



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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signature sheet / sheets & the
endorsement sheet / sheets
attached with this document
on the part of this document

Additional District Sub-Reg.
Sodepur, North 24-Pargana

11 8 JUN 2018

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this
the 18th day of June 2018 (Two Thousand Eighteen),

BETWEEN

MR. ISHAN KUMAR DEY, [PAN: ADEPD7177N], son of Kishori
Mohan Dey, residing at 28, Narendra Nath Bandhyadhyay Road,

Contd.....P/2

M/s. LOKENATH CONSTRUCTION

Swapan Paul
Partner

M/s. LOKENATH CONSTRUCTION

Jugal Kishore Shaha
Partner

P.O.: Panihati, P.S.: Khardah, Ward No. 4, Dist.: 24 Parganas (North), West Bengal, India, by Occupation - Retired, by Nationality - Indian, by Faith - Hindu, hereinafter referred to as the "OWNER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs/heirss, executor, administrator, legal representatives and/or assigns) of the **ONE PART.**

AND

LOKENATH CONSTRUCTION, [PAN-AAGFL5313H] a Partnership firm within the meaning of Indian Act, 1932, having its Principal place of Business at ^{Kol-70002,} 2/3 A Gopal Chandra Chatterjee Road, P.O. & P.S.: Cossipore, being represented by its Partner (1) **SRI SWAPAN PAUL**, PAN -AFUPP4033R, son of Pashupati Nath Paul, by Faith - Hindu, by Occupation - Business, residing at 24/B, Gopal Chandra Chatterjee Road, P.O.: Cossipore, P.S.: Cossipore, Kolkata - 700 002, (2) **SRI JUGAL KISHORE SHARMA**, PAN - BMFPS2529C, by Faith - Hindu, by Occupation - Business, son of Late Ramesh Chandra Sharma, residing at 1/1, Rustamjee Pharsee Road, P.O. & P.S.: Cossipore, Kolkata - 700 002, hereinafter referred to as the "CONTRACTOR/DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrator, legal representatives and/or assigns) of the **OTHER PART.**

WHEREAS by a registered Bengali Deed of Gift dated 29/09/1965 corresponding to Bengali 12th Asein 1372 B.S. Bhupendra Nath Manna

M/s. LOKENATH CONSTRUCTION

Swapan Paul
Partner

M/s. LOKENATH CONSTRUCTION

Jugal Kishore Sharma
Partner

gift ALL THAT the piece and parcel of Bhita land measuring an area of 06 Coftahs 07 Chittaks 39 Sq. Ft. be the same a little more or less **TOGETHER WITH** structure measuring an area of 450 Sq. Ft. appertaining to J.L. No - 10, R.S. No.- 32, Touzi No.- 155, R.S./L.R. Khatian No.- 244, R.S./LR. Dag.- 1270, Plot No. -04, in Mouza - Panihati, Ward No. 03, Holding No. 198, Under Panihati Municipality, Police Station - Khardah, District- 24 Paraganas (North) being the Municipal **Premises No. 4 No. N.N. Banerjee Road, Kolkata, Ward No.4 Holding - 57** within the jurisdiction of Additional District Sub Registrar Barrackpore **AND TOGETHER WITH** all other rights, liberties, easement appertaining thereto unto and in favour of Ishan Kumar Dey which is more particularly described in the SCHEDULE written hereunder and hereafter referred to as the "Said Premises" which Deed of Gift was registered with the Office of Sub Registrar Barrackpore and recorded in Book No.-I, Volume No - 71 Pages - 289 to 293, Deed No.- 5255 for the year 1965 of the said Registration Office ;

AND WHEREAS by virtue of Deed of Gift as aforesaid the OWNER herein has become the absolute OWNER in respect of the "Said Premises" and/or seized or possessed and/or otherwise well entitled to the "**Said Premises**" and mutated his name with the record of Panihati Municipality;

AND WHEREAS the OWNER herein has declared, confirmed, and assured that the 'Said Premises' is free from all encumbrances, charges, liens, lis-pendens, acquisition, requisition and trust of whatsoever nature as aforesaid **OR THAT** there is no impediment legal or otherwise to sell, transfer, assign, assure and develop the "**Said Premises**" to any intending Purchaser/ Purchasers **OR THAT** there is no defect in title either latent or patent thereof **OR THAT** none else than the OWNER herein has any kind of demand, claim or interest of any nature whatsoever in respect of the "Said Premises" or any part thereof;

Ishan Kumar Dey

M/s. LOKENATH CONSTRUCTION,
Jugal Kishore Shorung
Partner

M/s. LOKENATH CONSTRUCTION

Jugal Kishore Shorung
Partner

LOKENATH CONSTRUCTION

Jugal Kishore Shorung
Partner

AND WHEREAS the **OWNER** herein being desirous of getting the "Said Premises" developed by and through a **DEVELOPER** has proposed to **M/S. — LOKENATH CONSTRUCTION**, the **DEVELOPER** herein to develop the "Said Premises" by constructing building upon the 'Said Premises' at the cost and expenses of the **DEVELOPER**;

AND WHEREAS the said **DEVELOPER** herein has agreed with the **OWNER** to get the "Said Premises" developed by constructing building upon the 'Said Premises' as per plan sanctioned by the Panihati Municipality under certain terms, conditions and considerations agreed upon by and between the parties;

AND WHEREAS the **OWNER** herein declared, confirmed and assured that the "Said Premises" is free from all encumbrances, charges, liens, lis-pen-dens, acquisition, requisition or trusts of whatsoever nature or that there is no impediment legal or otherwise to get the "Said Premises" developed by raising construction thereon and to sell and transfer the flats and constructed spaces to be constructed upon the "Said Premises" to the intending Purchasers/Transferees;

AND WHEREAS the **OWNER** herein has agreed to get the 'Said Premises' developed by and through the **DEVELOPER** herein under the following terms, conditions and agreed upon by and between the parties herein.

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

ARTICLE - I, ALLOCATION

OWNER'S ALLOCATION :

In lieu of permitting the **DEVELOPER** to construct building upon the "Said Premises" and to exploit the Developer's Allocation

M/s. LOKENATH CONSTRUCTION

Jugal Kishore Shrivastava

Partner

M/s. LOKENATH CONSTRUCTION

Jarapan Paul

Partner

Contd.....P/5

M/s. LOKENATH CONSTRUCTION

Jarapan Paul

Partner

Shrivastava

commercially the OWNER herein would be allotted with 35% of the total covered area as per sanctioned plan along with revised plan of the newly constructed building to be constructed upon the "Said Premises".

AND ALSO apart from the allocation as aforesaid the OWNER herein also entitled to get **Rs. 5,00,000/- (Rupees Five Lakh) only AND ALSO** get temporarily shifting at the time of construction work and such expenses shall be borne and discharged by the **DEVELOPER** herein till Owner's allocation is totally completed and habitable in all respect i.e. 35% ratio means entire 1st floor, rest of covered area 3rd Floor (680 Sq.Ft. in approx) and another flat from 4th Floor (680 Sq.Ft. Approx.) covered area, and 4 Nos. Car Parking Space at Ground Floor(Back Side) approximate area 480 Sq.Ft.balance area if any will be adjusted within 3rd to 4th floor, i.e, 3rd floor area at South west & 4th floor area north east side.

Aforesaid Rupees shall be paid to in the manner following & as a non-refundable amount.

- 1) At the time of Execution of Agreement for Development and Registration of Power of Attorney **Rs.2,00,000/- (Rupees Two Lakh) only.**
- 2) At the time of Plan sanction from Panihati Municipality **Rs. 3,00,000/- (Rupees Three Lakh) only.**

Rs. 10,000/- (Rupees Ten Thousand) only as monthly rent for temporary separate accommodation and to be paid in advance for 1 (One Year) and then for further time.

**** DEVELOPER** shall obtain Completion Certificate in respect of the building constructed upon the "Said Premises" from the Competent Authority. Before giving final possession to Land lord.

DEVELOPER'S ALLOCATION :-

Excepting the OWNER'S allocation as aforesaid balance Flats and constructed spaces would be allotted to the **DEVELOPER** herein with the right to sell transfer, assign and assure and / or to use and

M/s: LOKENATH CONSTRUCTION

Dwijan Paul
* Partner

M/s: LOKENATH CONSTRUCTION

Jugal Kishore Shrivastava
Partner

Contd.....P/6

Jagan Kumar Das

exploit the same absolutely at the discretion of **DEVELOPER** herein **AND ALSO** entitled to rubbish and /or debris extract after demolish of existing structure of the '**Said Premises**';

M/s. LOKENATH CONSTRUCTION
Jugal Kishore Sharma

Partner

ARTICLE - II: COMMENCEMENT

This agreement shall be deemed to have commenced with effect from the 18th day of June 2018.

ARTICLE - III: OWNER'S RIGHTS AND REPRESENTATIONS

- 3.1 The OWNER hereto absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the '**Said Premises**';
- 3.2 The '**Said Premises**' is free from all encumbrances, the OWNER has a marketable title in respect of the '**Said Premises**'.
- 3.3 The '**Said Premises**' is free from all encumbrances, charges, lien, lis-pen-dens, attachments, trusts, acquisition, requisition whatsoever or howsoever.
- 3.4 Simultaneously with the execution of this agreement the **OWNER** shall deliver peaceful vacant possession of the 'Said Premises' to the **DEVELOPER** herein.
- 3.5 That the **OWNER** shall join in all deeds of transfer of the Flats and constructed spaces to be constructed upon the 'Said Premises' without any excuse whatsoever.
- 3.6 That the OWNER has declared, confirmed and assured that there is no written or unwritten agreements and/or contracts subsist with the Third Person and/or stranger in respect of the said land as well as the '**Said Premises**'.

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M/s. LOKENATH CONSTRUCTION
Jugal Kishore Sharma

Partner

M/s. LOKENATH CONSTRUCTION

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Jugal Kishore Sharma
Partner

M/s. LOKENATH CONSTRUCTION

[Handwritten signature]
Partner

ARTICLE - IV : DEVELOPER'S RIGHT

The **OWNER** hereby grant subject to what have been hereunder provided, exclusive right to the **DEVELOPER** to develop the '**Said Premises**' by constructing a building thereon in accordance with the Building Plan to be sanctioned by the Panihati Municipality with or without any amendment and/or modification thereto made or cause to be made at the cost of the **DEVELOPER**.

ARTICLE - V : PROCEDURE

THAT the **OWNER** shall grant and/or execute a separate Power of Attorney in favour of the **DEVELOPER** for the purpose of all jobs to be carried out for proper implementation of the terms and conditions contained in this agreement including obtaining sanction of the Building plan and also to sell and transfer to any intending Purchaser or Purchasers of the **DEVELOPER'S ALLOCATION** in the proposed building.

ARTICLE VI : DEALING OF SPACES IN THE BUILDING

- 6.1 The **DEVELOPER** shall be entitled to enter into agreement for sale or transfer, assign and assure and/or to use and exploit the same in any manner and under any condition whatsoever in respect of **DEVELOPER'S Allocation** on the basis of General Power of Attorney in their names and be entitled to sign all necessary documents on behalf of the **OWNER PROVIDED HOWEVER** such dealings shall not in any manner fasten or create any financial and legal liability upon the **OWNER**.
- 6.2 The **DEVELOPER** shall execute the deed of conveyance or conveyances in favour of the intending Purchaser or Purchasers of the **DEVELOPER's Allocation** of the Building after providing

Shankar Das

M/s. LOKENATH CONSTRUCTION
Jugal Kishore Sharma
Partner

M/s. LOKENATH CONSTRUCTION
Jugal Kishore Sharma
Partner

M/s. LOKENATH CONSTRUCTION
Jugal Kishore Sharma
Partner

Owner's Allocation completely and **TOGETHER WITH** proportionate share in Premises on behalf of the **OWNER** on the strength of the General Power of Attorney to be executed in its favour **PROVIDED HOWEVER** the costs of conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending purchaser or purchasers thereof.

ARTICLE VII : LIABILITY TO PAY RATES & TAXES ETC.

7.1 The **DEVELOPER** shall pay and bear all proportionate taxes and other dues and outgoings in respect of the building according due and as and from the date of agreement.

7.2 The **OWNER** and the **DEVELOPER** shall punctually and regularly pay for their allocations the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the OWNER and the DEVELOPER and both the parties shall keep each other indemnified against all claims, actions demands, costs, 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 OWNER or the DEVELOPER in this behalf.

ARTICLE VIII: OWNER'S OBLIGATIONS

8.1. The OWNER doth covenants with the DEVELOPER not to do any act deed or thing whereby the DEVELOPER may be prevented from selling, assigning and / or disposing of any of the DEVELOPER allocated portion of the said building at the "Said Premises" at the DEVELOPER'S ALLOCATION in favour of intending Purchaser of flat / apartments in the said building.

8.2 The OWNER herein doth hereby agrees and covenants with the DEVELOPER not to let out grant, lease, mortgage and / or

Jagan Kumar

M/s. LOKENATH CONSTRUCTION
Jugal Kishore Sharma
Partner

M/s. LOKENATH CONSTRUCTION

Jagan Kumar
Partner
Jugal Kishore Sharma

M/s. LOKENATH CONSTRUCTION

Jagan Kumar
Partner

charge, part with possession of the "Said Premises" or any portion thereof until getting Owner's Allocation from Developer.

- 8.3 The "**Said Premises**" and / or property have not been subject to any notice, of attachment under Public Demands Recovery act or for payment of Income Tax and Municipal dues or any Statutory dues whatsoever or howsoever.
- 8.4 The **OWNER** undertakes not to create any kind of charges or mortgage including that of equitable mortgage by depositing the title deeds of the "**Said Premises**" or any portion thereof at any time during the substances of this Agreement.
- 8.5 The **OWNER** shall himself take over and resolves all disputes if any relating to the boundary wall of the "Said Premises" with the local and neighboring people.

ARTICLE IX : DEVELOPER'S OBLIGATIONS

The DEVELOPER doth hereby agrees and covenants with the OWNER herein to complete the construction of the building within **18 (Eighteen)** months from the date of plan sanctioned by the Panihati Municipality PROVIDED HOWEVER the vacant possession of the "Said Premises" is handed over to the DEVELOPER herein and the DEVELOPER shall entirely responsible for the constructional problem and after the expiry of aforesaid period, if the Developer not constructed or delayed, then Landlord shall have the right to cancel this Agreement. Plan should be submitted for sanction within 02 months from the date of agreement.

ARTICLE X : OWNER'S AND DEVELOPER'S INDEMNITY

THAT the DEVELOPER and the OWNER hereby jointly and severally keep each other indemnified and saved harmless against all loses, claims, suits, proceedings etc. for any third party claims and / or for non-abiding of the said terms and conditions mentioned herein. in case of any deviation of this agreement the owner reserves the

Shambhu Meher

M/s. LOKENATH CONSTRUCTION

Swapan Kumar
Partner

M/s. LOKENATH CONSTRUCTION

Jugal Kishore Sharan
Partner

Contd.....P/6

right to review the agreement and cancellation thereof without any compensation thereof.

ARTICLE XI : MISCELLANEOUS

That the **OWNER** shall hand over all the title Deeds, mutation certificate, papers, tax receipts and all other documents in respect of the "**Said Premises**" to the DEVELOPER in original only after roof casting of Ground Floor with proper receipt, which shall be retained by the **DEVELOPER** until the completion of building upon the "Said Premises" and the same shall be handed over to the '**OWNERS' Association'** to be formed.

ARTICLE XII: FORCE MAJEURE

Force Majeure shall mean flood, earthquake, riot, storm, tempest, civil common strike and/or other act or commission beyond the control of the parties hereto.

ARTICLE XIII: PENAL CLAUSE

13.1 It is made clear that in the event the DEVELOPER fails and/or neglects to complete the construction work at the "Said Premises" as per the terms of this agreement, then .and in that case the DEVELOPER shall pay demurrage to the OWNER and further that if the DEVELOPER abandons the construction work after some progress for continuing 3 (three) months then also the above consequence will follow and Landlord then shall have the right to cancel the Agreement and Power of Attorney.

13.2 It is made clear that in the event the **DEVELOPER** is/are prevented from proceeding with the construction work during the continuous of such construction or prevented from starting and

M/s. LOKENATH CONSTRUCTION

Jugal Kishore Shrivastava

Partner

M/s. LOKENATH CONSTRUCTION

Dr. Rajan Patel

Partner

Jugal Kishore Shrivastava

Contd.....P/11

M/s. LOKENATH CONSTRUCTION

Dr. Rajan Patel

Jugal Kishore Shrivastava

completing the construction by any act on the part of the **OWNER** and/or agents, or any person claiming any right under the **OWNER** then the **DEVELOPER** shall have right to claim demurrage from the **OWNER** as above.

13.3 Save and except what have been specifically stated hereunder all disputes and differences between the parties arising out of the meaning construction or import of this agreement of their representative rights and liabilities as per this agreement shall be adjudicated by reference to arbitration of two independent Arbitrators, one to be appointed by each party, who shall jointly appoint an umpire at the commencement of the reference and the Award of the Arbitrators or the umpire in such eventually shall be final and conclusive on the subject to between the parties and this Clause shall be deemed to be a submission within the meaning of the Arbitration and Conciliation Act 1996 and is Statutory modifications and / or enactments thereof in force from time to time.

13.4 Notwithstanding the arbitration clause as referred to herein above, the right to issue for specific performance of this contract by any party against the other as per the terms of this agreement shall remain unaffected.

ARTICLE XIV: MISCELLANEOUS

That the **DEVELOPER** shall have right to raise funds from any Financial Institution to facilitate to complete the construction smoothly without mortgaging the Property or Deed of Land. In terms of this agreement **PROVIDED HOWEVER** the area to be allotted to the **OWNER** shall not be charged and / or encumbered by any means and the **OWNER** shall not have any responsibility or liability on any ground or grounds whatsoever, But the Developer shall have no right to engage any 3rd Party /Developer on the strength of giving any sub-contract or others.

M/s. LOKENATH CONSTRUCTION

Deepan Paul
Partner

M/s. LOKENATH CONSTRUCTION

Jugal Rishore Sharan
Partner

Contd.....P/12

SCHEDULE ABOVE REFERRED TO
'SAID PREMISES'

ALL THAT the piece and parcel of Bhita land measuring an area of 06 Cottahs 07 Chittaks 39 Sq. Ft. be the same a little more or less TOGETHER WITH structure measuring an area of 450 Sq. Ft. appertaining to J.L. No - 10, R.S. No.- 32, Touzi No.- 155, R.S./L.R. Khatian No.- 244, R.S./L.R. Dag.- 1270, Plot No. -04, in Mouza - Panihati, Ward No. 03, Holding No. 198, Under Panihati Municipality, Police Station - Khardah, District- 24 Paraganas (North) being the Municipal Premises No. 4 No, N.N. Banerjee Road, Kolkata, Ward : 4 Holding - 57 within the jurisdiction of Additional District Sub Registrar, Barrackpore **AND TOGETHER WITH** all other rights, liberties, easement appertaining thereto and butted and bounded by :-

- ON THE NORTH** : Common Passage
- ON THE EAST** : House of Mrs. Sandhya Ghosh
- ON THE SOUTH** : House of Chanchal Dey.
- ON THE WEST** : Municipal Road

SCHEDULE OF THE SPECIFICATIONS ABOVE REFERRED TO

STRUCTURE :

R.C.C. frame structure with individual combined footing foundation.

BRICK WORK :

Outer wall and common wall 8" and 3" brick works with good quality cement mortar.

FLOORING :

All rooms will be finished with Vitrified tiles/Marble and also rest portions of the floors will be finished with Vitrified Tiles (Size 2'-0" X 2'-0" with 4" skirting).

M/s. LOKENATH CONSTRUCTION
Jugal Kishore Sherrung
Partner

Jhankumadab

Jhankumadab

M/s. LOKENATH CONSTRUCTION
Jugal Kishore Sherrung
Partner

M/s. LOKENATH CONSTRUCTION
Jugal Kishore Sherrung
Partner

DOORS AND WINDOWS :

All doors frames will be good quality Sal, Main door will be Sagoon and others doors will be flash doors. Windows will be glass fitted and Aluminium sliding window.

WALL FINISHING :

Plaster of Putty inside flats.

ROOF & TERRACE :

I.P.S. finish

KITCHEN :

Cooking platform will be finished with blackstone Top Granite fitted with one still sink and water tap with glazed tiles upto **3 (thee) feet** height from cooking platform.

TOILET :

Toilet will be Anti skied floored and the wall will be covered by glazed tiles measuring to a height of 7'-0" on all sides, Types W.C. and one pallah door made of P.V.C. and shall provide all fittings of tap made by D'Sons or Reliance or Glossy or Esco.

LIFT :

Facility to be provided.

ELECTRIC :-

Concealed wiring with 20-25 general points like lights, fans, plug A.C. Geyzer, Chimney and power points etc. in each flat. Cable will be provided of Finolex or Havels Brand (2.5/4.00/6.00 Sq.MM).

WATER SUPPLY :-

Pumping arrangement from underground reservoir to overhead reservoir and common Municipal tap connection.

MAINTENANCE :-

A body shall be formed by the **OWNER** of all the flats of the said apartment and such body shall look after the overall maintenance of the apartment. The said body of association shall be controlled by the members forming the said body.

ROOF RIGHT :-

Common users with others.

Shankumardas

M/s. LOKENATH CONSTRUCTION
Jugal Kishore Shrivastava
Partner

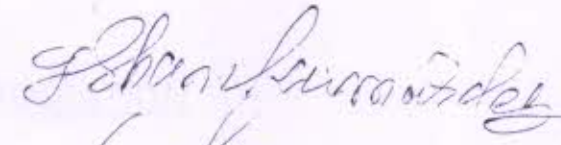
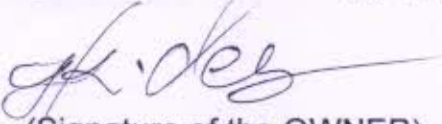
M/s. LOKENATH CONSTRUCTION
Jugal Kishore Shrivastava
Partner

M/s. LOKENATH CONSTRUCTION
Jugal Kishore Shrivastava
Partner

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

SIGNED AND DELIVERED
By the OWNER at Kolkata-
In presence of :-

1. Sandip Das
R.K. Jany, Panikhat

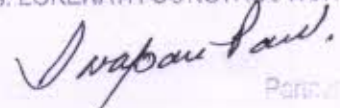


(Signature of the OWNER)

2. Biswanath Das.
19/4 Seal's Garden Lane
Cossipore, Kol - 700002

SIGNED AND DELIVERED
By the DEVELOPER at Kolkata-
In presence of :-

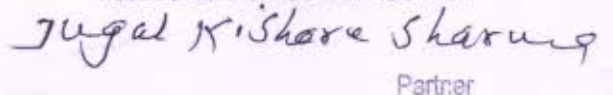
1. Sandip Das
R.K. Jany, Panikhat

M/s. LOKENATH CONSTRUCTION


Partner

2. Biswanath Das.
19/4 Seal's Garden Lane
Cossipore, Kol - 700002

M/s. LOKENATH CONSTRUCTION


Partner

(Signature of the DEVELOPER)


Drafted by :-

Balaram Biswas

(Advocate)

En: F-1029/671/98

Computer Printed by:-


[K. Das, Barrackpore]

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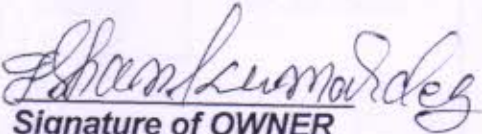
RECEIVED from the within named DEVELOPER the within mentioned sum of Rs. 2,00,000/-(Rupees Two lacs) only being in terms of agreement as per memo written hereunder

MEMO OF CONSIDERATION

Date	Cheque No.	Bank Name	Amount (Rs.)
17.05.18	000654	ICICI Bank, Cossipore Branch	1,00,000/-
17.05.18	000663	ICICI Bank, Cossipore Branch	1,00,000/-
TOTAL :			2,00,000/-
(Rupees Two Lakhs) only			

WITNESSES :

1) Sandip Das
R.K. Jally, Laminati


Signature of OWNER

2) Biswanath Das
19/4 Seal's Garden Lane
Cossipore, Kat-700002

LITTLE	RING	MIDDLE	FORE	THUMB



RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE *Shankar Wasde*

2. LEFT HAND FINGER PRINT NAME.....

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RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE *Wabau Paul*

3. LEFT HAND FINGER PRINT NAME.....

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RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE *Jugal Kishore Sharma*

4. LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB




RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE.....

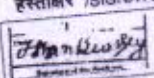
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADEPD7177N

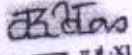


नाम /NAME
ISHAN KUMAR DEO

पिता का नाम /FATHER'S NAME
SANKAR NATH DEO

जन्म तिथि /DATE OF BIRTH
06-09-1957

हस्ताक्षर /SIGNATURE



आयकर आयुक्त, प.ब.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Ishan Kumar Deo

इस कार्ड के खो / मिला जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LOKENATH CONSTRUCTION



27/04/2016

Permanent Account Number

AAGFL5313H

08105816

M/s. LOKENATH CONSTRUCTION




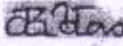
Jugul Kishore

Partner

M/s. LOKENATH CONSTRUCTION

Jugul Kishore Sharma

For

	PERMANENT ACCOUNT NUMBER AFUPP4033R	
	नाम / NAME SWAPAN PAUL	
	पिता का नाम / FATHER'S NAME PASHUPATI NATH PAUL	
	जन्म तिथि / DATE OF BIRTH 23-10-1959	
हस्ताक्षर / SIGNATURE 		
	आयकर आयुक्त, प.सं.-XI COMMISSIONER OF INCOME-TAX, W.S.	

Swapan Paul.

<p>इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / यापस कर दें संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी), पी-7, चौरिंग्गी स्क्वायर, कलकत्ता - 700 069.</p> <p>In case this card is lost/found, kindly inform/return to the issuing authority : Joint Commissioner of Income-tax(Systems & Technical), P-7, Chowringhee Square,</p>

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JUGAL KISHORE SHARMA

RAMESH CHANDRA SHARMA

12/09/1957
Permanent Account Number
BMTPS2529C

J.K. Sharma
Signature

भारत सरकार

3112018

Jugal Kishore Sharma

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

GRN: 19-201819-024996262-1 Payment Mode Online Payment
GRN Date: 18/06/2018 12:13:27 Bank : State Bank of India
BRN : IK00QGTTCC0 BRN Date: 18/06/2018 12:14:33

DEPOSITOR'S DETAILS

Name : Arindam Sarkar Id No. : 15240000943813/2/2018
[Query No./Query Year]
Contact No. : Mobile No. : +91 9874667687
E-mail :
Address : Ruiya
Applicant Name : Mr Balaram Biswas
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15240000943813/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	9021
2	15240000943813/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	2021

In Words : Rupees Eleven Thousand Forty Two only
Total 11042

Major Information of the Deed

Deed No :	I-1524-03549/2018	Date of Registration	18/06/2018
Query No / Year	1524-0000943813/2018	Office where deed is registered	
Query Date	18/06/2018 10:32:32 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Balaram Biswas Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831656041, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 53,00,000/-	Rs. 71,53,754/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: N N BANERJEE ROAD, Mouza: Panihati, Premises No. 28, Ward No: 3, Holding No:198

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1270	RS-244	Bastu	Bastu	6 Katha 7 Chatak 39 Sq Ft	50,00,000/-	68,16,254/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					10.7113Dec	50,00,000 /-	68,16,254 /-	



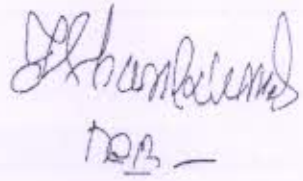
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	450 Sq Ft.	3,00,000/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		450 sq ft	3,00,000 /-	3,37,500 /-	



Major Information of the Deed :- I-1524-03549/2018-18/06/2018



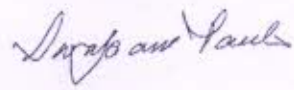


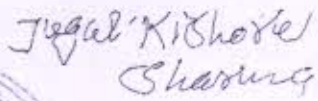
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Ishan Kumar Dey (Presentant) Son of Kishori Mohan Dey Executed by: Self, Date of Execution: 18/06/2018 , Admitted by: Self, Date of Admission: 18/06/2018 ,Place : Office	 18/06/2018	 LTI 18/06/2018	 18/06/2018
28 Narendra Nath Bandyopadhyay Road, P.O:- Panihati, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700114 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADEPD7177N, Status :Individual, Executed by: Self, Date of Execution: 18/06/2018 , Admitted by: Self, Date of Admission: 18/06/2018 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Lokenath Construction 2/3A Gopal Chandra Chatterjee Road, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 , PAN No.:: AAGFL5313H, Status :Organization, Executed by: Representative			

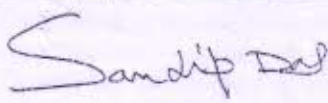
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Swapan Paul Son of Pashupati Nath Paul Date of Execution - 18/06/2018, , Admitted by: Self, Date of Admission: 18/06/2018, Place of Admission of Execution: Office	 Jun 18 2018 1:11PM	 LTI 18/06/2018	 18/06/2018
24/B Gopal Chandra Chatterjee Road, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFUPP4033R Status : Representative, Representative of : Lokenath Construction				
2	Name	Photo	Finger Print	Signature
	Mr Jugal Kishore Sharma Son of Late Ramesh Chandra Sharma Date of Execution - 18/06/2018, , Admitted by: Self, Date of Admission: 18/06/2018, Place of Admission of Execution: Office	 Jun 18 2018 1:11PM	 LTI 18/06/2018	 18/06/2018

Major Information of the Deed :- I-1524-03549/2018-18/06/2018

1/1, Rustamjee Pharsee Road, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMTPS2529C Status : Representative, Representative of : Lokenath Construction (as Partners)

Identifier Details :

Name & address	
Mr Sandip Das Son of Mr Dilip Das R K Pally, P.O:- Panihati, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Ishan Kumar Dey, Mr Swapan Paul, Mr Jugal Kishore Sharma	
	18/06/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ishan Kumar Dey	Lokenath Construction-10.7113 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ishan Kumar Dey	Lokenath Construction-450.00000000 Sq Ft

Endorsement For Deed Number : I - 152403549 / 2018

On 18-06-2018

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

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

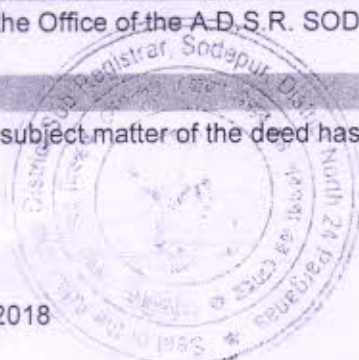
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:37 hrs on 18-06-2018, at the Office of the A.D.S.R. SODEPUR by Mr Ishan Kumar Dey ,Executant.

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 71,53,754/-

Major Information of the Deed :- I-1524-03549/2018-18/06/2018



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

Execution is admitted on 18/06/2018 by Mr Ishan Kumar Dey, Son of Kishori Mohan Dey, 28 Narendra Nath Bandyopadhyay Road, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Retired Person

Indetified by Mr Sandip Das, , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

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

Execution is admitted on 18-06-2018 by Mr Swapan Paul,

Indetified by Mr Sandip Das, , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Execution is admitted on 18-06-2018 by Mr Jugal Kishore Sharma, Partners, Lokenath Construction, 2/3A Gopal Chandra Chatterjee Road, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002

Indetified by Mr Sandip Das, , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2018 12:14PM with Govt. Ref. No: 192018190249962621 on 18-06-2018, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00QGTTTC0 on 18-06-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 9,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1986, Amount: Rs.1,000/-, Date of Purchase: 23/05/2018, Vendor name: S Bhowmick

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2018 12:14PM with Govt. Ref. No: 192018190249962621 on 18-06-2018, Amount Rs: 9,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00QGTTTC0 on 18-06-2018, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



Major Information of the Deed :- I-1524-03549/2018-18/06/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2018, Page from 112567 to 112595
being No 152403549 for the year 2018.



Digitally signed by Maitreyee Ghosh
Date: 2018.06.21 14:18:30 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 21-06-2018 14:15:38
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)