceedings whatsoever directly or 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 by the developer in this behalf.

- 5) As and from the date of notice together with the completion certificate obtained from the prescribed authority of taking delivery of possession the owner and the developer shall also be responsible to pay and bear proportionate share of the service charges for the common facilities in the said building in respect of both owner's allocation and that of the developer's allocation and the said allocation shall

include proportionate share of insurance premium for the building including its water lines scavenging charges, maintenance, – repair, renovation, replacement of common installation including pipes wiring pump motor , septic tank and other electrical and mechanical installation and equipment's, stairways, landings, corridors, passage ways and such other and further common facilities whatsoever which shall be set and used by all in common with all the others .

**ARTICLE :XIII: LEGAL PROCEEDING :-**

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 owners to defend all the actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the owner shall

be borne and paid by the developer and to that effect if the developer needs authority of the owner's applications and other documents which shall be required to be Placed by the owner himself shall accordingly be at the advice of the developer herein. The owners herein thus hereby undertake to do all such acts, deeds, matters and other things those may be reasonably required to be done in the matter and the owners shall execute all such other and further additional papers including registered power of attorney and/or authorizations as may be required by the developer for the purpose and the owner undertake to sign the documents and deeds and things provided that all such acts, deeds and things shall not in any way infringe the rights of the owner 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 on- deemed to have been served to the owner if delivered by hand or by registered post with acknowledgement

3. Both the developer and the owner s agreed that after the completion of the building shall frame a scheme for management and administration of the Said building and/or common portions including the common facilities/amenities and both the parties hereto declare and accepted the proposition that all the rules and regulations on account of such facility management shall be maintained by them and for the same if needed they shall form one association and/or society in accordance with law.

4. (i) Nothing in this agreement shall be construed as a demise or assignment or conveyance in law by the owner of the premises or any part thereof to the developer or as creating any right, title and interest in respect of the property unto the developer other than

an exclusive license to the developer to commercially exploit the same in terms hereof provided however that the developer shall be at liberty to accept loans and to borrow sums from banks or other financial institutions for causing such development. Owners shall sign / execute the all documents / papers to accept loan and to borrow sums from any bank / financial institution / registering authority for mortgage developer's allocation only if necessary. 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 to the said banks and for that the developer herein undertakes to keep the owners indemnified against all actions, suits, proceedings, costs, expenses, charge of whatsoever nature together with that to keep the owners free from all liabilities and responsibilities against all third party claims and demands.

(ii) The developer shall be entitled to and is hereby authorized to create a charge and / or mortgage over and in respect of the said premises developer's allocation only by deposit of original title deeds and for the aforesaid purposes shall be entitle to and is hereby authorized to sign and execute all mortgage deeds and other deeds document and instruments in the name of the owner and to cause such charge and / or mortgage to be register.

**5.** The developer shall have all right to execute the agreement for sale in respect of developer's allocation with any intending purchaser/or purchasers and to receive the earnest money / or full consideration amount discharging money receipt unto and in favor of the purchaser/or purchasers there to.

**6)** As and from the date of completion of the said building the developer and/or its transferees shall each be liable to maintain the terms contained herein above

and shall be bound to pay the dues in accordance with law. That the owners herein declare that they prior to this have never entered into any agreement for sale or any development agreement with any person or persons and the said property is free from all encumbrances of whatsoever nature and the owner in respect their shares of the said premises and have full right and absolute authority to enter into this agreement.

**7)** That the owners undertake and agree to execute and register power of attorney unto the Developer and/or its Directors or Authorized Signatories for the sale proceed in respect of developer's allocation thereof in respect of flats to be constructed thereon which will enable the developer to register the documents/sale deed/ conveyance unto the intending purchaser/s without any interruption thereby.

**8)** That with the execution of these presents the owners

shall hand over all the original documents relating to their said property unto the developer against granting of the proper receipts and it has been agreed that the said original documents shall be retained by the developer till the entire construction is completed. The developer undertakes to return all original documents, building plans, etc. to the owners and/or to the newly formed association in respect of the said premises.

**10)** That during the process of work, the owners shall not interfere to the work to be carried out therein.

**11)** Save and except the specification written here under, if any extra work is executed at the written direction of the owners - in that event the owners shall be liable to pay the additional cost there in.

**12)** That if the owners desire to purchase any further portion from the developer's allocation, the developer shall sell such flat to the owners on the prevailing market value and/or rate.



**DEVELOPER'S INDEMNITY:**

The developer hereby undertakes to keep the owners indemnified against all third party claims and actions arising out of any sort of act or commission of the developer in relation to the construction of the said building.

**OWNERS INDEMNITY:**

Owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy allotted space without any interference and/or disturbance. The owners indemnify the developer against all claims, suits that may arise out of owners' title to the said property.

**ARTICLE :XIV: ARBITRATION: -**

That all the differences and disputes shall be referred to arbitration in terms of the Arbitration and Conciliation Act, 1996 as amended up-to date.

**ARTICLE :XV: JURISDICTION:-**

That the jurisdiction of the parties hereto shall be within the bounds of ordinary jurisdiction of Civil/Criminal Court at

Barasat, North 24 Parganas, Commercial Court at Rajarhat Newtown including that of the Hon'ble High court at Calcutta.

**SCHEDULE 'A' REFERRED TOP ABOVE**

All that the land measuring about 22 decimals be the same a little more or less with 100 sqft tiles shed cemented flooring structure comprised in C S Dag No. 5689, R S Dag No. 3917, Mouza: Gopalpur, C S Khatian No. 1365, L R Khatian Nos. 7440, 7441 and 7442, J.L. No. 2, R S No. 140, Touzi No. 125B/1, within the limits of Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), ward no. N-2, Holding no. RGM 2 / 20, Block- M, Road name- Sir Ramesh Mitra Road (formerly East Beraberi), Police Station Narayanpur (formerly Airport), within the jurisdiction of ADSR, Bidhannagar, District 24 Pargannas North and the said property is butted and bounded:

By the North: Sir Ramesh Mitra Road 30ft wide;

By the South: Property of R S Dag No. 2918 and 3920;

By the East: Property of R S Dag No. 3916;

By the West: Property of R S Dag No. 3917.

### **OWNER'S ALLOCATION**

That the Owner in exchange of his said property shall get :

- (1) 42% of the total sanctioned Super built up/Saleable/Chargeable area in the newly constructed G + 4 building including the car parking space and commercial spaces.
- (2) In the event more floors are been constructed the owners shall get Rs. 10 lakh for each floor upto G + 7 building the said amount i.e. Rs.30 lakh shall be paid by the developer to the owners on completion of the building and at the time of handing over possession of the owners' allocation as stated above;
- (3) The developer shall keep interest free refundable security deposit amounting to Rs.36 lakh with the owners. Rs. 30 lakh shall be made with the execution of this development agreement, and Rs. 6 lakh shall be paid on the completion of 2<sup>nd</sup> floor roof casting. The owners shall refund the said security deposit to the

---

developer before the valid possession and the money referred to above on account of owners' allocation.

(4) The owners' allocation shall include the undivided proportionate share of land and all other common facilities available within the said premises and enjoyment of common amenities/facilities that are subject to availing Maintenance Charges/ Club Membership Fees.

(5) It is to be mentioned that after sanction of the building plan the Landowner and Developer will divide their allocated portion according to their ratio/allocation and for that effect they shall jointly execute a notarized **Supplementary Development Agreement** to specify their allocated portion as mentioned point (1) above.

(6) All that flats to be earmarked after sanction been obtained to be allotted in favor of the owner with proportionate, undivided, un-demarcated and impartible share in the land of the said property

together with right of enjoyment of all the common portions and common facilities that are subject to availing Maintenance Charges/ Club Membership Fees in common with others within the said new building.

That the developer shall be duty bound to complete the construction at its own costs including all the common facilities and amenities needed for the said building. It is specifically agreed that the actual time limit for the entire project shall be **42** months from the date of execution of this agreement.

The developer shall have no right, and interest whatsoever in the owner's allocation and undivided proportionate share of the building beneath therein.

The developer shall have no right or claim for payment or reimbursement of any costs, expenses or charges incurred towards construction of owner's allocation (unless exceeded the area as recited above) and in respect of the undivided proportionate share in common facilities and amenities.

### **DEVELOPER'S ALLOCATION**

In consideration of the aforesaid stipulations the developer shall get the rest constructed portion of sanctioned areas of the construction to be made within the said property together with car parking spaces and commercial spaces on the ground floor along with proportionate, undivided, undemarcated and impartible share in the land of the said property with right of enjoyment of all the common portions and common facilities to be set therein and the developer shall be entitled to enter into agreement for sale and transfer its allocation with any transferees for their 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 into such agreement it shall not be obligatory on the part of the developer to obtain any further consent of the owners and this agreement by itself shall be treated as consent of the owners.

### **COMMON PORTION AND AMENITIES**

1. Staircase on the floors and lift.
2. Staircase landings on the floor.
3. Roof at the top of the floor.
4. Common passage and lobby on the each floor including ground floor.
5. Water pump, underground water reservoir, over head water tank, water pipes and common plumbing installations.
6. Common electric meter space.
7. Electric wiring, all appurtenances and facilities which are necessary for the upkeep and safety of the building.
8. Exterior lighting, telephone lines and other facilities which are necessary for the upkeep and safety of the building.
9. The foundation, columns, girders, beams, supports, exterior walls& elevations of the said building beyond

the said flat. Interior load bearing walls and concrete ceilings of the said building.

10. Exterior door on the ground floor staircase and for roof top. Entrance and exit gates of the said buildings.
11. Common toilet in the said building, if any.

#### **COMMON EXPENSES**

1. Cost of maintenance, renovation and repairing of the said building.
2. Maintenance and operation cost of the Power Back up DG, swimming pool, community hall, gymnasium, games room, association(facility management) office, if any.
3. Salary of the caretaker / security staff, if any.
4. Cleaning charges of the common area, common toilet.
5. Electrical charges for the lighting of the common areas.



6. CCTV surveillance installation and maintenance charges , if any
7. Maintenance charges of the pump, motor of the said building and all the common plumbing fittings, tanks, reservoir etc.
8. All other charges for common use of the common facilities, amenities and common portions.
9. The developer shall be entitled to frame necessary rules and regulations for the purpose of regulating the user of the various unites of the said project and each of the persons intending to and / or acquiring a unit / space in the said project shall be liable and agrees to observe such rules and regulations as shall be framed from time to time and shall also be liable to contribute the proportionate share on account of the maintenance charges.

### SPECIFICATION OF CONSTRUCTION

|                          |  |
|--------------------------|--|
| Structure and Foundation | a). Building design on RCC foundation and RCC framed structures conforming to the national building code for the flat and garage.  |
| External Walls           | a). 8" thick brick wall with both side cement mortar / plaster.<br>b). Roof walls to have 3'.0" brick parapet with plaster & cement primer painting (inside face).   |
| Internal partition Walls | a). 5"/3" thick brick wall with cement mortar / Plaster, finished with Putty finish.   |
| External Surface finish  | 'Weather Shield' finished paints.  |
| Internal Surface finish  | Putty Finish   |
| Flooring                 | a). All flats to be have 'Tiles/Marble' flooring, with 4" high skirting.<br>b). Staircases tread/riser/mid landing to have 'Tiles/Marble' flooring.<br>c). Roof to have 'water treated' floors with roof finishing.  |
| Kitchen                  | a). Kitchen to have 'anti skid ceramic tiles' flooring.<br>b). Kitchen selves made of RCC with marble top working platform as per kitchen size.<br>c). Walls to have 'glazed/ceramic tiles' up to 3'0" high skirting.<br>d). 'SS Sink' with 1 water tap and washing enclosure with 1 tap underneath. |

|                   |  |
|-------------------|--|
| Toilets           | <p>a). Toilets to 'anti skid ceramic tiles' flooring.</p> <p>b). Walls to have 'glazed/ceramic' tiles on 6'0" inches skirting.</p> <p>c). 1 no. ISI marked standard white basin.</p> <p>d). 1 no. western commode with cistern.</p> <p>e). 2 nos taps, 1 no. shower.</p> <p>f). All taps, showers to have ISI marked and chromium plated.</p>  |
| Railings          | Staircase and Verandah to have 'S.S. Railings'.  |
| Doors and windows | <p>a). Frame of good quality wood.</p> <p>b). Main door 6'6" x 3'6" (4" x 2.5") 35mm wooden door shutter, painted with approved paints.</p> <p>b). Inside doors 6'6" x 3'0" (3' x 2.5"), Verandah 6'6" x 2'6" (3' x 2.5") – 30 mm flush door with good quality wooden frame, with approved paints.</p> <p>c). Box type / standard – Aluminum channel sliding windows, with glass fittings.</p> <p>d).. Toilets to have PVC doors.</p> <p>e). Anodized Aluminum hass-bolt, tower bolts in each door</p> |
| Pipe fittings     | Soil and waste water pipes shall be of PVC, and water supply of UPVC, Concealed pipe line with ISI marked standard quality fittings and fixtures.  |
| Electricals       | All electrical items to ISI marked, Concealed wiring with copper conductors, complete with switches, MCB and DB main switches.   |

| <u>Electrical points</u>                | <u>Lights</u>  | <u>Fans</u> | <u>5 Amp plug</u> | <u>15 Amp plug</u> |
|---|--|-------------|-------------------|--------------------|
| Each Bedroom                            | 2nos   | 1 no        |                   | 1 no               |
| Drawing and dining                      | 1 no (AC point)  |             |                   |                    |
| Toilets                                 | 2nos   | 1 no        |                   | 1 no               |
| Kitchen                                 | (Master Bedroom only)  |             |                   |                    |
|   | 1 no   | ---         |                   | 1 no               |
|   | 1 no (Geyser Pt)   |             |                   |                    |
|   | (For Common Toilet only)   |             |                   |                    |
|   | 1 no   | 1 no        |                   | 1 no               |
|   | 1 no (Mic wave),   |             |                   |                    |
| Electric Meter                          | Main Service meter to be arranged by the developer as per electric supply authority norms, and the owners have to pay an extra amount for each meter required.   |             |                   |                    |
| Water supply, sewerage                  | <p>a). Water supply facilities as per sanctioning authority norms, with underground reservoirs.</p> <p>b). Overhead tanks on the roof of 2500 ltrs total.</p> <p>c). High Pressure electrical pump at the ground level for lifting water.</p> <p>d). Water line would be PVC pipes and GI fittings, concealed.</p> <p>e). Sewerage tanks and systems to be as per MUNICIPAL norms.</p> |             |                   |                    |
| Garage and common areas of ground floor | Concrete flooring and neat cement finish.  |             |                   |                    |
| Boundary wall and main gate             | 10" / 5" brick wall with plaster and cement primer. M.S. grill gate with enamel painting.  |             |                   |                    |

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

**Witnesses:**

1. SK. Sabir  
Raigachi ghut  
Kot-135
2. Abdul Hasan Molla  
Raigachi, Rajarhat, Kot-135

SK. Anbal  
SK SAHAJAHAN  
নাজহিন সিরি  
SK Kadir  
Zeba. Nasrin

**Owners / First party**

WESTROAD DEVELOPERS PVT. LTD.

Rajendra Omaye  
Authorized Signatory

WESTROAD DEVELOPERS PVT. LTD.

Anirban Bhattacharya  
Authorized Signatory

**Developer / Second party**

Drafted by me

Rajee Ghosh  
F-1532/2015

Advocate

Judge court Baruaat  
D-10 28 Poojanary.

## Memo of Consideration

The owner herein confirm and acknowledge to received a payment of Rupees 30,00,000/- (Rupees Thirty lacs) only from the developer described in the following manners:

| Bank Name, Branch & Date   | Amount      |
|--|-------------|
| By RTGS UTR NO.ALLA202011105014070883<br>ALLAHABAD BANK SME FINANCE<br>BARASAT BRANCH on 10/11/2020<br>Favoring of NASRIN BIBI | RS.238334/- |
| By NEFTUTR NO.ALLAH20322732664<br>ALLAHABAD BANK SME FINANCE<br>BARASAT BRANCH on 10/11/2020<br>Favoring of NASRIN BIBI        | RS.94,999/- |
| By RTGS UTR NO.ALLA202011105014071081<br>ALLAHABAD BANK SME, FINANCE<br>BARASAT BRANCH on 10/11/2020<br>Favoring SEKH KADIR    | RS.238333/- |

By CHEQUENO.\* 017732 " of ALLAHABAD  
BANK, SME FINANCEBARASAT  
BRANCH dated 09/11/2020  
Favoring of SEKH KADIR

RS.95000/-

By RTGS UTR NO.ALLA202011105014071008  
ALLAHABAD BANK, SME FINANCE  
BARASAT BRANCH on 10/11/2020  
Favoring of ZEBA NASRIN

RS.238333/-

ByNEFTUTR NO.ALLAH20315531435  
ALLAHABAD BANK, SME FINANCE  
BARASAT BRANCH on 10/11/2020  
Favoring of ZEBA NASRIN

RS.95,001/-

By RTGS UTR NO. ALLA202011105014077043  
ALLAHABAD BANK, SME FINANCE  
BARASAT BRANCH on 10/11/2020  
Favoring of SK SAHAJAHAN

RS.285000/-

By RTGS UTR NO. ALLA202011105014072187  
ALLAHABAD BANK, SME FINANCE  
BARASAT BRANCH on 10/11/2020  
Favoring of SK ŠAHAJAHAN

RS.715000/-

By CHEQUE NO.\* 017716 " of ALLAHABAD  
BANK, SME FINANCE BARASAT  
BRANCH dated 09/11/2020  
Favoring of SEKH AKBAL

RS.285000/-

By RTGS UTR NO.ALLA202011105014072309  
ALLAHABAD BANK, SME FINANCE  
BARASAT BRANCH on 10/11/2020  
Favoring of SEKH AKBAL

RS.715000/-

**Total** : Rs.30,00,000/-

**( Total Thirty Lacs Only )**

Witness:

1. SK Sabir  
Raigachi Ghat  
KOL-135

SK. Anand  
SK SAHAJAHAN  
नडावित सिठि  
SK Kadir

Zeba. Nasrin

2. Abdul Hasam Molla  
Raigachi, Rajshahi, KOL-135

**Owners / First party**





3  
Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

|                               |  |
|-------------------------------|--|
| GRN: 19-202021-013367700-8    | Payment Mode : Net Banking-SELF                  |
| GRN Date: 09/11/2020 19:34:07 | Payment Gateway SBI EPay-Allahabad Bank - Retail |
| BRN : 3387794708817           | BRN Date: 09/11/2020 19:36:50                    |
| SBI ePay txn No. : 018251229  | SBI ePay txn Date: 09/11/2020 19:35:16           |

**DEPOSITOR'S DETAILS**

|             |                                |            |                    |
|-------------|--------------------------------|------------|--------------------|
| Name :      | RAJENDRA CHATTERJEE            | Id No. :   | 2001407295/10/2020 |
| Contact No. | 6289053292                     |            |                    |
| E-mail :    | westroadproperty@gmail.com     | Mobile No. | +91 9830747218     |
| Address :   | 73B JESSORE ROAD SOUTH BARASAT |            |                    |
| User Type : | Buyer/Claimants                |            |                    |

D - 1914/2020

Query Year

**PAYMENT DETAILS**

| Sl. No. | Identification No. | Head of A/C Description                  | Head of A/C         | Amount [ ₹ ] |
|---------|--------------------|--|---------------------|--------------|
| 1       | 2001407295/10/2020 | Property Registration- Registration Fees | 0030-03-104-001-10  | 29           |
| 2       | 2001407295/10/2020 | Property Registration- Stamp duty        | 0030-02-103-003-02  | 35021        |
|         |                    |  | <b>Total Amount</b> | <b>35050</b> |

In Words : Rupees Thirty Five Thousand Fifty Only.



Thumb 1st finger middle finger ring finger small finger



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name..... Sk Akbal

Signature..... Sk Akbal

Thumb 1st finger middle finger ring finger small finger



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name..... Sk Sahajahan

Signature..... SKSAHAJAHAN

Thumb 1st finger middle finger ring finger small finger











|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name..... Hasvin Bibi

|  | Thumb      | 1st finger  | middle finger   | ring finger   | small finger  |   |
|--|------------|---|---|---|---|---|
| <br>Name: <u>Sk Kadir</u> | left hand  |  |  |  |  |  |
|  | right hand |  |  |  |  |  |

Name: Sk Kadir

Signature: Sk Kadir

|  | Thumb      | 1st finger  | middle finger   | ring finger   | small finger  |   |
|--|------------|---|---|---|---|---|
| <br>Name: <u>Zeba Nasrin</u> | left hand  |   |   |   |   |   |
|  | right hand |  |  |  |  |  |

Name: Zeba Nasrin

Signature: Zeba Nasrin

|       | Thumb      | 1st finger | middle finger | ring finger | small finger |
|-------|------------|------------|---------------|-------------|--------------|
| PHOTO | left hand  |            |               |             |              |
|       | right hand |            |               |             |              |

Name: .....

3



Rajendra

|            | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
| left hand  |       |            |               |             |              |
| right hand |       |            |               |             |              |

Name RAJENDRA CHATTERJE

Signature Rajendra



Anirban Bhattacharya

|            | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
| left hand  |       |            |               |             |              |
| right hand |       |            |               |             |              |

Name ANIRBAN BHATTACHARYA

Signature Anirban Bhattacharya

|            | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
| left hand  |       |            |               |             |              |
| right hand |       |            |               |             |              |

Name .....

Signature .....

|            | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
| left hand  |       |            |               |             |              |
| right hand |       |            |               |             |              |

Name .....

4 (3)

सर्वोच्च निर्वाचन आयोग  
एलिसन ऑफ इंडिया  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
YMD1670355



निर्वाचक नाम : लख कान्ति  
Elector's Name : Lx Kanti  
पिता नाम : लख सेनिम  
Father's Name : Lx Sani  
लिंग/Sex : पुरु/ M  
जन्म तिथि/Date of Birth : 17/10/1985

SK Kadir



YMB1670355

Date: 25/11/2013  
Time: 10:00 AM

Address:  
DARSHAN PARK, PURBA BARABARI,  
RAJENDRA NAGAR, AIR PORT,  
NORTH 24 PARGANAS- 700138



Date: 25/11/2013

(15) Member of the State Election Commission

For and on behalf of the  
Executive Officer of the District  
Registration Officer for  
115-Parishad New Town Constituency

Dear Sir, I am pleased to inform you that the  
election of the members of the State Election  
Commission has been completed.  
In case of any change in address, please inform the  
District Registration Officer, New Town, Kolkata-700138  
at the earliest. Yours faithfully,  
[Signature]

SK Kadir



ভারত সরকার  
Unique Identification Authority of India

জালিকাচূড়ির নম্বর/Enrolment No.: 0000/00372/91676

Download Your Aadhaar

To  
শেখ কাদির  
Sk Kadir  
EAST BERABERI  
R.GOPALPUR  
Rajarhat  
North 24 Parganas Rajarhat Gopalpur  
West Bengal - 700136  
9007307373

Generate Your Aadhaar



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9485 3691 9173**

আমার আধার, আমার পরিচয়

- ভাষা
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
  - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা যাচাই করুন
  - এটা এক ইলেকট্রনিক প্রক্রিয়ার তৈরী পত্র

**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- অধার সারা দেশে মান্য।
- অধার স্থাপিত্যে 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.



Governor of India



শেখ কাদির  
Sk Kadir  
জন্মতারিখ/ DOB: 17/10/1995  
পুং / MALE

**9485 3691 9173**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
R.GOPALPUR, পূর্ব মেদিনীপুর,  
রাজারহাট, উত্তর ২৪ পরগনা,  
পশ্চিমবঙ্গ - 700136

Address:  
R.GOPALPUR, EAST  
BERABERI, Rajarhat, North 24  
Parganas,  
West Bengal - 700136

**9485 3691 9173**



help@uidai.gov.in

www.uidai.gov.in

SK Kadir



4

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
DDQPK4273A



नाम / Name  
SK KADIR

पिता का नाम / Father's Name  
SEKH SALIM

संभव की तिथि / Date of Birth  
11/11/1995

SK Kadir  
अधिकारी / Officer



SK Kadir





3 (3)

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 नसरिन ब्राह्म  
 MOHAMMAD IBRAHIM  
 10/10/1973  
 Permanent Account Number  
 CBMPBT340F  
 नसरिन ब्राह्म  
 Signature

भारत सरकार  
 GOVT OF INDIA





नसरिन ब्राह्म



5

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**व्यक्ति सेवा योजना कार्ड**  
**Personal Account Member Card**

**80TPN8527L**

**नाम / Name**  
**Zeba Nasrin**

**पिता का नाम / Father's Name**  
**SEEM KULJIN**

**जन्म की तारीख / Date of Birth**  
**20/05/1997**

**हस्ताक्षर / Signature**






Zeba. Nasrin

6 (3)



Romans

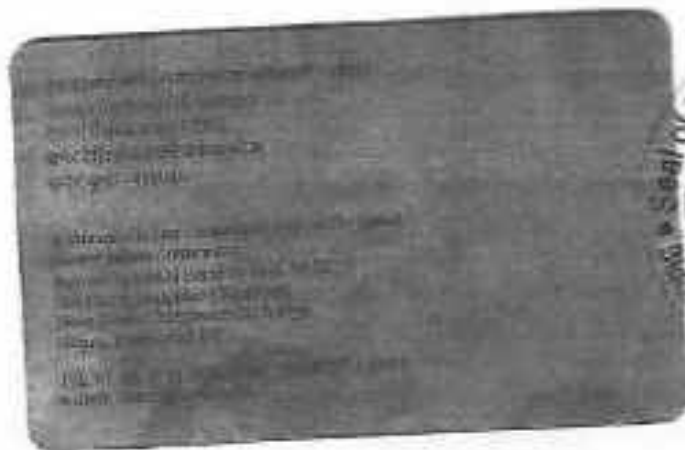










*Anvika Bhattaraya*



7 (3)

**ELECTION COMMISSION OF INDIA**  
**ভারতের নির্বাচন কমিশন**

**IDENTITY CARD** CKW4483565  
**পরিচয় কার্ড**

**Elector's Name** Anirban Bhattacharya  
**নির্বাচনের নাম** অনির্বান ভট্টাচার্য

**Father's Name** Dilip Bhattacharya  
**পিতার নাম** দিলীপ ভট্টাচার্য

**Sex** M  
**লিঙ্গ** পুরুষ

**Age as on 1.1.2006** 19  
**১.১.২০০৬-এ বয়স** ১৯

*Anirban Bhattacharya*

**Signature**  
 স্বাক্ষর করুন। স্বাক্ষর করা হলে এই কার্ডটি কার্যকর হবে।  
 স্বাক্ষর

**Facsimile Signature**  
**Director, Registration Office**  
**নির্বাহক অফিসার**

**Assembly Constituency: 90-51038T**  
**নির্বাহন এলাকা (সংসদ): ৯০-৫১০৩৮**

**District: North 24 Parganas** **জেলা: উত্তর ২৪ পরগণা**  
**Date: 28.01.2006** **তারিখ: ২৮.০১.২০০৬**





**ভারত সরকার**  
Unique Identification Authority of India

আধার আইডি / Enrollment No.: 1111/1942321465

To  
অনিবন ভট্টাচার্য  
Anirban Bhattacharya  
MADHAB PUR  
Babpur  
Noapara  
Barasat - 1 North 24 Parganas  
West Bengal 700125

102477877



ML524775773FT



সবার আধার সংখ্যা / Your Aadhaar No. :

**5551 3357 9668**

আধার - সাধারণ মানুষের অধিকার



নাম: অনিবন ভট্টাচার্য  
নাম: অনিবন ভট্টাচার্য

অনিবন ভট্টাচার্য  
Anirban Bhattacharya  
বাস: নিবন ভট্টাচার্য  
Mother: Dilip Bhattacharya  
জন্ম তারিখ / DOB: 25/05/1987  
পুরুষ / Male

**5551 3357 9668**

আধার - সাধারণ মানুষের অধিকার



Government of India



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.

- অধার সারা দেশে ন্যায়।
- 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.



ঠিকানা:  
মাঘব পুর, বাবপুর, উত্তর ২৪  
পার্শ্বাড়া, নবদ্বীপ জেলা, পশ্চিম বঙ্গ,  
700125

Address:  
MADHAB PUR, Babpur, North  
Parganas, Noapara, West B  
700125

**5551 3357 9668**



Anirban Bhattacharya





1

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SEKH ANBAL

SEKH OSMAN

01/01/1968  
Permanent Account Number  
BBLPA0022H

Sekh. Anbal  
Signature



Sekh. Anbal



2

3

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 SEKH SAHAJAHAN  
 SEKH USMAN  
 13/12/1982  
 Permanent Account Number  
 FWPP51114D  
 Signature

भारत सरकार  
 GOVL OF INDIA




SK SAHAJAHAN





**ভারত সরকার**  
**Unique Identification Authority of India**  
**সংসদীয় প্রতিষ্ঠান**  
 জনসংস্কৃতির আই আই / Enrollment No.: 1111/49160/01096

To  
 সেন ঈশ্বর  
 Seth Aishwari  
 R.GOPALPUR EAST BERHAMPUR  
 Rajahat  
 Rajahat Groupur  
 Rajahat North 24 Parganas  
 West Bengal 700126  
 8200029779

01/10/2013  
 40473425



MN484734052FT



*Sik Aishwari*

আপনার আধার সংখ্যা / Your Aadhaar No. :

**4026 4486 1997**

**আধার - সাধারণ মানুষের অধিকার**

ভারত সরকার  
 Government of India

সেন ঈশ্বর  
 Seth Aishwari  
 পিতা : সেন ঈশ্বর  
 Father: Seth Aishwari  
 জন্মতারিখ / DOB: 01/01/1968  
 লিঙ্গ / Male



**4026 4486 1997**

**আধার - সাধারণ মানুষের অধিকার**





### তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা দ্রুত 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 সাহায্যক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



একমাত্র পরিচয় প্রমাণীকরণ  
Unique Identification Authority of India

ঠিকানা:  
পূর্বদিক নির্দেশ বিপদ: .. হার  
/সড়ক/পথ /ঘাট: .. পর্যায়ক্রম  
ডিক: আর,গোপালপুর, কর্ণাট: পূর্ব  
বেঙ্গাল, গ্রাম/উপগ্রাম/পঞ্চায়ে  
রাজসভা, জেলা: উত্তর ২৪  
পার্শ্ব, পোস্ট অফিস:  
রাজসভা গোপালপুর, রাজ্য:  
পশ্চিমবঙ্গ, পিন কোড: 700136

Address:  
House/Str./Apt.: ..  
Street/Road/Lane: .. Landmark:  
R.GOPALPUR,  
Area/Locality/Secdc: EAST  
REPARERI, Village/Town/City:  
Rajshahi, District: North 24  
Parganas, P.O.: Rajshahi  
Gopalpur, State: West Bengal,  
Pin Code: 700136

4026 4486 1997



4026 4486 1997




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1

3

  
**ELECTION COMMISSION OF INDIA**  
 ଭାରତୀୟ ନିର୍ବାଚନ आयोग

**IDENTITY CARD** WB/20/001/201068  
 पहचान पत्र


Electors Name : SEIH AKBAL  
 ନିର୍ବାଚକର ନାମ : ସୈହ ଅକବଲ  
 Father/Mother :  
 Husband's Name : OSMAN  
 ବିବାହ/ମାତୃକା ନାମ : ଅସମାନ  
 Sex : M  
 ଲିଙ୍ଗ : ପୁରୁଷ  
 Age as on 1.1.1995 : 37  
 1.1.1995-ରେ ବୟସ : 37

Sr. Akbal



Address PART NO: 68  
RAJARIAT GOPALPUR  
NORTH 24 - PARGANAS

ঠিকানা পল্টী বাগিচা  
বাজার হাট গোপালপুর  
উত্তর ২৪ - পরগণা

  
Facsimile Signature  
Electoral Registration Officer  
নির্বাচন-নিবন্ধন অধিকারিক

For 091-241488247(8-C) Assembly Constituency  
০৯১-২৪১৪৮২৪৭ (৪-সি) বিধানসভা নির্বাচন কেন্দ্র

Place : BANASAT

স্থান : বনাসাত

Date : 25/03/95

তারিখ : ২৫/০৩/৯৫



**ভারত সরকার**  
**Unique Identification Authority of India**  
 ভূমিকাভুক্তির আই ডি / Enrollment No.: 1111/56577/06393

To  
 (কো নাম) Zeba Nassim  
 R.OOPALPUR EAST BERABERI  
 Panchayat  
 Rajshahi Gopalpur  
 Rajshahi North 24 Parganas  
 West Bengal 700138  
 9830341548  
 31303-1339  
 13012016  
 MA23031339EFT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5182 0784 8882**

আধার - সাধারণ মানুষের অধিকার



নাম : Zeba Nassim  
 পিতা : এক সেফিম  
 জন্ম তারিখ / DOB : 29/05/1997  
 লিঙ্গ / Gender : মহিলা / Female



**5182 0784 8882**

আধার - সাধারণ মানুষের অধিকার

Zeba. Nassim



### তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা দাতা করত।

### INFORMATION

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

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



অধিকার  
আর.গোপালপুর, পূর্ব বঙ্গোপসাগর  
সরকারি, পূর্ব বঙ্গোপসাগর  
সরকারি গোপালপুর, পশ্চিমবঙ্গ,  
700136

অধিকার  
Unique Identification Authority of India

Aadhaar  
R. GOPALPUR, EAST BERHAMPUR,  
Rajshahi, North 24 Parganas,  
Rajshahi, West Bengal,  
700136

5182 0784 8882



http://uidai.gov.in



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Zeba. Nasrin



5 (3)



निर्वाचक नाम : जेबा नासरीन  
Electors Name : Zeba Nasrin  
पिता/पति : सेब सेहिन  
Father's Name : Se Sehin  
लिंग/Sex : स्त्री  
जन्म तारीख  
Date of Birth : 29/05/1997

Zeba. Nasrin





  
**ELECTION COMMISSION OF INDIA**  
 भारत के निर्वाचन आयोग

**IDENTITY CARD** WB/20/091/201241  
 पहचान कार्ड





Elector's Name : MADHUSAI  
 निर्वाचक का नाम : माधुसै  
 Father/Mother :  
 Husband's Name : SALIM  
 पति/माता-पिता का नाम :  
 Sex : F  
 लिंग : स्त्री  
 Age as on 1.1.1995 : 22  
 1.1.1995 के वयस : २२

माधुसै ललि



Address PART NO : 08  
RAJARHAT GOPALPUR  
NORTH 24 - PARGANAS

ঠিকানা পল্লী নং ৯৯  
রাজারহাট গোপালপুর  
উত্তর ২৪ - পরগণা

  
Facsimile Signature  
Electoral Registration Officer

সিদ্ধিক-সিংধন অধিকারিক  
For 081-RAJARHAT (C) Assembly Constituency  
৯৯-রাজারহাট (ক প) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বরাসাত

Date : 29/03/25

তারিখ : ২৯/০৩/২৫

স্বাক্ষরিত হইল



**ভারত সরকার**  
**Unique Identification Authority of India**  
**স্বাধীনতা**

পঞ্জীয়ন নং / Enrollment No. : 11115657706394

07/05/2014  
 To  
**NASRIN BIRI**  
 পত্নী / WIFE  
**R.GOPALPUR**  
**EAST BERAHERI**  
 Rajarhat  
 Rajarhat Gopalpur, North 24 Parganas  
 West Bengal - 700126  
 9300341342



KL811382481FT  
 91138248



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5265 6967 6536**

আধার - সাধারণ মানুষের অধিকার



নাম / Name  
**NASRIN BIRI**  
 পতি : সোম সেন  
 Husband : So. Sen

স্বাক্ষর / DOB: 19/10/1973  
 পিতা / Parents

**5265 6967 6536**



আধার - সাধারণ মানুষের অধিকার

মাস্টার্ডিন পত্রিকা



### 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 জন্মিষ্ঠে 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.



উপায়ুক্ত, পশ্চিমবঙ্গ  
পূর্ব বঙ্গাবধি, কলকাতা  
জগদীশ চন্দ্র রায়, ৩৯৪ ৯৯ পল্লী  
কলকাতা,

Address: R.GOPALPUR,  
EAST BERHAMPUR, Rajshahi,  
Rajshahi Gopalpur, North 24  
Parganas, West Bengal,  
700136

5265 6967 6536



www.aadhaar.gov.in

নাগরিক তথ্য



ভারত সরকার  
 Unique Identification Authority of India  
 Unique Aadhaar Card

ভালিকাগুলির আই টি / Enrollment No.: 1111/55577/06349

To  
 সেক সাহেব  
 Sekh Sahajahan  
 R.GOPALPUR EAST DERWARI  
 Rajarhat  
 Rajarhat Gopalpur  
 Rajarhat North 24 Parganas  
 West Bengal 700136  
 MNO777R290RFT



আপনার আধার সংখ্যা / Your Aadhaar No.:

**2698 0651 5933**

আধার - সাধারণ মানুষের অধিকার

SKS AHARJAN



ভারত সরকার  
 Government of India



সেক সাহেব  
 Sekh Sahajahan  
 পিতা : সেক মুসান  
 Father : SEKH USMAN  
 জন্ম তারিখ / DOB : 18/12/1962  
 মূল্য / Male



2698 0651 5933

আধার - সাধারণ মানুষের অধিকার





### তথ্য

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

### 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 .



প্ৰিকাল:

১১, জয়.বেঙ্গালপুর, পূর্ব  
বেঙ্গাল, রাজ্যরাজ্য, উত্তর ২৪  
পারগনা, রাজ্যরাজ্য বেঙ্গালপুর,  
পশ্চিমবঙ্গ, ৭০০১৩৬

ভারতীয় চাকরি পরিষেবা  
Unique Identification Authority of India

Address:

11, GOPALPUR, EAST  
BENGALUR, Rajyrajy, North 24  
Pargana, Rajyrajy Gopalpur,  
West Bengal, 700136

2698 0651 5933




help@uidai.gov.in





www.uidai.gov.in



  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD** WB/20/021/201190  
 পরিচয় কার্ড


Elector's Name : SEKH SAHAJAHAN  
 নির্বাচকের নাম : সেক্স সহাজাহান  
 Father/Mother :  
 Husband's Name : OSMAN  
 পিতা/মাতা/স্বামীর নাম : ওসমান  
 Sex : M  
 লিঙ্গ : পুরুষ  
 Age as on 1.1.1985 : 32  
 ১.১.১৯৮৫-এ বয়স : ৩২

SEKSAHAJAHAN



Address PART NO : 08  
RAJARNAT GOPALPUR  
NORTH 26 - PARGANAS

ঠিকানা  
পল্লী নং : ৯৫  
বাজার হাট মোড়ালপুর  
উত্তর ২৬ - পর্গানা

  
Facsimile Signature  
Electoral Registration Officer

নির্বাচন - নিবন্ধন অফিসার কার্যালয়  
For ৯৯-১২৬,১২৬২২২২২(১.১) Assembly Constituency  
৯৯-১২৬,১২৬২২২২২(১.১) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বরাসাত

Date : 29/03/95

তারিখ : ২৯/০৩/৯৫

## Major Information of the Deed

|  |  |                                 |                      |
|--|--|---------------------------------|----------------------|
| Deed No :  | I-1504-01914/2020  | Date of Registration            | 18/11/2020           |
| Query No / Year  | 1504-2001407295/2020   | Office where deed is registered | 1504-2001407295/2020 |
| Query Date   | 03/11/2020 10:07:48 AM   |                                 |                      |
| Applicant Name, Address & Other Details                      | RAJU GHOSH<br>Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9874014204<br>Status : Advocate   |                                 |                      |
| Transaction  | Additional Transaction   |                                 |                      |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4312] Other than Immovable Property, Receipt referring registered documents [Rs : 30,00,000/-] |                                 |                      |
| Set Forth value  | Market Value   |                                 |                      |
| Rs. 4/-  | Rs. 2,13,63,334/-  |                                 |                      |
| Stampduty Paid(SD)   | Registration Fee Paid  |                                 |                      |
| Rs. 40,021/- (Article 48(g))                                 | Rs. 29/- (Article: E, E, B)  |                                 |                      |
| Remarks  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip. (Urban area)  |                                 |                      |

### Land Details :



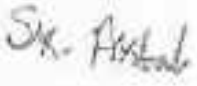





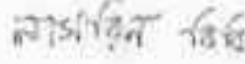
District: North 24-Parganas, P S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Ramesh Mitra Road (Gopalpur), Mouza: Gopalpur, JI No: 2, Pin Code : 700136

| Sch No               | Plot Number     | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details  |
|----------------------|-----------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|--|
| L1                   | LR-3917 (RS :-) | LR-7440        | Bastu         | Bastu   | 8 Dec        | 1/-                     | 77,57,576/-           | Width of Approach Road: 30 Ft, Adjacent to Metal Road, |
| L2                   | LR-3917 (RS :-) | LR-7442        | Bastu         | Bastu   | 7 Dec        | 1/-                     | 67,87,879/-           | Width of Approach Road: 30 Ft, Adjacent to Metal Road, |
| L3                   | LR-3917 (RS :-) | LR-7441        | Bastu         | Bastu   | 7 Dec        | 1/-                     | 67,87,879/-           | Width of Approach Road: 30 Ft, Adjacent to Metal Road, |
| <b>TOTAL :</b>       |                 |                |               |         | 22Dec        | 3/-                     | 213,33,334 /-         |  |
| <b>Grand Total :</b> |                 |                |               |         | 22Dec        | 3/-                     | 213,33,334 /-         |  |

### 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 | 100 Sq Ft         | 1/-                     | 30,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor: 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete |                    |                   |                         |                       |                           |
| <b>Total :</b>   |                    | 100 sq ft         | 1/-                     | 30,000 /-             |                           |

**Land Lord Details :**

| Sl No | Name, Address, Photo, Finger print and Signature   |   |   |   |
|-------|--|---|---|---|
| 1     | <b>Name</b><br><b>SEKH AKBAL</b><br>Son of Late SEKH OSMAN<br>Executed by: Self, Date of Execution: 18/11/2020<br>, Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Office   | <br>18/11/2020   | <br>LT<br>18/11/2020  | <b>Signature</b><br><br>18/11/2020   |
|       | BERABERI, P.O:- RAJARHAT GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BBxxxxxx2H, Aadhaar No: 40xxxxxxxx1997, Status :Individual, Executed by: Self, Date of Execution: 18/11/2020<br>, Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Office     |   |   |   |
| 2     | <b>Name</b><br><b>SEIKH SAHAJAHAN</b><br>Son of Late SEIKH OSMAN<br>Executed by: Self, Date of Execution: 18/11/2020<br>, Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Office   | <br>18/11/2020   | <br>LT<br>18/11/2020   | <b>Signature</b><br><br>18/11/2020   |
|       | BERABERI, P.O:- RAJARHAT GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: FWxxxxxx4D, Aadhaar No: 26xxxxxxxx5933, Status :Individual, Executed by: Self, Date of Execution: 18/11/2020<br>, Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Office     |   |   |   |
| 3     | <b>Name</b><br><b>NASRIN BIBI</b><br>Wife of Late SK SALIM<br>Executed by: Self, Date of Execution: 18/11/2020<br>, Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Office   | <br>18/11/2020 | <br>LT<br>18/11/2020 | <b>Signature</b><br><br>18/11/2020 |
|       | BERABERI, P.O:- RAJARHAT GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: CBxxxxxx0F, Aadhaar No: 52xxxxxxxx6536, Status :Individual, Executed by: Self, Date of Execution: 18/11/2020<br>, Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Office |   |   |   |

Office 18/11/2020

BERANERI, P.O:- RAJARHAT GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700130 Sex: Female, BY caste: Muslim, Occupation: House wife, Citizen of India, PAN No.:: BDxxxxxx7L, Aadhaar No: 51xxxxxxx8882, Status :Individual, Executed by: Self, Date of Execution: 18/11/2020, Admitted by: Self, Date of Admission: 18/11/2020, Place : Office




**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>WEST ROAD DEVELOPERS PRIVATE LIMITED</b><br>73/B, JESSORE ROAD SOUTH, BARASAT, P.O:- HRIDAYPUR, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700127 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |  |   |  |
|-------|--|--|---|--|
| 1     | Name   | Photo  | Finger Print  | Signature  |
|       | <b>Mr RAJENDRA CHATTERJEE (Presentant )</b><br>Son of Shri SUSANTA CHATTERJEE<br>Date of Execution - 18/11/2020, , Admitted by: Self, Date of Admission: 18/11/2020, Place of Admission of Execution: Office | <br><small>Nov 18 2020 2:24PM</small> | <br><small>L1 18/11/2020</small> | <br><small>18/11/2020</small> |

147, MADHABPUR, VIA NOAPARA, P.O:- MADHABPUR, P.S:- Amdanga, District:-North 24-Parganas, West Bengal, India, PIN - 700125, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: APxxxxxx6F, Aadhaar No: 43xxxxxxxx5922 Status : Representative, Representative of ; WESTROAD DEVELOPERS PRIVATE LIMITED (as DEVELOPER)

|   |  |  |  |  |
|---|--|--|--|--|
| 2   | <b>Name</b>  | <b>Photo</b>   | <b>Finger Print</b>  | <b>Signature</b>   |
|   | <b>Mr ANIRBAN BHATTACHARYA</b><br>Son of DILIP BHATTACHARYA<br>Date of Execution - 18/11/2020, , Admitted by: Self, Date of Admission: 18/11/2020, Place of Admission of Execution: Office | <br><small>Nov 18 2020 3:25PM</small> | <br><small>L1<br/>18/11/2020</small> | <br><small>18/11/2020</small> |
| MADHABPUR, BAPPUR, NOAPARA, P.O:- MADHABPUR, P.S:- Amdanga, District:-North 24-Parganas, West Bengal, India, PIN - 700125, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ATxxxxxx8K, Aadhaar No: 55xxxxxxxx9668 Status : Representative, Representative of : WESTROAD DEVELOPERS PRIVATE LIMITED (as DEVELOPER) |  |  |  |  |

**Identifier Details :**

|   |   |  |   |
|---|---|--|---|
| <b>Name</b>   | <b>Photo</b>  | <b>Finger Print</b>  | <b>Signature</b>  |
| <b>Mr RAJU GHOSH</b><br>Son of Mr LTTAM GHOSH<br>BARASAT COURT, P.O:- BARASAT, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 | <br><small>18/11/2020</small> | <br><small>18/11/2020</small> | <br><small>18/11/2020</small> |
| Identifier Of SEKH AKBAL, SEIKH SAHAJAHAN, NASRIN BIBI, SEKH KADIR, ZEBA NASRIN, Mr RAJENDRA CHATTERJEE; Mr ANIRBAN BHATTACHARYA                            |   |  |   |

**Transfer of property for L1**

| Sl.No | From            | To. with area (Name-Area)                   |
|-------|-----------------|---|
| 1     | SEKH AKBAL      | WESTROAD DEVELOPERS PRIVATE LIMITED-1.6 Dec |
| 2     | SEIKH SAHAJAHAN | WESTROAD DEVELOPERS PRIVATE LIMITED-1.6 Dec |
| 3     | NASRIN BIBI     | WESTROAD DEVELOPERS PRIVATE LIMITED-1.6 Dec |
| 4     | SEKH KADIR      | WESTROAD DEVELOPERS PRIVATE LIMITED-1.6 Dec |
| 5     | ZEBANASRIN      | WESTROAD DEVELOPERS PRIVATE LIMITED-1.6 Dec |

**Transfer of property for L2**

| Sl.No | From            | To. with area (Name-Area)                   |
|-------|-----------------|---|
| 1     | SEKH AKBAL      | WESTROAD DEVELOPERS PRIVATE LIMITED-1.4 Dec |
| 2     | SEIKH SAHAJAHAN | WESTROAD DEVELOPERS PRIVATE LIMITED-1.4 Dec |
| 3     | NASRIN BIBI     | WESTROAD DEVELOPERS PRIVATE LIMITED-1.4 Dec |
| 4     | SEKH KADIR      | WESTROAD DEVELOPERS PRIVATE LIMITED-1.4 Dec |
| 5     | ZEBANASRIN      | WESTROAD DEVELOPERS PRIVATE LIMITED-1.4 Dec |

**Transfer of property for L3**

| Sl.No | From            | To. with area (Name-Area)                   |
|-------|-----------------|---|
| 1     | SEKH AKBAL      | WESTROAD DEVELOPERS PRIVATE LIMITED-1.4 Dec |
| 2     | SEIKH SAHAJAHAN | WESTROAD DEVELOPERS PRIVATE LIMITED-1.4 Dec |
| 3     | NASRIN BIBI     | WESTROAD DEVELOPERS PRIVATE LIMITED-1.4 Dec |
| 4     | SEKH KADIR      | WESTROAD DEVELOPERS PRIVATE LIMITED-1.4 Dec |
| 5     | ZEBANASRIN      | WESTROAD DEVELOPERS PRIVATE LIMITED-1.4 Dec |

**Transfer of property for S1**

| Sl.No | From            | To. with area (Name-Area)                             |
|-------|-----------------|---|
| 1     | SEKH AKBAL      | WESTROAD DEVELOPERS PRIVATE LIMITED-20.00000000 Sq Ft |
| 2     | SEIKH SAHAJAHAN | WESTROAD DEVELOPERS PRIVATE LIMITED-20.00000000 Sq Ft |
| 3     | NASRIN BIBI     | WESTROAD DEVELOPERS PRIVATE LIMITED-20.00000000 Sq Ft |
| 4     | SEKH KADIR      | WESTROAD DEVELOPERS PRIVATE LIMITED-20.00000000 Sq Ft |
| 5     | ZEBANASRIN      | WESTROAD DEVELOPERS PRIVATE LIMITED-20.00000000 Sq Ft |

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Ramesh Mitra Road (Gopalpur), Mouza: Gopalpur, JI No: 2, Pin Code : 700136

| Sch No | Plot & Khatian Number                   | Details Of Land   | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1     | LR Plot No:- 3917, LR Khatian No:- 7440 | Owner:শেখ ইকবাল, Gurdian:শেখ উম্মা, Address:নিজ , Classification:বার, Area:0.08000000 Acre.   | SEKH AKBAL                                     |
| L2     | LR Plot No:- 3917, LR Khatian No:- 7442 | Owner:শেখ সাহাজান, Gurdian:শেখ উম্মা, Address:নিজ , Classification:বার, Area:0.07000000 Acre. | SEIKH SAHAJAHAN                                |

|    |   |   |  |
|----|---|---|--|
| L3 | LR Plot No:- 3917, LR Khattan No:- 7441 | Owner:श्री गणेश, Gurdian:श्री इन्द्र,<br>Address:श्री , Classification:बाग़,<br>Area:0.07000000 Acre, | Seller is not the recorded Owner as per Applicant. |
|----|---|---|--|



**On 18-11-2020**

**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.

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

Presented for registration at 14:13 hrs on 18-11-2020, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr RAJENDRA CHATTERJEE .

**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 2,13,63,334/-

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

Execution is admitted on 18/11/2020 by 1. SEKH AKBAL, Son of Late SEKH OSMAN, BERABERI, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Business, 2. SEIKH SAHAJAHAN, Son of Late SEIKH OSMAN, BERABERI, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Business, 3. NASRIN BIBI, Wife of Late SK SALIM, BERABERI, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession House wife, 4. SEKH KADIR, Son of Late SEKH SALIM, BERABERI, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Business, 5. ZEBI NASRIN, Wife of AIJUL HAQUE, BERABERI, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession House wife

Identified by Mr RAJU GHOSH, , Son of Mr UTTAM GHOSH, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-11-2020 by Mr RAJENDRA CHATTERJEE, DEVELOPER, WESTROAD DEVELOPERS PRIVATE LIMITED, 73/B, JESSORE ROAD SOUTH, BARASAT, P.O:- HRIDAYPUR, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700127

Identified by Mr RAJU GHOSH, , Son of Mr UTTAM GHOSH, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 18-11-2020 by Mr ANIRBAN BHATTACHARYA, DEVELOPER, WESTROAD DEVELOPERS PRIVATE LIMITED, 73/B, JESSORE ROAD SOUTH, BARASAT, P.O:- HRIDAYPUR, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700127

Identified by Mr RAJU GHOSH, , Son of Mr UTTAM GHOSH, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 29/- ( B = Rs 8/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 29/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2020 7:36PM with Govt. Ref. No: 192020210133677008 on 09-11-2020, Amount Rs: 29/-, Bank: SBI EPay ( SBIEPay), Ref. No. 3387794708817 on 09-11-2020, 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 Stamp Rs 5,000/-  
by online = Rs 35,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1588, Amount: Rs.5,000/-, Date of Purchase: 11/11/2020, Vendor name: Subrata Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/11/2020 7:36PM with Govt. Ref. No: 192020210133677008 on 09-11-2020, Amount Rs: 35,021/-, Bank: SBI EPay (SBlePay), Ref. No. 3387794708817 on 09-11-2020, Head of Account 0030-02-103-003-02



**Debajyoti Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2020, Page from 86499 to 86600  
being No 150401914 for the year 2020.



*Handwritten signature*

Digitally signed by DEBAJYOTI  
BANDYOPADHYAY  
Date: 2020.11.24 11:32:19 +05:30  
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 2020/11/24 11:32:19 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)