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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL 35AB 279437

Dm - 1903-0 - 14557/2020

A.R.A. III

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances III Kolkata

28 JAN 2020

JOINT VENTURE AGREEMENT

Sr No. 27 - 2 AUG 2019 Date

Value Rs. 10/-

Name Mr. Debasish Roy Choudhury (Adv)

Address 8 old Postoffice Street Gr-Floor Kol-1

Kolk

DEBASISH ROY CHOWDHURY
Advocate
8, Old Post Office Street,
Ground Floor,
Kolkata-700 001

Identified by me :

Subir Sarkar

(SUBIR SARKAR)
S/O LATE SUDHINDRA NATH SARKAR
50/2, Baje Shibpur Road,
P.O. - Shibpur, P.S. - Shibpur
District - Howrah
PIN - 711102

Additional Registrar of
Assurances-II Kolkata

28 JAN 2020

THIS JOINT VENTURE AGREEMENT made this the 28th day of January of **2020**,

BETWEEN

(1) **SRI NARAYAN CHANDRA PAUL, PAN BKVPP6413Q, AADHAAR NO. 3842 1020 2910,** son of Late Tokani Prasad Paul, by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at 10, New Bikramgarh, Prince Gollam Hussain Shah Road, P.O. & P.S. Jadavpur, Kolkata – 700 032 and **(2) SRI MANAB PAUL, PAN AJLPP6658F, AADHAAR NO.6993 3793 3244**, son of Sri Narayan Chandra Paul, by Nationality – Indian, by religion Hindu, by occupation Business, residing at 10, New Bikramgarh, P.S. Jadavpur, Kolkata - 700032, hereinafter collectively referred to as the **'LAND OWNERS'** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns or Nominee) of the **FIRST PART**;

AND

M/S. SREE BALAJI, a Proprietorship firm having its registered office at 90/1, Prince Golam Hussain Shah Road, Kolkata – 700032, P.O. – Golf Green and P.S. – Jadavpur, represented by its Proprietor **SRI MANAB PAUL, PAN AJLPP6658F, AADHAAR NO.6993 3793 3244**,son of Narayan Chandra Paul, by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at 10, New Bikramgarh, Kolkata-700032, P.S. Jadavpur, hereinafter referred to as the **'DEVELOPER'**(which terms and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/its heirs, executors, administrators, legal representatives and/or assigns or Nominee, successors and successor-in-office) of the **SECOND PART**.

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WHEREAS All Thatpiece and parcel of land admeasuring totalling about 147 Decimal more or less of land in Mouza Kamarpara in the District of Birbhum were purchased by the Land Owners of the First Part from the respective owners by 20 deeds of conveyance and 1 deed of gift which were executed and duly registered in the Office of the ADSR, Bolpur and also at ARA – III, Kolkata.

AND WHEREAS after purchase of the said plots, the Land Owners of the First Part have taken possession of the said land and became the absolute owner of the land, have mutated their names in the Office of the B.L. & L.R.O. and started paying revenue to the said authority in accordance with law;

AND WHEREAS being the absolute owner of the said plots, the Land Owners of the First Part have further taken necessary steps for mutation of the saidplots of land in the Office of the Illambazar Gram Panchayat and started paying statutory dues in accordance with law;

AND WHEREAS the above stated plots are set out as follows:-

1. **All That** piece and parcel of 25 Decimal more or less of Baidland lying and situate at Mouza - Kamarpara, J.L. No. 131, R.S. & L.R. Dag No. 607, R.S. Khatian No. 226 corresponding to L.R. Khatian Nos. 111 and 151, present L.R. Khatian No. 827, within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchyat, ADSR Bolpur, DSR Suri and District Birbhum.

   All That piece and parcel of 25 Decimal more or less of Baid land was purchased by one of the present owners herein Sri Manab Paul from Smt. Rati Bala Bagdi, Sri Mahadeb Bagdi, Sri Basudeb Bagdi, Sri Prakash Bagdi, Sri Sahadeb Bagdi, Smt. Sabitri Bagdi, Smt. Naru

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Bagdi on the day of 2nd September 2016 by a registered Deed of Sale being No. 030306575 for the year 2016, recorded in the Book No. I, Volume No. 0303-2016, Page from 129336 to 129377 before the office of ADSR Bolpur hereinafter referred to as **"LOT A"**.

2. **All That** piece and parcel of 20 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, R.S. and L.R. Dag No. 606, L.R. Khatian No. 998, present L.R. Khatian No. 1213 and 1094, within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

All That piece and parcel of 20 Decimal more or less of Baid land was purchased by one of the present owners Sri Narayan Chandra Paul from Sri Bimal Hazra on the day of 3rd August 2017 Registered by the Deed of Sale being No. 030305916 for the year 2017, recorded in the Book No. I, Volume No. 0303 - 2017, Page from 113238 to 113268, before the office of ADSR Bolpur hereinafter referred to as **"LOT – B"**.

That Sri Narayan Chandra Paul was fully seized and possessed of all rights, title, interest and possession of All That piece and parcel of 25 Decimal more or less of Baid land referred as **"LOT – B"** and was fully competent to convey the said land.

Thereafter, the said land was gifted by Sri Narayan Chandra Paul to Sri Manab Paul on the day of 12th August 2017 by a registered Deed of Gift being No. 190301904 for the year 2017, recorded in the Book No. I, Volume No. 1903 – 2017, Pages from 62769 to 62798, before the office of the ARA – III, Kolkata.

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3. **All That** piece and parcel of 84 decimals more or less of Baid land lying and situate at Mouza – Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian Nos. 1111, 1109, 1117, 1115, 1114, 1108, 1113, 1112, 1119, 1053, 1118 and 1110, within the jurisdiction of Illambazar Police Station, within the limits of Illambazar Gram Panchayet, ADSR Bolpur, DSR Suri and District – Birbhum. The abovementioned 84 decimals more or less of Baid land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Malati Hansda, Sanatan Hansda, Sukodi Hemram, Mangala Hansda, Balika Tudu, Mangala Hansda, Fulmoni Hansda, Babulal Hansda, Ram Hansda, Lodai Hansda, Ram Hansda, Bijay Hansda, Mangala Hansda collectively hereinafter referred to as **"LOT – C"**, the details of which are given below:-

(i) **All That** piece and parcel of 5 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1116, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Smt. Malati Hansda on the day of 30thMay 2018 by a registered Deed of Sale Being No. 030304659 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95928 to 95958, in the office of ADSR Bolpur.

(ii) **All That** piece and parcel of 5 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1111, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within

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the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri. Sanatan Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304660 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95895 to 95927, in the office of ADSR Bolpur.

(iii) **All That** piece and parcel of 7 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1109, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Smt. Sukodi Hemram on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304668 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95671 to 95703, in the office of ADSR Bolpur.

(iv) **All That** piece and parcel of 5 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1117, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

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The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Mangla Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304661 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95864 to 95894, in the office of ADSR Bolpur.

(v) **All That** piece and parcel of 4 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1115, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Smt Balika Tudu on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304665 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95737 to 95769, in the office of ADSR Bolpur.

(vi) **All That** piece and parcel of 4 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1114, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Mangala Hansda on the day of 30th May 2018 Registered by the Deed of Sale Being No. 030304655 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 96021 to 96052, in the office of ADSR Bolpur.

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(vii) **All That** piece and parcel of 7 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1108, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein Sri Narayan Chandra Paul from Smt. Fulmani Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304656 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95990 to 96020, in the office of ADSR Bolpur.

(viii) **All That** piece and parcel of 4 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1113, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Babulal Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304657 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95959 to 95989, in the office of ADSR Bolpur.

(ix) **All That** piece and parcel of 4 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1112, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within

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the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Ram Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304666 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95704 to 95736, in the office of ADSR Bolpur.

(x) **All That** piece and parcel of 6 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1119, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Lodai Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304669 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95642 to 95670, in the office of ADSR Bolpur.

(xi) **All That** piece and parcel of 21 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1053, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

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The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Ram Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304664 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95770 to 95801, in the office of ADSR Bolpur.

(xii) **All That** piece and parcel of 5 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1118, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri BijayHansda on the day of 30th May 2018 Registered by the Deed of Sale Being No. 030304662 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95833 to 95863, in the office of ADSR Bolpur.

(xiii) **All That** piece and parcel of 7 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1110, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Mangala Hansda on the day of 30th May 2018 Registered by the Deed of Sale Being No. 030304663 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95802 to 95832, in the office of ADSR Bolpur.

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4. **All That** piece and parcel of 18 decimals more or less of Baid land lying and situate at Mouza – Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, within the jurisdiction of Illambazar Police Station, within the limits of Illambazar Gram Panchayet, ADSR Bolpur, DSR Suri and District – Birbhum. The abovementioned 18 decimals more or less of Baid land was purchased by one of the present owners herein, Sri Manab Paul from Sudhir Kumar Karmakar, Radharani Lohar, Radheshyam Karmakar, Ajit Karmakar, Dayamay Karmakar, Kalyani Karmakar, Dinesh Karmakar, Thakurdas Karmakar, Balaram Karmakar, Kripamoy Karmakar, Birja Karmakar, Sarada Lohar, Kartick Karmakar, Abhijeet Lohar, Amarjit Lohar, Sima Lohar collectively hereinafter referred to as **"LOT – D"**, the details of which are given below:-

(i) **All That** piece and parcel of 4.50 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, present L.R. Khatian No. 1094 and 1213 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by me the present owner herein, Sri Manab Paul from Sri Sudhir Kumar Karmakar on the day of 12th June 2019 by a registered Deed of Sale Being No. 030304508 for the year 2019, recorded in the Book No. I, Volume No. 0303 - 2019, Page from 91050 to 91075, in the office of ADSR Bolpur.

(ii) **All That** piece and parcel of 4.50 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, present L.R. Khatian No. 1094 and 1213 within the jurisdiction of Illambazar Police Station and within the limit

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of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by me the present owner herein, Sri Manab Paul from Smt. Radharani Lohar on the day of 12th June 2019 by a registered Deed of Sale Being No. 030304507 for the year 2019, recorded in the Book No. I, Volume No. 0303 - 2019, Page from 91022 to 91049, in the office of ADSR Bolpur.

(iii) **All That** piece and parcel of 0.5 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, present L.R. Khatian No. 1094 and 1213 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by me the present owner herein, Sri Manab Paul from Sri Radheshyam Karmakar on the day of 12th June 2019 by a registered Deed of Sale Being No. 030304561 for the year 2019, recorded in the Book No. I, Volume No. 0303 - 2019, Page from 92097 to 92123, in the office of ADSR Bolpur.

(iv) **All That** piece and parcel of 4.50 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, present L.R. Khatian No. 1094 and 1213 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

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The abovementioned land was purchased by me the present owner herein, Sri Manab Paul from Sri Ajit Karmakar on the day of 12th June 2019 by a registered Deed of Sale Being No. 030304509 for the year 2019, recorded in the Book No. I, Volume No. 0303 - 2019, Page from 91076 to 91102, in the office of ADSR Bolpur.

(v) **All That** piece and parcel of 4 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, present L.R. Khatian No. 1094 and 1213 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by me the present owner herein, Sri Manab Paul from Sri Dayamay Karmakar, Smt Kalyani Karmakar, Sri Dinesh Karmakar, Sri Thakurdas Karmakar, Sri Balaram Karmakar, Sri Kripamoy Karmakar, Smt Birja Karmakar, Smt Sarada Lohar, Sri Kartick Karmakar, Sri Abhijeet Lohar, Sri Amarjit Lohar, Smt Sima Lohar on the day of 12th June 2019 by a registered Deed of Sale Being No. 030304506 for the year 2019, recorded in the Book No. I, Volume No. 0303 - 2019, Page from 90975 to 91021, in the office of ADSR Bolpur.

AND WHEREAS All That piece and parcel of above referred land are measuring about 147 Decimalsmore or less;

AND WHEREAS All That piece and parcel ofthe above stated landscomprisedof **LOT A**, **LOT B**, **LOT C** and **LOT D** and totalling about 147 decimals more or less were purchased by the present Land Owners of the First Part from the respective Sellers and/or Owners of the said plots and

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more fully and more particularly described in the Schedule "A" hereto and referred to as the "said property";

AND WHEREAS after the said purchase mentioned hereinabove, the present Land Owners of the First Part have mutated the said property mentioned in the Schedule "A" and converted the character of the said property in accordance with the relevant provisions of law to "BASTU";

AND WHEREAS now being the absolute land owners of the said property(hereinafter referred to as "the said Land") more fully and more particularly described in the Schedule mentioned herein below taken possession of the said plots mentioned in the Schedule below.

AND WHEREAS for lack of infrastructure, the land owners has offered to develop the said land to the Second Party Firm and the Second party has accepted the said offer of the First Party on the following terms and conditions.

NOW THESE PRESENT WITNESSES and the parties hereby agree as follows:-

1. The First Part/Land Owners in lieu of their land will be entitled to 10% of the constructed residential area, in the newly constructed multistoried buildings which will be constructed by the Second Party/Developer along with a total consideration of Rs. 2,00,000/- (Rupees Two lakhs) only which will be paid at the time of execution of this Agreement. The LandOwners will not be entitled in any commercial area/club/restaurant/bar/library or any other areas which will be used for commercial purpose in the said plot of land by the Developer/Second Party.

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2. The Land Owners doth hereby authorised and empowered the developer to construct multistoried building on the said plot of land as per the plan to be sanctioned by Zilla Parishad/Department of Panchayats and Rurals Development, West Bengal in accordance with law and for the aforesaid purpose, the land owners shall deliver and handover full vacant possession of the said land over to the Developer.

3. The Land Ownerswill also handover all original papers in respect of the said plot of land to the developer at the time of execution of these presents. The developer also agrees to give inspection of all original papers to the land owner as and when required but the original title deed and all other documents will always remain in the custody of the developer.

4. In consideration of the Land Ownershaving agreed to entrust the developer, the development of land and construction of multistoried buildings on the said plot of land and in connection therewith, authorising the developer to exercise the rights, powers, privileges and benefits of the Land Ownersand the Land Owners shall execute a Power of Attorney in favour of the Party of the Second Part.

5. The development of said land and construction of the multistoried buildings thereon would be according to the plan to be sanctioned and subject to such sanction according to the specification and particulars given in work Schedule andthe Developer shall be entitled to amalgamate the plot of land under reference with any other property and/or properties, plot of land and/or plot of lands and/or any portion or portions of any property according his discretion.

6. The time for completion of this project is fixed to 60 months from the date of sanction of plan of the schedule mentioned property, in case of failure to complete the said project within the stipulated 60 months

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period, both the parties are agreed to allow another 36 months period after the above referred 60 months.

7. In course of construction of said building and/or in course of development of said land, the developer shall be at liberty to enter into Agreement for Sale and/or Deed of Conveyance with third party according to his discretion for other flats and/or any area or areas of the said multistoried buildings except the owner's allocation. The Owner is not entitled to any share in any commercial portion or any club or any space for commercial use. The Developer is free to do anything with this portion of land for which the Land Owners shall not raise any claim in any way.

8. This is also agreed by and between the parties that at the time of registration of deed of sale of the other flats of the said multistoried building except the owner's allocation, the land owners shall sign and appear before the Registrar according to the instruction and/or request of the developer without any objection, if needed otherwise such will be done by the Developer himself with the aid of his Power of Attorney which will be duly registered in accordance with law.

9. This is agreed by and between the parties that, the developer reserved his right to keep garage spaces and/or shops/club in the ground floor of the proposed building or anywhere in accordance with the sanctioned plan of competent authority for which the land ownersshall never raise any claim and the proposed building will be constructed on the amalgamated plot of land if necessary. This necessity will be decided by the Developer on his own without any interference of the First Party/Land Owners.

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10. This is further agreed by and between the parties that the said construction is an extension of the continuing Project **"PANTHANIWAS SHANTINIKETAN"** and as such amalgamation of lands with the abovementioned Project would normally take place in accordance with the law.

11. This is further agreed by and between the parties that the parking spaces, gates for ingress and egress, all common areas required for the enjoyment, maintenance and management of the proposed Project or any part thereof shall be in common with the adjacent and/or continuing Project, **"PANTHANIWAS SHANTINIKETAN"**.

12. This is further agreed by and between the parties that all common amenities and facilities provided at the adjacent and/or continuing Project, **"PANTHANIWAS SHANTINIKETAN"**, shall also be provided for the enjoyment of the proposed Project or any part thereof.

13. The developer reserved his right to sell and/or transfer by lease and/or make gift from his allocation of the multistoried buildings and/or reserved his right to keep his allocated portion under lock and key for which the land owner willnever raise any objection.

14. The Land Ownersagree to execute the necessary Power of Attorney authorizing the Developer to do all such acts and things that are necessary for the development of the said land, construction of the multistoried buildings, amalgamation of the plot with any other plot or plots and to obtain advance booking for the apartments or flats to be constructed on the said premises provided that the owner shall also be bound to execute a Registered Power of Attorney in favour of the Developer before starting of the Construction work by which the Developercan execute conveyance in favour of intending buyers by himself/ itself.

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15. The Land Ownersagree to sign and execute from time to time plans, allocations for layouts, subdivision, amalgamation, construction, etc. of the buildings and other applications necessary to be submitted to the authorities concerned at the request and cost of the Developer.

16. The Land Owners shall not object to any construction or laying of sewerage, drainage, water pipes, cables or other provisions made in accordance with law and scheme of construction and/or amalgamation of the plot with any other plot or plots.

17. It is made clear that the developer shall have right, title and/or interest in respect of the roof of the proposed building.

18. If any dispute or difference arises between the land owner and the Developer, the same shall be referred to Mr. Debasish Roy Chowdhury, Advocate, of 8, Old Post Office Street, Ground Floor, Kolkata-700001, with power to appoint an Umpire as per the provisions of the Indian Arbitration and Conciliation Act, 1996 and his decision shall be final and binding on both the parties.

19. In case any litigation will be found in respect of the schedule mentioned land then for the settlement of such litigation the Land Owner will be solely responsible. The cost of such settlement and other miscellaneous charges shall be deductible from the Land Owner's 10% share restricted on the residential areas only.

DEFINITION CLAUSE:-

17.1 **SAID PROPERTY** All the above referred piece and parcel of land lying and situate within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum and totalling to an area of 147 Decimal

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"BASTU" Land, more fully and more particularly mentioned in Schedule "A" hereunder written.

17.2 **SAID LAND & BUILDING** All the above referred piece and parcel of landlying and situate within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum and totaling to an area of 147 Decimals "BASTU" Land, more fully and more particularlymentioned in Schedule "A" hereunder written.

17.3 **NEW BUILDING** shall mean and the residential and commercial buildings proposed to be constructed in or upon the said land comprising in the said property in accordance with the plan to be sanctioned by Zilla Parisad/Department of Panchayats and Rurals Development, West Bengalafter or without amalgamation of the said plot of land with other plot or plots.

17.4 **COMMON FACILITIES** shall mean and include corridors, stair case, parking spaces, gates for ingress and egress, other common areas and amenities, landings, stair ways, stair case, roof ,boundary wall, main gate, water, tank, septic tank, pumps and other facilities required for the enjoyment maintenance management of the proposed building or any part thereof.

17.5 **OWNER'S ALLOCATION**shall mean and include same as defined in Article hereunder.

17.6 **DEVELOPER/PROMOTER'S ALLOCATION** shall mean and include the whole of the said new multistoried buildings as described in Article hereunder except the Owner's allocation in the said multistoried buildings.

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17.7 **BUILDING PLAN** shall mean and include the plan to be sanctioned by the Zilla Parisad/Department of Panchayats and Rurals Development, West Bengal in the name of the Owner for construction of the said new building and/or revised and/or modified as may thereafter be sanctioned by ZillaParisad/Department of Panchayats and Rurals Development, West Bengal after or without amalgamation of plot with other plot or plots.

17.8 **TRANSFER** shall mean and include with registration and delivery of possession and/or by any other means adopted for affecting a transfer of space/flat under law.

17.9 **ADVOCATE**shall mean only Advocate engaged by the Developer.

17.10 **TRANSFERER/PURCHASERS** shall mean and include a person or persons or party or parties to whom any flat or other space in the new multistoried buildings may hereafter be agreed to be transferred.

ARTICLE -II - INTERPRETATION

18.1 Any reference to the statute shall include any statutory extension or modifications, reenactment of such statute and any rules regulations or orders hereunder.

18.2 Any covenant by the Developer/Contractor/Owner/Vendor not to set or to do anything shall be deemed to include their respective obligations not to permit the said act or thing to be done.

18.3 Singular number shall include plural number and vice-versa.

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18.4 The paragraphs headings do not form part of this agreement and have been given only for the sake of convenience and shall not be taken into account or consideration from the construction or the interpretation of this Agreement.

ARTICLE – III - DATE OF COMMENCEMENT

19 The Agreement shall be deemed to have commenced on and with effect from the date of execution of this Agreement.

ARTICLE – IV-OWNER/VENDOR/REPRESENTATION

20.1 The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT rights title,interest and possession in the said property free from all sorts of encumbrances whatsoever.

20.2 The said property is not affected by any scheme of Acquisition or Requisition of the State/Central Government and any local body/authority and the same has a clear marketable title.

20.3 The proposed construction on the said property is nothing but a continuation of the project under the name and style of **"PANTHANIWASSHANTINIKETAN"**.

ARTICLE –V-OWNER'S ALLOCATION

21. In consideration of the premises and in consideration of the entrusting the work of development of the said property to the Developer/ Contractor as herein agreed to and in consideration of the Land Owner's share or interest in the said property as aforesaid the Land Owners herein shall be entitled to 10% of the total residential area to

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be sanctioned in the project along with Rs. 2,00,000/- (Rupees Two lakhs) only.

ARTICLE-VI – DEVELOPER'S ALLOCATION

22.1. In consideration of the presence and in consideration of the Developer's undertaking the work of development of the said property and/or construction of the said proposed new multistoried buildings at his own costs and expenses in the manner as herein shall be entitled to the entirety of the said building except Land Owner's allocation and shall also be entitled to receive the proportionate land cost except owner's proportionate share therein.

22.2. The Developer herein shall be entitled to transfer or allot or otherwise dispose of on ownership basis the said building in favour of the intending Purchaserand/or Purchaser(s)from hisallocation subject to prior allotment of owners' share.

22.3. That all the debris (whatsoever) of the said premises will be for the Developer/Contractorto clear up at the cost and responsibility of the Developer/Contractor.

ARTICLE – VII- DEVELOPER'S COVENANTS

23.1. The Development of the said property and/or construction of the said proposed new multistoried buildings shall be made by the Developer on behalf of the Land Ownersthemselves or on account and on behalf of the intending buyers of flats and spaces in new multistoried buildings.

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23.2. The Developer herein shall be responsible to arrange necessary, finance and/or moneys as may from time to time be required for the said work of development and/or construction of the said proposed new building either from the intending buyers of flats and spaces of the new building or other sources as the Developer herein shall think fit and proper of his own the Land Owners shall have no responsibility or liability for collection of finance by the Developer/Promoter from the intending buyers of flats or spaces or any person or concerns. Developer will not be liable for any cost and damage which arises due to any activities of the Land Ownersor her predecessor prior or after the date of Agreement. The Developer has full right to mortgage the property mentioned in the schedule to raise project loan for completion of the project. The Land Ownersare hereby giving no objection in this respect.

23.3. The Developer shall not ask the Land Owners to finance or pay costs of construction and/or development of the said property.

23.4. The Developer at his own cost and expenses apply for and obtain all necessary sanction or permission or approval of 'No Objection' certificate from the appropriate Government Authorities/Corporation and/or Department including necessary (No Objection Certificate) from any authority as may from time to time be necessary or required for the purpose of carrying out the work of development of the said property with the right to amalgamate the property with other plot or plots of land.

23.5. The Developer shall at his own costs and expenses apply for and obtain temporary and/or permanent connection for supply of electricity but the proportionate cost will be shared between the

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Purchaser and the Owner as may be required at the said new multistoried buildings.

23.6. The Developer/Builder shall at his own costs and expenses install and provide facilities as may be necessary if required, as per the statutory bye-laws and/or regulations of the Panchayat/Department of Panchayats and Rurals Development, West Bengal or other appropriate authorities and/or departments.

ARTICLE -VIII- OWNER'S COVENANTS

24.1. The Land Ownerswill grant General Power of Attorney in favour of Developer/Contractor authorizing and/or empowering him to do all acts, matters and things necessary for completion of the work of development of the said property and/or construction of the said proposed new multistoried buildings and/or to sale the Developer's share as per this Agreement.

24.2. The Land Ownerswill (if required by the Developer), sign execute and delivery all applications and papers documents and declarations to enable the Developer to apply for and obtain telephone electricity, sewerage, water and other public utility services in or upon the said new building and/or to enable the Developer to apply for and obtain modification and/or to enable the Developer to apply for and obtain modification and/or rectification to the plan sanctioned by the Zilla Parisad/Department of Panchayats and Rurals Development, West Bengaland for all of these acts deeds, and things the Owner/Vendor shall grant the Power of Attorney in favour of the Developer/Contractor authorizing and/or empowering him to do all acts, deeds, mattes and things necessary for the purpose of

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mentioned above and the Power of Attorney shall remain irrevocable and in force during continuance of this Agreement.

24.3. The Land Ownerswill not in any manner obstruct or object the carrying out of the development of the said property and/or constructions of new multistoried buildings in or upon the said land is herein agreed. The Land Owners is agreed to any necessary steps which will be taken by the Developer for amalgamation of the property with one or more than one plot of land.

24.4. All the flats and other spaces of the said proposed new multistoried buildings to be erected and sold by the Developer except Land Owner's allocation with the proportionate share and interest in the land to be intending buyer/buyers on whose account such flats shall be erected by the Developer.

24.5. The Land Owners shall be liable for the costs of the electric meter which will be necessary for his flat and also liable for all incidental costs and charges for formation of Society etc. and the maintenance of the flat.

ARTICLE-S – IX – CONSTRUCTION

25.1. The construction of the said proposed new multistoried buildings shall be made by the Developer/Contractor as per the plan to be sanctioned by the Zilla Parisad/Department of Panchayats and Rurals Development, West Bengalin accordance with the Rules Regulation Bye-laws framed hereunder.

25.2. The Developer shall be entitled to obtain necessary modification and/or rectification plan for the purpose of completion of the construction of the said multistoried buildings, if necessary.

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25.3. The Developer shall retain, appoint and employ such masons, mistries, Architects, Engineers, Contractor, manager, supervisor, Durwans and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new multistoried buildings as the Developer shall at his own discretion shall think fit and proper.

ARTICLE –X- SPACE ALLOCATION

26.1. After completion of the construction of the said new multistoried buildings, the Developer will allot the flats to the Land Owners and the intending Purchaser/Purchasers according to the booking or allocation of the prospective Purchasers.

26.2. The Developer/Contractor will be solely responsible for the allotment of flats in respect of Developer's allocation to be constructed by him and no one will be entitled to interfere thereto including the Land Owners.

ARTICLES – XI RATES &TAXES

27.1. The Land Ownersherein will be liable to bear and pay the amount of Municipal Taxes, Building Taxes and other rates and taxes whatsoever as may be found on account in respect of the said property unto this date of execution of Agreement.

27.2. On and from date of execution of this Agreement the Developer shall be liable or responsible to bear and pay the khazna, municipal taxes etc. as may be found payable on account and in respect of the said property.

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27.3. The Land Owners, Developer and/or Developer's transferee shall bear and pay the Municipal Taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new multistoried buildings after delivery of possession to the Land Owners, Purchaser proportionately.

27.4. The Land Owners Developer/Contractor or the Developer's Transferee shall bear and pay the proportionate amount of costs of maintenance and service charges with regard to the said multistoried buildings in respect of their allocation and the owner will be liable for the same but he will pay for his allocation only.

27.5. The Developer may form an Association for the purpose of proper maintenance of common area and essential services at the said multistoried buildings including allocation of the maintenance costs and expenses, till the formation of such Association Developer or his nominee shall look after the maintenance of common areas and essential services at the said multistoried buildings shall further be in charge of realizing and disbursing the amount of maintenance costs and services charges.

ARTICLE -XII

28.1. During the continuance of this Agreement, the Land Owners herein will not in any manner, sell, transfer, encumber mortgage or otherwise deal with or dispose of his right title or in the said property in any manner whatsoever.

28.2. The Land Owners will not part with possession of any of the residential flats or other spaces of the said multistoried buildings, except her allocation prior to notice by the Developer.

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28.3. The Developer shall unless prevented by any acts of the God or act beyond the control of the Developer, complete the construction of the said multistoried buildings on or within the 60 months as stated herein before. If not completed the said multistoried buildings within the period in that case six months grace period will be given by the Land Owners to the Developer.

28.4. The Land Owners till date has not taken any advantages, booking in respect of the said land and premises from any person and the owner has not encumbered the same in any manner whatsoever, and declare that the said property is free from all encumbrances and it has good clear marketable title, if any found then the cost of the settlement will be borne by the Land Owners.

ARTICLE –XIII

29. The Owners will be bound to make registration of sale deeds in respect of all flats and spaces of Developer/Contractor allocation at cost of the Purchaser/Purchasers along with proportionate share of land only anytime within the period of construction without any claim or demand whatsoever. The owner shall co-operate with the Builder/Developer for such registration and shall have no objection to be a party in the said proposed Deed of Conveyance(S).

ARTICLE –XIV- MISCELLANEOUS

30.1. The Developer/Contractor shall be entitled to choose interested person to purchase the flat of his allocation and who will agree to bear the cost of construction of the said flat at the rate to be assessed and/or settled by the Developer/Contractor at his own discretion and the Land Owners hereby undertakes and agreed to sell to the said

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intending Purchaser(s) of the flats, the proportionate share of land areas of the particular flat to be constructed by the Developer at the cost of the intending Purchaser(s) which includes all tax liability.

30.2. The Land Ownersand the Developer/Contractor have entered into this Agreement or merely as contract basis and nothing herein constrained shall be deemed or constructed as a Partnership between the parties, is any manner nor shall the parties hereto constitute and association of person.

ARTICLE – XV – JURISDICTION

31. The Courts at District Birbhum shall have the jurisdiction to entertain, try and determine all actions, suits, and proceedings arising out of these presents between the parties.

ARTICLE – XVI

32.1. CARPET AREA:- Demarcated area from inner portion of the boundary wall/outside wall of a flat to the inner portion of the boundary wall/ outside wall of the same flat including the area of internal partition walls i.e. the internal area of the flat and in accordance with the provision of West Bengal Housing Industry Regulatory Act,2017.

32.2. COVER AREA:- Cover area of a flat is calculated on the basis of the area from outer portion of a boundary wall of a flat to the outer portion of a boundary wall (opposite) of the same flatand in accordance with the provision of West Bengal Housing Industry Regulatory Act,2017.

32.3. BUILD-UP-AREA:- Build up area of a flat is calculated on the basis of the cover area of a flat plus the proportionate share of common area,

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stair cases and lift room of the same floor in which the flat is situatedand in accordance with the provision of West Bengal Housing Industry Regulatory Act,2017.

32.4. SUPER BUILT UP AREA:- Super built up area of a flat is calculated on the basis of the built up area of the flat plus all the proportionate share of the common areas of the whole building, stair cases, roof, passage, common areas of the plot on which the said building to be constructed lift machine room, underground reservoir, overhead reservoir, septic tank etc. and in accordance with the provision of West Bengal Housing Industry Regulatory Act,2017.

SCHEDULE 'A' ABOVE REFERRED TO

1. **All That** piece and parcel of 25 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, R.S. & L.R. Dag No. 607, R.S. Khatian No. 226 corresponding to L.R. Khatian Nos. 111 and 151, present L.R. Khatian No. 827, within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchyat, ADSR Bolpur, DSR Suri and District Birbhum.

All That piece and parcel of 25 Decimal more or less of Baid land was purchased by one of the present owners herein Sri Manab Paul from Smt. Rati Bala Bagdi, Sri Mahadeb Bagdi, Sri Basudeb Bagdi, Sri Prakash Bagdi, Sri Sahadeb Bagdi, Smt Sabitri Bagdi, Smt Naru Bagdi on the day of 2nd September 2016 by a registered Deed of Sale being No. 030306575 for the year 2016, recorded in the Book No. I, Volume No. 0303 - 2016, Page from 129336 to 129377 before the office of ADSR Bolpur hereinafter referred to as **"LOT A"**.

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2. **All That** piece and parcel of 20 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, R.S. and L.R. Dag No. 606, L.R. Khatian No. 998, present L.R. Khatian No. 1213 and 1094, within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

All That piece and parcel of 20 Decimal more or less of Baid land was purchased by one of the present owners Sri Narayan Chandra Paul from Sri Bimal Hazra on the day of 3rd August 2017 Registered by the Deed of Sale being No. 030305916 for the year 2017, recorded in the Book No. I, Volume No. 0303 - 2017, Page from 113238 to 113268, before the office of ADSR Bolpur hereinafter referred to as **"LOT – B"**.

That Sri Narayan Chandra Paul was fully seized and possessed of all rights, title, interest and possession of All That piece and parcel of 25 Decimal more or less of Baid land referred as **"LOT – B"** and was fully competent to convey the said land.

Thereafter, the said land was gifted by Sri Narayan Chandra Paul to Sri Manab Paul on the day of 12th August 2017 by a registered Deed of Gift being No. 190301904 for the year 2017, recorded in the Book No. I, Volume No. 1903 – 2017, Pages from 62769 to 62798, before the office of the ARA – III, Kolkata.

3. **All That** piece and parcel of 84 decimals more or less of Baid land lying and situate at Mouza – Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian Nos. 1111, 1109, 1117, 1115, 1114, 1108, 1113, 1112, 1119, 1053, 1118 and 1110, within the jurisdiction of Illambazar Police Station, within the limits of Illambazar Gram Panchayet, ADSR Bolpur, DSR Suri and District – Birbhum. The

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abovementioned 84 decimals more or less of Baid land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Malati Hansda, Sanatan Hansda, Sukodi Hemram, Mangala Hansda, Balika Tudu, Mangala Hansda, Fulmoni Hansda, Babulal Hansda, Ram Hansda, Lodai Hansda, Ram Hansda, Bijay Hansda, Mangala Hansda collectively hereinafter referred to as **"LOT – C"**, the details of which are given below:-

i. **All That** piece and parcel of 5 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1116, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present ownersherein, Sri Narayan Chandra Paul from Smt Malati Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304659 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95928 to 95958, in the office of ADSR Bolpur.

ii. **All That** piece and parcel of 5 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1111, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Sanatan Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No.

Authorised signatory of
Axis Bank Ltd

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030304660 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95895 to 95927, in the office of ADSR Bolpur.

iii. **All That** piece and parcel of 7 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1109, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Smt Sukodi Hemram on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304668 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95671 to 95703, in the office of ADSR Bolpur.

iv. **All That** piece and parcel of 5 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1117, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Mangla Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304661 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95864 to 95894, in the office of ADSR Bolpur.

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v. **All That** piece and parcel of 4 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1115, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Smt Balika Tudu on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304665 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95737 to 95769, in the office of ADSR Bolpur.

vi. **All That** piece and parcel of 4 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1114, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Mangala Hansda on the day of 30th May 2018 Registered by the Deed of Sale Being No. 030304655 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 96021 to 96052, in the office of ADSR Bolpur.

vii. **All That** piece and parcel of 7 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1108, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within

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the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein Sri Narayan Chandra Paul from Smt Fulmani Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304656 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95990 to 96020, in the office of ADSR Bolpur.

viii. **All That** piece and parcel of 4 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1113, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Babulal Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304657 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95959 to 95989, in the office of ADSR Bolpur.

ix. **All That** piece and parcel of 4 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1112, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

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The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Ram Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304666 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95704 to 95736, in the office of ADSR Bolpur.

x. **All That** piece and parcel of 6 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1119, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Lodai Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304669 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95642 to 95670, in the office of ADSR Bolpur.

xi. **All That** piece and parcel of 21 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1053, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Ram Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304664 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95770 to 95801, in the office of ADSR Bolpur.

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xii. **All That** piece and parcel of 5 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1118, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Bijay Hansda on the day of 30th May 2018 Registered by the Deed of Sale Being No. 030304662 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95833 to 95863, in the office of ADSR Bolpur.

xiii. **All That** piece and parcel of 7 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1110, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Mangala Hansda on the day of 30th May 2018 Registered by the Deed of Sale Being No. 030304663 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95802 to 95832, in the office of ADSR Bolpur.

4. **All That** piece and parcel of 18 decimals more or less of Baid land lying and situate at Mouza – Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, within the jurisdiction of Illambazar Police Station, within the limits of Illambazar Gram Panchayet, ADSR Bolpur, DSR Suri and District – Birbhum. The abovementioned 18

Additional Registrar of
Assurances III Kolkata

2 8 JAN 2020

decimals more or less of Baid land was purchased by one of the present owners herein, Sri Manab Paul from Sudhir Kumar Karmakar, Radharani Lohar, Radheshyam Karmakar, Ajit Karmakar, Dayamay Karmakar, Kalyani Karmakar, Dinesh Karmakar, Thakurdas Karmakar, Balaram Karmakar, Kripamoy Karmakar, Birja Karmakar, Sarada Lohar, Kartick Karmakar, Abhijeet Lohar, Amarjit Lohar, Sima Lohar collectively hereinafter referred to as **"LOT – D"**, the details of which are given below:-

i. **All That** piece and parcel of 4.50 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, present L.R. Khatian No. 1094 and 1213 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by me the present owner herein, Sri Manab Paul from Sri Sudhir Kumar Karmakar on the day of 12th June 2019 by a registered Deed of Sale Being No. 030304508 for the year 2019, recorded in the Book No. I, Volume No. 0303 - 2019, Page from 91050 to 91075, in the office of ADSR Bolpur.

ii. **All That** piece and parcel of 4.50 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, present L.R. Khatian No. 1094 and 1213 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

Additional Registrar of
Assurances-III Bangalore

2 8 JAN 2020

The abovementioned land was purchased by me the present owner herein, Sri Manab Paul from Smt Radharani Lohar on the day of 12th June 2019 by a registered Deed of Sale Being No. 030304507 for the year 2019, recorded in the Book No. I, Volume No. 0303 - 2019, Page from 91022 to 91049, in the office of ADSR Bolpur.

iii. **All That** piece and parcel of 0.5 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, present L.R. Khatian No. 1094 and 1213 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by me the present owner herein, Sri Manab Paul from Sri Radheshyam Karmakar on the day of 12th June 2019 by a registered Deed of Sale Being No. 030304561 for the year 2019, recorded in the Book No. I, Volume No. 0303 - 2019, Page from 92097 to 92123, in the office of ADSR Bolpur.

iv. **All That** piece and parcel of 4.50 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, present L.R. Khatian No. 1094 and 1213 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by me the present owner herein, Sri Manab Paul from Sri Ajit Karmakar on the day of 12th June 2019 by a registered Deed of Sale Being No. 030304509 for the year 2019, recorded in the Book No. I, Volume No. 0303 - 2019, Page from 91076 to 91102, in the office of ADSR Bolpur.

Additional Registrar of
Assurances III Kolkata

2 8 JAN 2020

v. **All That** piece and parcel of 4 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, present L.R. Khatian No. 1094 and 1213 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by me the present owner herein, Sri Manab Paul from Sri Dayamay Karmakar, Smt Kalyani Karmakar, Sri Dinesh Karmakar, Sri Thakurdas Karmakar, Sri Balaram Karmakar, Sri Kripamoy Karmakar, Smt Birja Karmakar, Smt Sarada Lohar, Sri Kartick Karmakar, Sri Abhijeet Lohar, Sri Amarjit Lohar, Smt Sima Lohar on the day of 12th June 2019 by a registered Deed of Sale Being No. 030304506 for the year 2019, recorded in the Book No. I, Volume No. 0303 - 2019, Page from 90975 to 91021, in the office of ADSR Bolpur.

All the above referred piece and parcel of land are lying and situate within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum and totaling (**"LOT – A"** + **"LOT – B"** + **"LOT – C"** + **"LOT – D"**) to an area of 147 Decimals "BASTU" Land, lying and situated in Mouza -Kamarpara, J.L. No. 131,L.R. Dag No. 606 (38 Decimals), L.R. Dag No. 607 (25 Decimals), L.R. Dag No. 605/1147 (84 Decimals), Present L.R. Khatian No. 1094, 1213, 827, 1150 Respectively.

The property is butted and bounded as:-

On the North:	Black Top Road (KabiJaydevRoad)
On the South:	Vacant Land
On the East:	Black Top Road (Panchayet Road)
On the West:	Panthaniwas Shantiniketan (existing buildings)

Additional Registrar of
Assurances III Kolkata

2 8 JAN 2020

IN WITNESS WHEREOF the parties hereunto have signed, sealed and delivered these presents on the day, month and year first above written.

Signed, Sealed and Delivered
at Calcutta in presence of :

Alok Sen

1. Mr. Alok Sen
   12, R. G. Avenue, DumDum
   Kolkata – 700 028

Narayan Chandra Paul.

SIGNATURE OF THE LAND OWNERS

PAN BKVPP6413Q

PAN AJLPP6658F

Arnab Mondal

2. Mr. Arnab Mondal
   B- 112, Survey Park,
   Kolkata – 700 075

SIGNATURE OF THE DEVELOPER

PAN AJLPP6658F

Drafted by me:

Tathagata Ray

Tathagata Ray
LLB (Leeds, UK)
Advocate
High Court, Calcutta
35A, Old Ballygunge First Lane,
Kolkata – 700019
WB/636/1998

Additional Registrar of
Assurances III Kolkata

2 8 JAN 2020

MEMO OF CONSIDERATION

Received Rs.2,00,000/- (Rupees Two Lakhs) Only, by Cheque, being Cheque No. 001406 & 001407 drawn on HDFC Bank, Branch, dated 27.01.2020 as consideration amount.

WITNESSES :

Alok Sen

1. Mr. Alok Sen
   12, R. G. Avenue, DumDum
   Kolkata – 700 028

Narayan Chandra Paul

SIGNATURE OF THE LAND OWNERS

PAN BKVPP6413Q

PAN AJLPP6658F

Arnab Mondal

2. Mr. Arnab Mondal
   B- 112, Survey Park,
   Kolkata – 700 075

SIGNATURE OF THE DEVELOPER

PAN AJLPP6658F

Additional Registrar of
Assurances III Kolkata

2 8 JAN 2020

SPECIMEN FORM FOR TEN FINGER PRINTS

Nagendra Chandra Patel

	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					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Additional Registrar of
Assurances-III Kolkata

2 8 JAN 2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANAB PAUL

NARAYAN CHANDRA PAUL

13/10/1981

Permanent Account Number

AJLPP6658F

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

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं :
आय कर पैन यूनीट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सी बी डी बेलापुर,
नवी मुंबई - 400 614.

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KNH6716823

নির্বাচকের নাম	:	মানব পাল
Elector's Name	:	Manab Paul
পিতার নাম	:	নারায়ণ চন্দ্র পাল
Father's Name	:	Narayan Chandra Paul
লিঙ্গ/Sex	:	পু/ M
জন্ম তারিখ Date of Birth	:	13/10/1981

KNH6716823

Sex: M

10, নিউ বিক্রমগড়, কোলকাতা, যাদবপুর, কোলকাতা-700032

Address:
10, NEW BIKRAMGARH, KOLKATA, JADAVPUR, KOLKATA- 700032

Date: 04/12/2018

152-টালিগঞ্জ বিধান সভা নির্বাচন কেন্দ্র
নির্বাচক নিবন্ধন আধিকারিক
Facsimile Signature of the Electoral Registration Officer for
152-Tollygunj Constituency

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

OVER

আধার

ভারতীয় বিশিষ্ট পরিচয় কর্তৃপক্ষ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19577/21908

10/10/2012

To
মানব পাল
Manab Paul
10 NEW BIKRANGARH P.G.H.SHAH ROAD
JADAVPUR Jadavpur University S.O
Jadavpur University Kolkata
West Bengal 700032

15855451

MN158554519DF

আপনার আধার সংখ্যা/ Your Aadhaar No. :

6993 3793 3244

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
GOVERNMENT OF INDIA

মানব পাল
Manab Paul
পিতা : নারায়ন চন্দ্র পাল
Father : NARAYAN CHANDRA PAUL
জন্ম সাল / Year of Birth : 1981
পুরুষ / Male

6993 3793 3244

আধার - সাধারণ মানুষের অধিকার

Government of India

[redacted]

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

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

15855451

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
10 নিউ বিক্রন গড়, পি.জি.এইচ. শাহ রোড, যাদবপুর, যাদবপুর, কোলকাতা, পশ্চিমবঙ্গ, 700032

Address:
10 NEW BIKRANGARH, P.G.H.SHAH ROAD, JADAVPUR, Jadavpur University S.O, Jadavpur University, Kolkata, West Bengal, 700032

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947
Bengaluru-560 001

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD WB/23/151/ 408581
পরিচয় পত্র

Elector's Name : NARAYAN CH PAUL
নির্বাচকের নাম : নারায়নচন্দ্র পাল
Father/Mother/ Husband's name : TOKANI PRASAD
পিতা/মাতা/ স্বামীর নাম : টোকনি প্রসাদ
Sex : MALE
লিঙ্গ : পুরুষ
Age as on 1.1.1985 : ৪৯
১.১.১৯৯৫এ বয়স : ৪৫

Narayan Chandra Paul.

Address : 10 NEW BIKRAMGARH COLONY
ঠিকানা : ১০ নিউ বিক্রমগড় কলোনী

Fascimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক
For CHAKURIA Assembly Constituency
চাকুরিয়া বিধানসভা নির্বাচন কেন্দ্র

Place : CALCUTTA
স্থান : কলিকাতা
Date : 10.5.1995
তারিখ : ১০.৫.১৯৯৫

Narayan Chandra Paul.

Narayan Chandra Paul.

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1178/49917/00317

To
Narayan Chandra Paul
S/O Late Tokani Prasad Paul
10 NEW BIKRAMGARAH P.G. H. SHAH ROAD
Jadavpur University
Jadavpur University
Circus Avenue Kolkata
West Bengal 700032
9674422294

10/10/2012

33803950

MD3380066607FH

आपका आधार क्रमांक / Your Aadhaar No. :

3842 1020 2910

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Narayan Chandra Paul
Father : TOKANI PRASAD PAUL
DOB : 01/01/1950
Male

3842 1020 2910

मेरा आधार, मेरी पहचान

Narayan Chandra Paul.

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें ।

INFORMATION

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

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

आधार

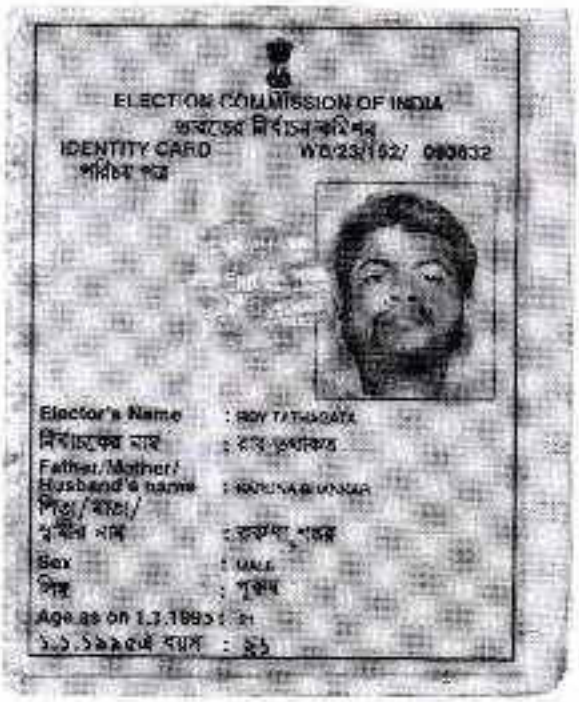
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Late Tokani Prosad Paul, 10 NEW BIKRAMGARAH, P.G. H. SHAH ROAD, Jadavpur University, Kolkata, Jadavpur University, West Bengal, 700032

3842 1020 2910

1947 | [illegible] | www.uidai.gov.in

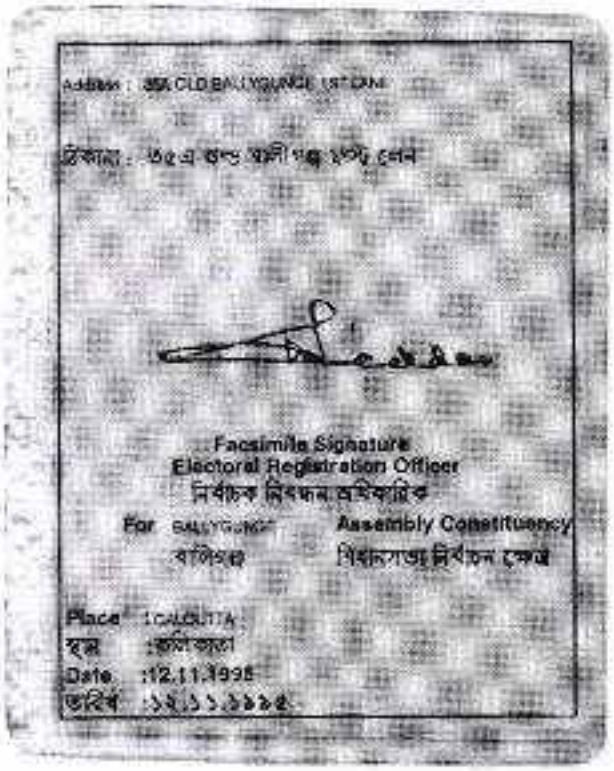
Narayan Chandra Paul



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD WB/23/192/ 080632
পরিচয় পত্র

Elector's Name : ROY TATHAGATA
নির্বাচকের নাম : রায় তথাগত
Father/Mother/
Husband's name : [illegible]
পিতা/মাতা/
স্বামীর নাম : [illegible]
Sex : MALE
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : [illegible]
১.১.১৯৯৫ এর বয়স : [illegible]

Tathagata Roy



Address : 35A OLD BALLYGUNGE 1ST LANE
ঠিকানা : [illegible]

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক
For BALLYGUNGE Assembly Constituency
বালিগঞ্জ বিধানসভা নির্বাচন ক্ষেত্র

Place : CALCUTTA
স্থান : কলিকাতা
Date : 12.11.1995
তারিখ : [illegible]

AADHAAR

তথ্য

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

INFORMATION

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

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

Unique Identification Authority of India

ঠিকানা:
S/O সুধীন্দ্রনাথ সরকার, ৫০-১, বাজে শিবপুর রোড, হাওড়া (মিউনিসিপাল কর্পোরেশন), শিবপুর, হাওড়া, পশ্চিমবঙ্গ, 711102

Address:
S/O Sudhindranath Sarkar, 50/2, BAJE SHIBPUR ROAD, Howra Corporation, Sibpur, Howra, West Bengal, 711102

6263 2734 0825

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

আধার

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/19505/05339

To
সুবীর সরকার
SUBIR SARKAR
S/O Sudhindranath Sarkar
50/2 BAJE SHIBPUR ROAD
Howra Corporation
Sibpur
Howra
West Bengal / 711102

আপনার আধার সংখ্যা / Your Aadhaar No. :

6263 2734 0825

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

সুবীর সরকার
SUBIR SARKAR
পিতা : সুধীন্দ্রনাথ সরকার
Father : Sudhindranath Sarkar
জন্ম সাল / Year of Birth : 1955
পুরুষ / Male

6263 2734 0825

আধার – সাধারণ মানুষের অধিকার

Subir Sarkar

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

BWC1171966

নির্বাচকের নাম : অলোক সেন

Elector's Name : Alok Sen

পিতার নাম : নলিনী সেন

Father's Name : Nalini Sen

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ
Date of Birth : 16/09/1951

Alok Sen

BWC1171966

ঠিকানা:
12 রাষ্ট্রগুরু এভিনিউ দমদম & দমদম উত্তর 24 পরগনা
700028

Address:
12 Rastraguru AvenueDumdum &
Dumdum North 24 Parganas 700028

Date: 31/08/2007
138-দমদম নির্বাচন ক্ষেত্রের নিবন্ধক নিবন্ধন
নির্বাচকনিবন্ধক কর্তৃপক্ষের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
138-Dum Dum Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ক্ষেত্রে নিজের নাম তোলার ও একই নম্বরের নতুন পরিচয় পত্রিকাপত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention the Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

ভারত সরকার
Government of India
অর্ণব মন্ডল
ARNAB MONDAL
জন্মতারিখ / DOB : 10/02/1994
পুরুষ / MALE

8709 9158 0007

আমার আধার, আমার পরিচয়

Arnab Mandal

আধার
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India
ঠিকানা: বি- ১১২, সার্ভে পার্ক,
সন্তোষপুর, সন্তোষপুর, কোলকাতা, পশ্চিমবঙ্গ
, 700075

Address: B- 112, SURVEY PARK,
SANTOSHPUR, Santoshpur S.O, Kolkata,
West Bengal, 700075

8709 9158 0007

1947 | help@uidai.gov.in | www.uidai.gov.in

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

GRN: 192019200165604671 | Payment Mode: Online Payment

GRN Date: 27/01/2020 15:01:23 | Bank : HDFC Bank

BRN : 1008898813 | BRN Date: 27/01/2020 15:02:35

DEPOSITOR'S DETAILS

Id No. : 19030000145572/7/2020
[Query No./Query Year]

Name : SREE BALAJI

Contact No. : 9830122294 | Mobile No. : +91 9874422294

E-mail : info_manab@hotmail.com

Address : 901 P G H Shah Road, Kolkata 700 032

Applicant Name : Mr DEBASISH ROY CHOWDHURY

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030000145572/7/2020	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	19030000145572/7/2020	Property Registration- Registration Fees	0030-03-104-001-16	2105
		Total		42126

In Words : Rupees Forty Two Thousand One Hundred Twenty Six only

Additional Registrar of
Assurances III Kolkata

2 8 JAN 2020

Major Information of the Deed

Deed No :	I-1903-00490/2020	Date of Registration	28/01/2020
Query No / Year	1903-0000145572/2020	Office where deed is registered	
Query Date	25/01/2020 10:48:12 AM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DEBASISH ROY CHOWDHURY 8, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9007274140, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth value		Market Value	
		Rs. 1,78,81,652/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 40,031/- (Article:48(g))		Rs. 2,105/- (Article:E, E, B, M(a), M(b), I)	
Remarks			

Land Details :

District: Birbhum, P.S.- Illambazar, Gram Panchayat: ILLAMBAZAR, Mouza: Kamarpara, JL No: 131, Pin Code : 731214

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-607	LR-111	Bastu	Baid	25 Dec		19,35,244/-	Property is on Road Adjacent to Metal Road,
L2	LR-606	LR-998	Bastu	Baid	20 Dec		15,46,195/-	Property is on Road Adjacent to Metal Road,
L3	LR-605/1147	LR-1111	Bastu	Baid	84 Dec		1,30,04,838/-	Property is on Road Adjacent to Metal Road,
L4	LR-606	LR-246	Bastu	Baid	18 Dec		13,93,375/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			147Dec	0 /-	178,81,652 /-	
	Grand Total :				147Dec	0 /-	178,81,652 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri Narayan Chandra Paul Son of Late Tokani Prasad Paul Executed by: Self, Date of Execution: 28/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office	 28/01/2020	LTI 28/01/2020	28/01/2020
	, 10, New Bikramgarh,, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BKVPP6413Q, Aadhaar No: 38xxxxxxxx2910, Status :Individual, Executed by: Self, Date of Execution: 28/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri Manab Paul Son of Shri Narayan Chandra Paul Executed by: Self, Date of Execution: 28/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office	 28/01/2020	LTI 28/01/2020	28/01/2020
	, 10, New Bikramgarh,, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJLPP6658F, Aadhaar No: 69xxxxxxxx3244, Status :Individual, Executed by: Self, Date of Execution: 28/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Sree Balaji** , 90/1, Prince Golam Hussain Shah Road, P.O:- Golf Green, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 , PAN No :: AJLPP6658F,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**
	Shri Manab Paul (Presentant) Son of Narayan Chandra Paul Date of Execution - 28/01/2020, , Admitted by: Self, Date of Admission: 28/01/2020, Place of Admission of Execution: Office	 Jan 28 2020 12:48PM	LTI 28/01/2020	28/01/2020
	, 10, New Bikramgarh, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJLPP6658F, Aadhaar No: 69xxxxxxxx3244 Status : Representative, Representative of : Sree Balaji (as)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subir Sarkar Son of Late Sudhindra Nath Sarkar 50/2, Baje Shibpur Road, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102			
	28/01/2020	28/01/2020	28/01/2020
Identifier Of Shri Narayan Chandra Paul, Shri Manab Paul, Shri Manab Paul			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Narayan Chandra Paul	Sree Balaji-12.5 Dec
2	Shri Manab Paul	Sree Balaji-12.5 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Narayan Chandra Paul	Sree Balaji-10 Dec
2	Shri Manab Paul	Sree Balaji-10 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Narayan Chandra Paul	Sree Balaji-42 Dec
2	Shri Manab Paul	Sree Balaji-42 Dec

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Narayan Chandra Paul	Sree Balaji-9 Dec
2	Shri Manab Paul	Sree Balaji-9 Dec

Endorsement For Deed Number : I - 190300490 / 2020

On 25-01-2020

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 1,78,81,652/-

Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 28-01-2020

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 11:57 hrs on 28-01-2020, at the Office of the A.R.A. - III KOLKATA by Shri Manab Paul ..

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

Execution is admitted on 28/01/2020 by 1. Shri Narayan Chandra Paul, Son of Late Tokani Prasad Paul, , 10, New Bikramgarh., P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 2. Shri Manab Paul, Son of Shri Narayan Chandra Paul, , 10, New Bikramgarh., P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by Mr Subir Sarkar, , , Son of Late Sudhindra Nath Sarkar, 50/2, Baje Shibpur Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Others

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

Execution is admitted on 28-01-2020 by Shri Manab Paul, , Sree Balaji, , 90/1, Prince Golam Hussain Shah Road, P.O :- Golf Green, P.S :- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032

Indetified by Mr Subir Sarkar, , , Son of Late Sudhindra Nath Sarkar, 50/2, Baje Shibpur Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,105/- (B = Rs 2,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,105/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/01/2020 3:02PM with Govt. Ref. No: 192019200165604671 on 27-01-2020, Amount Rs: 2,105/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1008898813 on 27-01-2020, 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 10/-, by online = Rs 40,021/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 209, Amount: Rs.10/-, Date of Purchase: 02/08/2019, Vendor name: Tamal Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 27/01/2020 3:02PM with Govt. Ref. No: 192019200165604671 on 27-01-2020, Amount Rs: 40,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1008898813 on 27-01-2020, Head of Account 0030-02-103-003-02

Probir Kumar Golder

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

Kolkata, West Bengal

$$

DATED THIS THE 28th DAY OF January 2020

$$

BETWEEN

SRI NARAYAN CHANDRA PAUL

PAN BKVPP6413Q

SRI MANAB PAUL

PAN AJLPP6658F

...... LAND OWNERS

AND

M/S SREE BALAJI

PAN AJLPP6658F

.... DEVELOPER

JOINT VENTURE AGREEMENT

PANTHANIWAS SHANTINIKETAN

PHASE – IV

DEBASISH ROY CHOWDHURY
ADVOCATE
8, OLD POST OFFICE STREET
GROUND FLOOR
KOLKATA – 700 001
PHONE – 033 2242 8649

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2020, Page from 40538 to 40600

being No 190300490 for the year 2020.

Seal of the Additional Registrar, Assurance - III, Kolkata

Digitally signed by PROBIR KUMAR GOLDER
Date: 2020.02.07 15:50:00 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2020/02/07 03:50:00 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)