

1295/19

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with the document are the part of this document.

Additional District Sub-Registrar,
Garia South 24 Parganas

12 MAR 2019
12th day of

at. 12.46pm.
Q. 395489/19

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on the 12th day of

March, 2019 (two thousand nineteen) **BETWEEN** (1) **SRI NIRMAL KUMAR NASKAR** (PAN NO. ATPPN6378Q), (2) **SRI SUBAL NASKAR** (PAN NO. AMCPN5924A) and (3) **SRI SUNDAR NASKAR** (PAN NO. BHIPN4505P) all sons of- Panchu Gopal Naskar, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Dhalua Paschimpara, P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152, hereinafter jointly referred to as the **LANDOWNERS**

12/3/19

No 629 Date 08-2-19 Re 501

Name.-

Address.

SANKAR KUMAR SARKAR
STAMP-VENDOR
SONARPUR A.D.S.R. OFFICE
24 PARGANAS (SOUTH)

Dibakar Bhattacharjee
Advocate
High Court, Calcutta

[Handwritten signature]



Identified by me

Manas Chakraborty
c/o. Sri Manik Chakraborty
Vill- Nabapally (Uttarpara)
P.O- Disha, Garha.
P.S - Nabendraipur.
KOL- 700 152

Occupation - Others

[Handwritten signature]
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(which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their heirs, successors, executors, administrators, legal representatives, assigns) of the **ONE PART**

AND

S.P. CONSTRUCTION (PAN NO. ADIFS6473Q) a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152 and represented by its Partners namely (1) **SRI SUKANTA KUMAR MONDAL**, (PAN NO. AHBPM1094Q) son of Sri Subir Mondal, (2) **SRI SUBRATA NASKAR** (PAN NO. ACKPN6880H) son of Sri Santosh Naskar, both by faith Hindu, by occupation- Business, residing at Dhalua, P.S.- Sonarpur, Kolkata- 700152, (3) **SRI PINTU DEBNATH** (PAN NO. AGHPD4819P) son of- Late Anil Debnath, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- L-7, Sreenagar Main Road, P.O.- Panchasayar, Police Station- Panchasayar, Kolkata- 700094 and (4) **SRI PINTU MONDAL** (PAN NO. BWCPM7030B) son of- Sri Kanai Chandra Mondal, by faith- Hindu, by occupation- Business, residing at- Radhanagar, P.S.- Sonarpur, Kolkata- 700150, hereinafter called as the **DEVELOPER** (which terms or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS the Landowners herein are well seized and possessed and the joint owners of the land measuring about 6 (six) cottahs 15 (fifteen) chittacks 0 (zero) sq. ft., morefully and particularly described in the First Schedule written hereunder, and which is free from all encumbrances, mortgages, charges, liens, attachments, trust, acquisition, requisition, lispences whatsoever however;

AND WHEREAS Paribala Naskar (the mother of the Landowners herein) purchased the land measuring about 5 cottahs 3 chittacks 0



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sq. ft. in R.S. Dag No. 185, Mouza- Dhalua from Subir Mondal & Prabir Mondal, both sons of- Late Bihari Lal Mondal by virtue of a Sale Deed registered on 20.12.1976 before Sub. Registrar, Sonarpur and recorded in Book No.- I, Being No.- 3588 for the year 1976;

AND WHEREAS Paribala Naskar (the mother of the Landowners herein) purchased the land measuring about 10 cottahs 0 chittack 0 sq. ft. in R.S. Dag No. 185, Mouza- Dhalua from Bihari Lal Mondal, son of- Late Beni Madhab Mondal by virtue of a Sale Deed registered on 17.01.1976 before Sub. Registrar, Sonarpur and recorded in Book No.- I, Being No.- 1031 for the year 1976;

AND WHEREAS Paribala Naskar (the mother of the Landowners herein) purchased the land measuring about 10 cottahs 0 chittack 0 sq. ft. in R.S. Dag No. 185, Mouza- Dhalua from Bihari Lal Mondal, son of- Late Beni Madhab Mondal by virtue of a Sale Deed registered on 21.10.1975 before Sub. Registrar, Sonarpur and recorded in Book No.- I, Being No.- 4326 for the year 1975;

AND WHEREAS by virtue of the afore-stated 3 (three) Sale Deeds Paribala Naskar (the mother of the Landowners herein) became the owner of the land total measuring about 25 cottahs 3 chittacks 0 sq. ft. in R.S. Dag No. 185, Mouza- Dhalua and thereafter she mutated her name before the BL&LRO Sonarpur in respect of the said land and while enjoying the same she gifted the land measuring about 6 cottahs 15 chittacks 0 sq. ft. from the said total land in favour of the Landowners herein by virtue of a Deed of Gift registered on 17.07.2017 before A.D.S.R. Garia, and recorded in Book No.- I, Volume No. 1629-2017, Pages 71837 to 71858, Being No.- 2797 for the year 2017;

AND WHEREAS after becoming the joint owners of the said land by virtue of the above-mentioned Deed of Gift the Landowners herein mutated their names before the BL&LRO Sonarpur and L.R. Record-of-



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Rights (Parcha) has been issued in their respective names and presently the Landowners herein are executing this Development Agreement in respect of the said land, morefully described in the First Schedule written hereunder and at present the Landowners herein have been enjoying the joint ownership of the said lands without any interferences from anyone;

AND WHEREAS the land which is being described hereinabove within these presents is situated under the Jurisdiction of Rajpur Sonarpur Municipality Ward No. 2, and the Landowners at present have been enjoying the said land as more fully described in the First Schedule hereunder written without any interruption and hindrances and the Landowners is thus in lawful possession of the said entire land and adversely to the interest of any body else and the Landowners has every right to deal with this land with any other person;

AND WHEREAS the Landowners are very much desirous to construct a building on maximum availability of FAR as per existing rule of Rajpur Sonarpur Municipality on their said First Schedule land and to do and to make construction of a new building/s on their said land, they have no such experience in the matter and so the Landowners approached the parties of Second Part herein to make construction of the new building as per building plan to be sanctioned by the Rajpur Sonarpur Municipality at their cost as well as specification annexed in Second Schedule hereto;

AND WHEREAS the parties of the Second Part herein have agreed to make the construction of the proposed new building/s in flat systems for residential and other purposes in exchange of getting their cost of construction and their remuneration for supervision of such construction in kind of flats, car-parking spaces etc. after deducting or giving the Landowners allocation as more fully described and mentioned hereunder written and it is appearing as consideration for the land as described in the First Schedule hereunder written.



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AND WHEREAS the parties of the Second part herein shall get rest of the construction of said proposed building. It has been clearly mentioned and described hereunder that the parties of the Second part shall erect the entire proposed building at their cost and supervision and labour and thereafter they shall deliver the Landowners Allocations as mentioned herein to be erected as per annexed, specification as well as sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality and to meet up such expenses they shall collect the entire money from the sale of their portion to be sold to the interested parties from whom they shall collect entire cost of construction as well as cost of land in connection with the said flats, car parking spaces etc.

AND WHEREAS the parties of the Second Part has agreed to do this project by constructing a building/s on the said land up to maximum height as per sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality at his cost and also providing for common areas and other facilities/amenities for the purpose of selling of flats /apartments as described hereunder, the parties of the Second Part shall get and enjoy all other flats, car-parking spaces etc. of the proposed building/s to be constructed excluding the portions to be given to Landowners by the Developer on the following terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH as follows:-

ARTICLE-I : TITLE, INDEMNITY & DECLARATION

- (i) The Landowners hereby declares that they have good and absolute right and title to the said premises without any claim, right or interest of any person or persons claiming under or in trust for the owners and the owners have a good and marketable title to enter into this Agreement with the Developer and the Owner hereby undertakes to indemnify and keep indemnified the Developer against any and every part of claim action and demand whatsoever.



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- (ii) The Developer shall construct and complete the building/s on the said premises in a proper and workman-like manner in terms of the sanctioned plan and as per Specifications of construction mentioned in the Second Schedule hereunder written.
- (iii) The Owners hereby assures and declares that there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 on the said premises.
- (iv) The Owners hereby also undertakes that the Developer shall be entitled to construct and complete the building on the said premises as agreed between the parties hereto and to retain the Developer's Allocation therein without any interference from the Owners or any person or persons claiming through or under or in trust for him.
- (v) It is clearly agreed and understood between the Owners and the Developer that entering into this Agreement for development of the building will not be construed any Partnership between the Owners and the Developer and forming of Association of persons involving the said premises and during the period of construction of the building/s, the Developer shall hold the possession of the said premises as licensee and not in any other capacity and the Owners and in the absence of the Owners the legal heirs of the Owners hereby jointly and severally declare and undertake that they shall not cancel this Agreement for any reason whatsoever.

ARTICLE- II: DEVELOPMENT RIGHTS

- (i) The Owners hereby grant exclusive right to the Developer to build upon and commercially use the said premises for construction of building or buildings in accordance with the Sanctioned plan or the revised plan to be sanctioned by the appropriate authority with such alterations or modifications as may be thought fit by the Developer with prior intimation to and consent of the Owner.



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- (ii) All applications, plans and other papers and documents shall be submitted by the Developer in the name and as Lawful Constituted Attorney of the Owners and the Developer will pay all costs and fees required to be paid or deposited for revised sanction of the plan, if any, for the building/s and/or commercial use of the said premises, the Landowners will execute a registered Power of Attorney in favour of the Developer for smooth running of the constructing work.

ARTICLE-III: COMMENCEMENT

This Agreement shall be deemed to have come into effect from this day and all acts, deeds and things done by the Developer on the basis of the terms and conditions herein contained are ratified by this Agreement.

ARTICLE-IV: BUILDING

- (i) The Developer shall at its own costs construct the building on the said premises with 1st class building materials.
- (ii) The Developer shall also provide in the building facilities in terms of the sanctioned building plan or under any consequent sanctioned or approval relative to the construction of the building on the said premises.
- (iii) The building construction will be completed within 30 (thirty) months from the date of sanction of the building plan and starting of the construction work on the First Schedule land - whichever is later, subject to Force-Majure clause. However, the Developer deserves the right to get a grace period of 6 (six) months, if the same is not completed within due period.

ARTICLE-V: SPACE ALLOCATION

On the basis of the total area comprised in the said First Schedule land and as per the rules and regulations of the Rajpur Sonarpur Municipality, it has been agreed that the said built up area shall be divided and allocated between the Owner and Developer hereinafter



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called "The Owner's Allocation" and "The Developer's Allocation" wherein the Owner will be entitled to **45% of the total built up area** in respect of Flats and car-parking spaces of the to be constructed building as per sanctioned building plan on the First Schedule premises and **rest 55% of the total built up area** in respect of flats, car-parking spaces will be allotted towards Developer's share of allocation. Apart from the afore-stated allocations the Developer will pay to the Landowners a total sum of **Rs. 5,35,000/- (Rupees Five Lakh Thirty Five Thousand)** only as refundable advance (which will be refunded by the Landowners to the Developer before taking possession of their allocations) on the date of signing and registration of this Agreement.

PART-I

LANDOWNERS ALLOCATION

45% of the total built up area in respect of Flats and car-parking spaces of the to be constructed building on the First Schedule premises will be provided to the Owner. Be it clearly mentioned that the Owner will accept the possession of the Owner's Allocation after the completion of work in a habitable condition by the Developer. Immediately after completion of work of the Owner's Allocation in a complete habitable condition the Developer will inform the same to the Owner by written notice requesting them to take the delivery of possession of the Owner Allocation fixing the date and time. The Owner will have to pay an amount of Rs. 50,000/- (Rupees Fifty Thousand) only for each of their allocated flats (except three flats as per their choice from their allocated flats) to the Developer for common expenses like common electric-meter, CCTV, lift etc. After getting the possession of their allocations each of the Landowners at their own cost and expenses will execute Sale Deed in respect of the same in favour of him or his nominated person/s.



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PART-II

DEVELOPER'S ALLOCATION

Balance/remaining **55% of the total built up area** in respect of Flats and car-parking spaces of the to be constructed building on the First Schedule premises flats and car-parking spaces other than the Owner Allocation.

Be it clearly mentioned that the Landowners and the Developer will execute a Specified Agreement within 30 days from the sanction of the building plan, whereby the proper demarcation of the Landowners allocation will be done in a reciprocal manner.

The Landowners shall be entitled to sell, transfer, let out or enter into any contract for sale or transfer of the Landowners Allocation. Similarly the Developer will also be entitled to sell, transfer, let out or enter into any Agreement in respect of the said Developer's Allocation.

No further consent or authority shall be required from the owner to enable the Developer to enter into any Agreement for Sale or transfer and/or letting out and/or to deal with the said Developer's Allocation and the Landowners hereby consent to the same.

ARTICLE-VI: CONSIDERATION AND PAYMENT

- (i) All costs, charges and expenses for construction and/or development of the proposed building shall be paid, borne and discharged by the Developer.
- (ii) In consideration of the Landowners having agreed to allow the Developer to develop the said premises and to appropriate the Developer's Allocation, the Owner shall not be liable to make any payment on account of the Owner Allocation save and except what are mentioned in Part-I of Article-V and Article-IX (i).
- (iii) In consideration of the Developer bearing all costs, charges and expenses for construction and development of the proposed building on



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the said premises, the Developer shall not be liable or required to make any payment on account of the land/said premises/Developer's Allocation.

ARTICLE-VII: LANDOWNERS OBLIGATION

- (i) The Landowners shall permit or allow the Developer the right to commercially exploit the said premises by causing building or buildings to be constructed at their own costs at the said premises subject to the terms and conditions herein contained.
- (ii) The Landowners shall execute the Deed(s) of Conveyance in respect of the undivided proportionate share in the land attributable to the Developer's Allocation in favour of the Developer or their nominees in such part or parts as the Developer shall require only after payment of the entire Landowners Allocation to the Landowners.
- (iii) The Landowners shall be responsible to handover all the documents to the Developer related to the First Schedule land (i.e. Deeds, Parcha, Conversion, Municipal mutation, upto date Khajna and tax receipt etc.).

ARTICLE- VIII: DEVELOPER'S OBLIGATION

The Developer shall carry out the construction work in a proper manner and shall deliver the Landowners their allocations within the time mentioned hereinabove.

ARTICLE- IX: COMMON FACILITIES

- (i) The Developer will pay all arrears, rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the Landowners and Developer upon completion of the building shall pay and bear all taxes and other dues and outgoings including the service and maintenance charges (i.e. @ Rs. 1.50/- per sq. ft.) in respect of their respective allocations proportionately.



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- (ii) As soon as the building is completed and certified by the Architect to be fit for occupation, the Developer shall give written notice to the Landowners requesting them to take possession of the Landowners Allocations in the building and on and from the date of service of such notice and at all times thereafter the Landowners shall be exclusively responsible for payment of all Municipal and Land taxes, rates, duties and other public outgoings and maintenance charges whatsoever payable in respect of the Landowners Allocation, the rates to be apportioned pro-rata with reference to the saleable space if they are levied on the building as a whole.
- (iii) The Landowners and the Developer shall punctually and regularly pay the said rates to the concerned authorities in consultation with each other and each of them shall keep indemnified the other against all actions, claims, demands, costs, charges, expenses, proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Landowners/Developer.
- (iv) The Landowners and Developers shall enjoy the common areas as mentioned in the Third Schedule hereunder and will also have to bear the common expenses as mentioned in the Fourth Schedule hereunder.

ARTICLE- X:- MISCELLANEOUS

- i) "Force Majeure" shall mean the reasons beyond the Developer's control for giving possession of the Owner allocations to the Owner within the time period mentioned hereinabove, such as storm, tempest, flood, earthquake and other Acts of God or Acts of Government, Statutory Body etc., strike, riot, mob, air-raid, order of injunction or otherwise restraining development or construction at the said land by the Court of Law, Tribunal or Statutory Body, scarcity or no availability of building materials equipments or labourers, changes in laws for the time being in force resulting in stoppage of construction at the said land.



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- ii) Nothing in these shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof or the building to be built thereon to the Developer or as creating any right, title or interest in respect thereof in the Developer other than an exclusive license to the Developer to commercially exploit the same as per mutually agreed plan or construction in terms hereof.
- iii) The Developer shall have the liberty to amalgamate the First Schedule land with adjacent lands for making the building project more perfect, but the Landowners will not get any extra area for such amalgamation.
- iv) All taxes, khajnas and other dues in respect of the said premises for and up to the date of this Agreement shall be payable by the Landowners.
- v) The parties hereto have agreed to register this instrument as and when required.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the land measuring about **6 (six) cottahs 15 (fifteen) chittacks 0 (zero) sq. ft.** from 36 decimal out of the total land measuring about **125 decimal** in Mouza- Dhalua, J.L. No.- 43, R.S. No.- 235, Touzi No. 340-342, R.S. Khatian No.- 141, L.R. Khatian No. 4011, 4013, 4012, R.S. Dag No. 185 corresponding to L.R. Dag No.- 195, under Additional District Sub. Registrar- Garia and Police Station - Narendrapur (previously Sonarpur), under the jurisdiction of Ward No.- 2 of Rajpur Sonarpur Municipality, District- South 24 Parganas and the said land is butted and bounded as follows:-

ON THE NORTH : By R.S. Dag No. 184 & 183;

ON THE SOUTH : By R.S. Dag No. 185 (P) & 12 feet wide common passage];



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ON THE EAST : By R.S. Dag No. 185 (P);

ON THE WEST : By R.S. Dag No. 186;

SECOND SCHEDULE ABOVE REFERRED TO
(Specifications of construction)

1. Foundation & Structures

As per direction of the Architect of the Developer.

2. Walls

- a. Putty interiors.
- b. Attractive external finish with best quality cement paint

3. Windows

Aluminum windows with large glass panes & grill.

4. Doors

All doors will be of Flush doors.

5. Flooring

Vitrified Tiles Flooring.

6. Kitchen

- a. Coloured / designed ceramic tiles up to height of 2 ft.
- b. Guddapha stone kitchen counter top
- c. Provision for exhaust fan

7. Bathrooms

- a. Coloured / designed ceramic tiles up to height of 5 ft.
- b. Concealed plumbing system using standard make pipes and fittings
- c. White sanitary ware of ISI Mark with C.P. fittings
- d. Provision for exhaust fan

8. Electricals

- a. PVC conduit pipes with copper wiring



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- b. 15 & 5 Amp Points one each in living room, bedrooms, bathrooms and kitchen
- c. Electrical Calling Bell point at entrance of residential flats.

9. Special Features

- a. Common Staff toilet in ground floor.
- b. Boundary walls with decorative grills and gate.
- c. Deep tube-well and overhead tank.
- d. Roof treatment for water proofing.

THIRD SCHEDULE ABOVE REFERRED TO
(COMMON AREAS AND INSTALLATIONS)

1. Paths, passages and driveways in the Building Complex earmarked by the Developer as common for all Unit Holders.
2. Staircase lobby and landings with stair cover on the roof of the new building/s.
3. Water pump with motor and with water distribution pipes save those inside any Unit to the overhead water tank of each building and room if any for installing the water pump and motor.
4. Underground Water Reservoir and Overhead water tanks with distribution pipes therefrom connecting to different units and from the underground water reservoir to the overhead tanks.
5. Electrical wiring and fittings and other accessories for lighting the staircase lobby and landings and other common areas.
6. Electrical installations including transformer and substation (if any) for receiving electricity to supply and distribute amongst the Unit Holders with electrical room.
7. Deep tube-well, if municipal water supply is not available.



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8. Water waste and sewerage evacuation pipes from the flats/ units to drains and sewers common to the building.
9. Drain and Sewerage Pipes from the Building Complex to the municipal duct.
10. Boundary walls and Main gate to the premises and building.

FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSES)

1. All expenses for the maintenance, administration, repairs, replacement and renovation of the main structure and in particular the filter water and rain water pipes of the building water pipes and electric wire under or upon the building enjoyed or used by the Landowners, the Developer and all apartment owner of the building and the main entrance, landing stair case of the building as enjoyed by all the apartment owner with the Landowners and Developer in common as aforesaid and the boundary walls of the building compound etc. The costs of sweepers, electricians etc. for the common areas and facilities.
2. The Municipal taxes as levied or may be levied from time to time in respect of the whole of the building and all replacements improvements or additions or alterations of the common areas and facilities as described in Third Schedule hereinabove and all sums assessed against the apartment owner.
3. Costs of establishment and operations of the Association relating to the common purposes.
4. Litigation expenses incurred for the common purposes ;
5. Office Administrative over head expenses incurred for maintaining the office for common purposes ;



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Garha, South 24 Parganas

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IN WITNESS WHEREOF the parties have put their respective signature hereto the day, month and year first above written.

WITNESSES

1. Mamas Chakrabarty
Atapally, Dhslea, Kol-700152.

[Signature]

[Signature]

Sunder Naskar

SIGNATURE OF THE LAND OWNERS

2. Amit Das
Garin, Kol-152

S. P. CONSTRUCTION
Subrata Naskar
Partner

S. P. CONSTRUCTION
Pintu Debnath
Partner

S. P. CONSTRUCTION
Pintu Mondal
Partner

S. P. CONSTRUCTION
Sudipto Kumar Das
Partner

SIGNATURE OF THE DEVELOPER



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Additional District Sub-Registry,
Garla, South 24 Parganas

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MEMO OF RECEIPT

RECEIVED of and from the Developer herein the sum of Rs. 5,35,000/- (Rupees Five Lakh Thirty Five Thousand) only as refundable advance:-

<u>Mode of Payment.</u>	<u>Bank</u>	<u>Date</u>	<u>Amount.</u>
RTGS	IOB	20/01/19	Rs - 1,80,000/-
RTGS	IOB	15/02/19	Rs - 1,80,000/-
RTGS	IOB	07/03/19	Rs - 1,75,000/-
			<u>Total Rs - 5,35,000/-</u>

WITNESSES:-

1. Mamas Chakraborty
Mabapally, Dhaleswar, Kol-700152.

(Signature)

(Signature)

Sunder Naskar

SIGNATURE OF THE LAND OWNERS

2. Armit Das
Garia, K.OI-152

Drafted by:-

Dibakar Bhattacharjee.
Dibakar Bhattacharjee
Advocate,

High Court, Calcutta.

WB-359/2001.



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Garha, South 24 Parganas

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SPECIMEN FORM FOR TEN FINGER PRINTS



Prasanna Kumar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Srinivas

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sunder Nagesh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sudanta Kumar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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SPECIMEN FORM FOR TEN FINGER PRINTS



Subramanya Narayan

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Pinto Debnath

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Pinto Nandh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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Garla, South 24 Parganas

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गोपाल गोपाल नास्कार

आयकर विभाग
INCOME TAX DEPARTMENT
NORMAL KUMAR NASKAR
PANCHU GOPAL NASKAR
01/01/1960
PAN Card Number
ATPN6378Q
Signature



भारत सरकार
GOVT. OF INDIA





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBAL NASKAR
PANCHU GOPAL NASKAR

12/07/1960
Permanent Account Number

AMCPN5924A

Subal Naskar
Signature



23122016

यदि कार्ड खोला जाये / अगर कार्ड गुप्त हो जाये / अगर
कार्ड खोला जाये / अगर कार्ड गुप्त हो जाये / अगर
कार्ड खोला जाये / अगर कार्ड गुप्त हो जाये / अगर
कार्ड खोला जाये / अगर कार्ड गुप्त हो जाये / अगर
कार्ड खोला जाये / अगर कार्ड गुप्त हो जाये / अगर

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Service Unit, NSDL,
2nd Floor, Signature Chambers,
New Bazaar Telephone Exchange,
Bangalore, Phone - 411 045

Telephone - 2721 1111 / 2721 8081
e-mail: pan@nsdl.com

सुबल नस्कार
8.6.17





Sundar Naskar



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADIFS6473Q



नाम/ Name
S.P. CONSTRUCTION

02/12/2018

फर्म/पत्र की तारीख
Date of Incorporation / Formation
01/03/2017

Sripantakumar Minz



वर्ग १०१ १०११ /PERMANENT ACCOUNT NUMBER
AHBPM1094Q



नाम /NAME
SUKANTA KUMAR MONDAL

पिता का नाम /FATHER'S NAME
SUBIR MONDAL

जन्म तिथि /DATE OF BIRTH
03-12-1971

प्रिन्ट /SIGNATURE
Sukanta Kumar Mondal

असम आय. व. अ. वि.
COMMISSIONER OF INCOME-TAX, W.B. - III

Sukanta Kumar Mondal





Pintu Mondal.



आनकर विनाम
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PINTU DEBNATH
ANIL DEBNATH
02/11/1971
Income Tax Department
AGHPD4819P

Pintu Debnath



ভারতের নির্বাচন কমিশন
भारतीय चयन
ELECTION COMMISSION OF INDIA
IDENTITY CARD
WB/23/109/222114



নির্বাচকের নাম : মানস চক্রবর্তী
Elector's Name : Manas Chakrabarti
পিতার নাম : মানিক চক্রবর্তী
Father's Name : Manik Chakrabarti
লিঙ্গ/সেক্স : পু/ M
জন্ম তারিখ : 02/01/1977
Date of Birth :

WB/23/109/222114

বিত্ত:
১৫১-সোনারপুর উত্তর পুর, সোনারপুর, দক্ষিণ ২৪
পার্শ্ব-৭০০১৫২

Address:
DHALUYA NABAPALLI, RAJPUR
SONARPUR, SONARPUR, SOUTH 24
PARGANAS-700152

Date: 03/12/2013

১৫১-সোনারপুর উত্তর পুর, সোনারপুর, দক্ষিণ ২৪
পার্শ্ব-৭০০১৫২
Facsimile Signature of the Electoral
Registration Officer for
151-Sonarpur Uttar Constituency

কোন পরিবর্তন হলে নতুন ঠিকার পত্র নতুন করে
প্রাপ্ত হলে নতুন পত্র পরিবর্তন করতে হবে এবং নতুন পত্র
প্রাপ্ত হলে নতুন পত্র

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

Manas Chakrabarty.



AKCPN6880H

PERMANENT ACCOUNT NUMBER

ACKPN6880H

NAME

SUBRATA NASKAR

FATHER'S NAME

SANTOSH NASKAR

DATE OF BIRTH


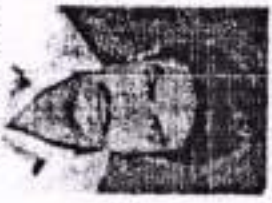
12-08-1973

Signature

Subrata Naskar

BRATIA

COMMISSIONER OF INCOME TAX, W.B. - II



Subrata Naskar



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

GRN: 19-201819-037161488-1

GRN Date: 08/03/2019 15:57:27

BRN: 205675374

Payment Mode Online Payment

Bank: IDBI Bank

BRN Date: 08/03/2019 15:58:20

DEPOSITOR'S DETAILS

Id No.: 16290000395489/2/2019
(Query No./Query Year)

Name: Pintu Mondal

Contact No.:

Mobile No.: +91 9831609404

E-mail:

Address: Radhanagar sonarpur kol 700150

Applicant Name: Mr Dibakar Bhattacharjee

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

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	16290000395489/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	10001
2	16290000395489/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	5357
			Total	15358

In Words: Rupees Fifteen Thousand Three Hundred Fifty Eight only



Major Information of the Deed



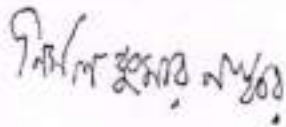
Deed No :	I-1629-01229/2019	Date of Registration	12/03/2019
Query No / Year	1629-0000395489/2019	Office where deed is registered	
Query Date	07/03/2019 5:42:10 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibakar Bhattacharjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831072514, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 5,35,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 77,26,641/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,051/- (Article:48(g))	Rs. 5,357/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhelua Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-195	LR-4011	Bastu	Bastu	6 Katha 15 Chatak	10,00,000/-	77,26,641/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					11.4469Dec	10,00,000 /-	77,26,641 /-	



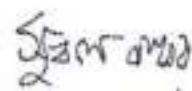
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Nirmal Kumar Naskar Son of Mr Panchu Gopal Naskar Executed by: Self, Date of Execution: 12/03/2019 , Admitted by: Self, Date of Admission: 12/03/2019 ,Place : Office	 <small>12/03/2019</small>	 <small>L11 12/03/2019</small>	 <small>12/03/2019</small>
Dhalua Paschimpara, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATPPN6378Q, Status :Individual, Executed by: Self, Date of Execution: 12/03/2019 , Admitted by: Self, Date of Admission: 12/03/2019 ,Place : Office				

Major Information of the Deed :- I-1629-01229/2019-12/03/2019



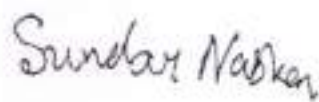


2

Name	Photo	Finger Print	Signature
Mr Subal Naskar Son of Mr Panchu Gopal Naskar Executed by: Self, Date of Execution: 12/03/2019 , Admitted by: Self, Date of Admission: 12/03/2019 ,Place : Office			
12/03/2019	LTI 12/03/2019	12/03/2019	

Dhalua Paschimpara, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Benga India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMCPN5924A, Status :Individual, Executed by: Self, Date of Execution: 12/03/2019 , Admitted by: Self, Date of Admission: 12/03/2019 ,Place : Office

3



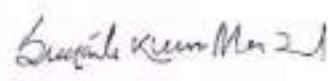


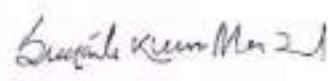


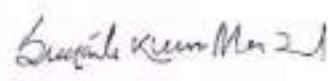
Name	Photo	Finger Print	Signature
Mr Sundar Naskar Son of Mr Panchu Gopal Naskar Executed by: Self, Date of Execution: 12/03/2019 , Admitted by: Self, Date of Admission: 12/03/2019 ,Place : Office			
12/03/2019	LTI 12/03/2019	12/03/2019	

Dhalua Paschimpara, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BHIPN4505P, Status :Individual, Executed by: Self, Date of Execution: 12/03/2019 , Admitted by: Self, Date of Admission: 12/03/2019 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	S.P.CONSTRUCTION 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 , PAN No.:: ADIFS6473Q, Status :Organization, Executed by: Representative



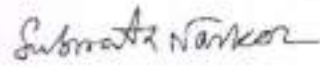


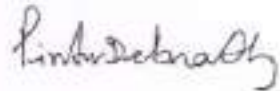


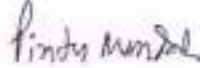
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sukanta Kumar Mondal (Presentant) Son of Mr Subir Mondal Date of Execution - 12/03/2019, , Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 12 2019 2:32PM</td> <td>LTI 12/03/2019</td> <td>12/03/2019</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Sukanta Kumar Mondal (Presentant) Son of Mr Subir Mondal Date of Execution - 12/03/2019, , Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office				Mar 12 2019 2:32PM	LTI 12/03/2019	12/03/2019	
Name	Photo	Finger Print	Signature										
Mr Sukanta Kumar Mondal (Presentant) Son of Mr Subir Mondal Date of Execution - 12/03/2019, , Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office													
Mar 12 2019 2:32PM	LTI 12/03/2019	12/03/2019											

Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHBPM1094Q Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)

Major Information of the Deed :- I-1629-01229/2019-12/03/2019



2	Name	Photo	Finger Print	Signature
	Mr Subrata Naskar Son of Mr Santosh Naskar Date of Execution - 12/03/2019, , Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office			
		Mar 12 2019 2:32PM	LTI 12/03/2019	12/03/2019
Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACKPN6880H Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mr Pintu Debnath Son of Late Anil Debnath Date of Execution - 12/03/2019, , Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office			
		Mar 12 2019 2:33PM	LTI 12/03/2019	12/03/2019
L-7, Sreenagar Main Road, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGHPD4819P Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)				
4	Name	Photo	Finger Print	Signature
	Mr Pintu Mondal Son of Mr Kanai Chandra Mondal Date of Execution - 12/03/2019, , Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office			
		Mar 12 2019 2:33PM	LTI 12/03/2019	12/03/2019
Radhanagar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BWCPM7030B Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manas Chakraborty Son of Mr Manik Chakraborty Nabapally, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152			
	12/03/2019	12/03/2019	12/03/2019
Identifier Of Mr Nirmal Kumar Naskar, Mr Subal Naskar, Mr Sundar Naskar, Mr Sukanta Kumar Mondal, Mr Subrata Naskar, Mr Pintu Debnath, Mr Pintu Mondal			

Major Information of the Deed :- I-1629-01229/2019-12/03/2019



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Nirmal Kumar Naskar	S.P.CONSTRUCTION-3.81562 Dec
2	Mr Subal Naskar	S.P.CONSTRUCTION-3.81562 Dec
3	Mr Sundar Naskar	S.P.CONSTRUCTION-3.81562 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhelua Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 195, LR Khatian No:- 4011	Owner:নির্মল কুমার নস্কর, Gurdian:পাঁচু সোপা, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 162901229 / 2019**On 12-03-2019****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 12:46 hrs on 12-03-2019, at the Office of the A.D.S.R. GARIA by Mr Sukanta Kumar Mondal .

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 77,26,641/-

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

Execution is admitted on 12/03/2019 by 1. Mr Nirmal Kumar Naskar, Son of Mr Panchu Gopal Naskar, Dhulua Paschimpara, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 2. Mr Subal Naskar, Son of Mr Panchu Gopal Naskar, Dhulua Paschimpara, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 3. Mr Sundar Naskar, Son of Mr Panchu Gopal Naskar, Dhulua Paschimpara, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business Indetified by Mr Manas Chakraborty, , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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

Execution is admitted on 12-03-2019 by Mr Sukanta Kumar Mondal, Partner, S.P.CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 12-03-2019 by Mr Subrata Naskar, Partner, S.P.CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 12-03-2019 by Mr Pintu Debnath, Partner, S.P.CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Major Information of the Deed :- I-1629-01229/2019-12/03/2019

100

THE HISTORY OF THE UNITED STATES

The history of the United States is a story of growth and change. It begins with the first people who lived on this continent, and continues through the years of exploration, settlement, and the struggle for independence. The story is one of a people who have built a nation of freedom and opportunity.

The early years of the United States were marked by the struggle for independence from Great Britain. The American Revolution was a turning point in the nation's history, and it led to the creation of a new government. The Constitution was written in 1787, and it has since served as the foundation of the United States.

The years following the Revolution were a time of growth and expansion. The United States moved westward, and new states were added to the Union. The country became a major power in the world, and it played a leading role in the development of the modern world.

The United States has a long and rich history, and it has made many contributions to the world. It is a country of freedom and opportunity, and it is a country that has the potential to make a better world for all of us.

Identified by Mr Manas Chakraborty, Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 12-03-2019 by Mr Pintu Mondal, Partner, S.P.CONSTRUCTION (Partnership Firm), 610, East Tentulbera, P.O- Panchpota, P.S.- Sonarpur, District -South 24-Parganas, West Bengal, India, PIN - 700152

Identified by Mr Manas Chakraborty, Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,357/- (B = Rs 5,350/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,357/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/03/2019 3:58PM with Govt. Ref. No: 192018190371614881 on 08-03-2019, Amount Rs: 5,357/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 205675374 on 08-03-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 10,001/-

Description of Stamp

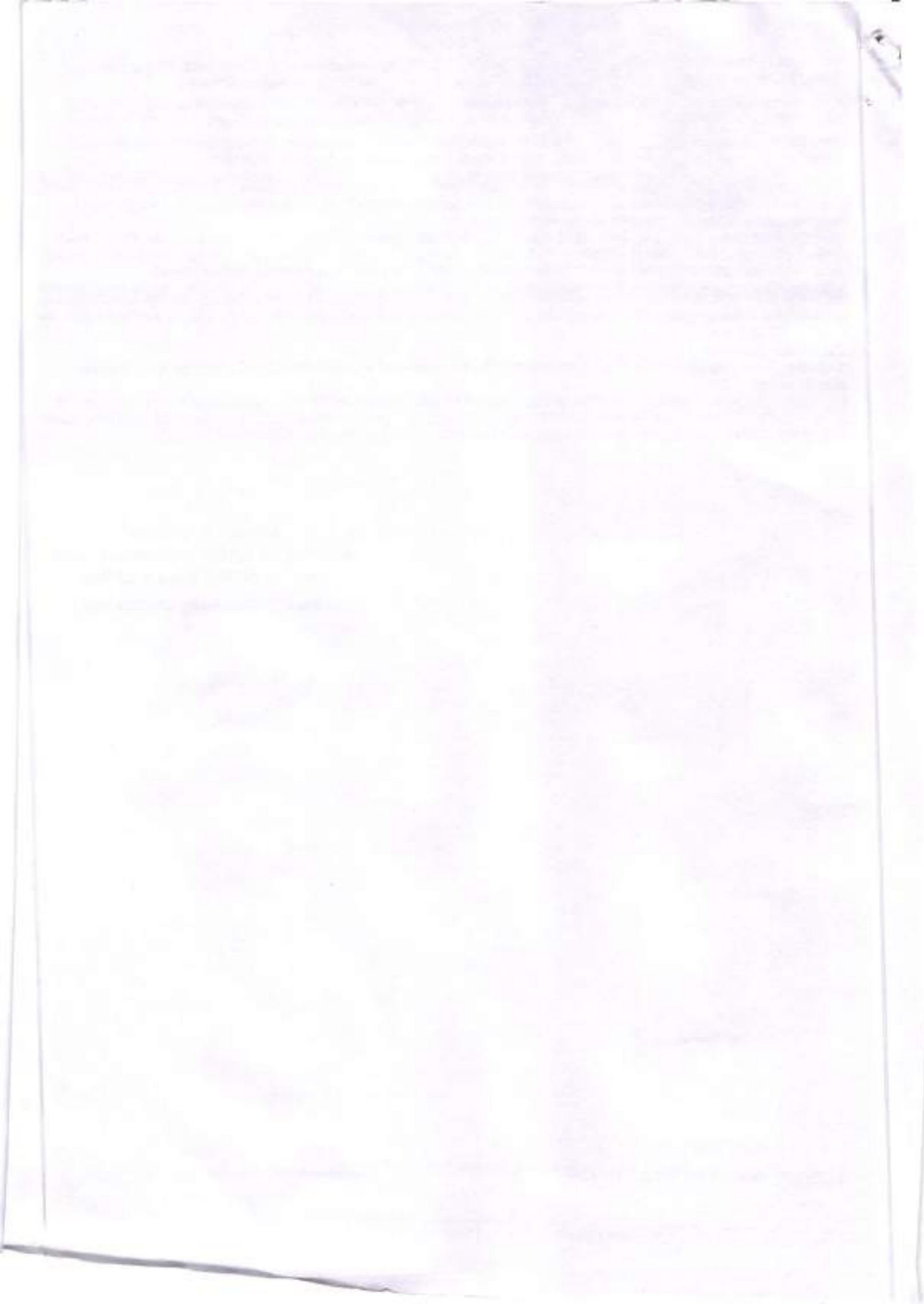
1. Stamp: Type: Impressed, Serial no 629, Amount: Rs.50/-, Date of Purchase: 08/02/2019, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/03/2019 3:58PM with Govt. Ref. No: 192018190371614881 on 08-03-2019, Amount Rs: 10,001/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 205675374 on 08-03-2019, Head of Account 0030-02-103-003-02

Koushik Chowdhury

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

Major Information of the Deed :- 1-1629-01229/2019-12/03/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2019, Page from 41836 to 41871
being No 162901229 for the year 2019.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2019.03.19 13:42:58 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 19-Mar-19 1:41:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)