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I-5080/2018



24/7/18
 पश्चिम बंगाल
 Q. 1169552

पश्चिम बंगाल WEST BENGAL
 Certified that the Document is Admitted to Registration the Signature Sheet / Sheets the Endorsement Sheet / Sheets Attached With this Document are the Part of this Document.

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Additional District Sub-Registrar
 Baraset, North 24 Parganas

24 JUL 2018

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 24th day of July. Two Thousand Eighteen.

Ans.

Cont.....P/2

B E T W E E N

1) **MR. SEKHAR KAR**, PAN AEWPK5944H, 2) **MR. SISIR KAR**, PAN- AFGPK3684K, 3) **MR. SAMAR KAR**, PAN- ERUPK3081A, 4) **MR. SAMIR KAR**, PAN- CLCPK9529B, all are Sons of Late Sanat Kar, all are by faith- Hindu, by Nationality- Indian, by occupation- Business, all are residing at Udayrajpur, Hemanta Basu Sarani, P.O. & P.S.- Madhyamgram, Dist.- North 24 Parganas, Kolkata- 700 129 hereinafter called and referred to as the "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART.**

A N D

P.M. INFRACON a Proprietorship Business having its Office at 381, B.C. Sen Road, Saktipur, P.O.- Agarpara, P.S.- Khardah, District- North 24 Parganas, Kolkata- 700 109 represented herein by its Sole Proprietor :-

SRI ARNAB DEBNATH, PAN- BZUPD9804P, Son of Sri Haridas Debnath, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 381, B.C. Sen Road, Saktipur, P.O.- Agarpara, P.S.- Khardah, District- North 24 Parganas, Kolkata- 700 109,

herein after called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's successors, successors-in-office, administrators, legal representatives and/or assigns) of the **SECOND PART**.

WHEREAS all the Land Owners herein jointly purchased a plot of land measuring more or less 4 Cottahs 14 Chittaks 31 Sq.ft. or 8 Satak lying and situate at ***Mouza- Udayrajpur***, J.L. No. 43, comprised and contained in ***R.S. Dag No. 836*** under R.S. Khatian No. 305 within the jurisdiction of Madhyamgram Municipality, P.S.- previously Barasat now Madhyamgram, A.D.S.R.O. Barasat, District- North 24 Parganas more fully described in the Schedule "A" below, by virtue of a Sale Deed being No. 5622 for the Year 1972, registered at the Office of S.R. Barasat on 10/07/1972, recorded in Book No. I, Volume No. 71, Written in Pages from 101 to 105, from one Sri Tarak Nath Sen, Son of Late Upendra Chandra Sen.

AND WHEREAS by the above mentioned way all the Land Owners herein became the absolute joint Owners of the aforesaid landed property more fully described in the Schedule "A" below and duly mutated their names with the Assessment Register of the Madhyamgram Municipality and they also recorded their names in L.R. R.O.R. Thereafter the Land Owners herein by paying rents and taxes to the Offices concern they lawfully jointly seized

and possessed the aforesaid property without any interruption of others and the Land Owners herein have the absolute right, title and interest on the aforesaid landed property and the same bears a good and marketable title and free from all encumbrances.

AND WHEREAS the Land Owners were desirous of development of the aforesaid property by raising a multi storied building upon the said property, more fully and particularly described in the Schedule "A" herein below, consisting of several numbers of self contained and independent flats, shops, garages, but shortage of funds and experts the Land Owners had approached to one Developer, ***M/S. SUDHA ENCLAVE***, a Partnership Firm engaged in the carrying out of construction of buildings for commercial as well as residential purposes, having it's Principal of Business at Premises No. 10F, Seven Tanks Lane, P.O.- Ghugudanga, P.S.- Sinthee, District- North 24 Parganas, Kolkata- 700 030, represented by it's Partners namely :-**1. MR. GOPINATH GANAGULY**, Son of Late Gopal Chandra Ganguly, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Premises No. 10F, Seven Tanks Lane, P.O.- Ghugudanga, P.S.- Sinthee, District- North 24 Parganas, Kolkata- 700 030 and **2. MR. ASHOKE ROY**, Son of Mr. Joydeb Chandra Roy, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Premises No. 33/1A, Bose Para Lane, P.O.- Bagbazar, P.S.- Shyampukur,

Kolkata- 700 003, to carry on construction of the said multi storied building upon the said property of the Land Owners and the Developer had also agreed with the said proposal of the Land Owners.

AND WHEREAS by virtue of a Registered Development Agreement being No. 150300613 for the year 2016, registered at the Office of A.D.S.R. Barasat, North 24 Parganas on 29/01/2016, recorded in Book No. I, Volume No. 1503-2016, copied in pages from 15342 to 15399, the Land Owners had authorised the aforesaid Developer, **M/S. SUDHA ENCLAVE** for construction of a multi storied building upon the said property as per plan to be sanctioned by Madhyamgram Municipality, on the terms, conditions & considerations mentioned in the said agreement. The Land Owners also by virtue of a Registered Development Power of Attorney being No. 150300621 for the year 2016, registered at the office of A.D.S.R. Barasat, North 24 Parganas, on 29/01/2016 and recorded in Book No. I, Volume No. 1503-2016, copied in pages from 16010 to 16040 had also authorised the Developer to enter into agreement for sale of the flats, shops, garages etc. to be constructed upon the said property allotted in the Developer's allocation.

AND WHEREAS said Developer got prepared a plan for construction of a multi storied building upon the said property but due to some unavoidable circumstances the said agreement has not been materialised in terms of the said agreement.

AND WHEREAS accordingly the Land Owners herein subsequently changed their mind that they would now allow anybody else to erect a multi storied building over the Schedule "A" below property and as such both the parties made request to each other to cancel the said Registered Development Agreement being No. 150300613 for the year 2016, registered at the Office of A.D.S.R. Barasat, North 24 Parganas on 29/01/2016, recorded in Book No. I, Volume No. 1503-2016, copied in pages from 15342 to 15399 and also the said Registered Development Power of Attorney being No. 150300621 for the year 2016, registered at the office of A.D.S.R. Barasat, North 24 Parganas, on 29/01/2016 and recorded in Book No. I, Volume No. 1503-2016, copied in pages from 16010 to 16040. And accordingly for cancelling the aforesaid Development Agreement and Development Power of Attorney, one Cancellation of Development Agreement being No. ~~J-15031000208075~~ **150305071** for the Year 2018 and another Cancellation of Development Power of Attorney being No. **IV-150300534** for the Year 2018, were executed and registered in between both the Land Owners herein and also the said Developer, **M/S. SUDHA ENCLAVE** on **24/07/2018**, registered at the Office of A.D.S.R. Barasat, North 24 Parganas.

AND WHEREAS on the aforesaid unwanted situation all the Land Owners herein are desirous of complete development work upon the said property, according to the building plan to be sanctioned by Madhyamgram Municipality but shortage of funds and experts the Land Owners have

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approached to the present Developer herein, **P.M. INFRACON** a Proprietorship Business having it's Office at 381, B.C. Sen Road, Saktipur, P.O.- Agarpara, P.S.- Khardah, District- North 24 Parganas, Kolkata- 700 109 represented herein by it's Sole Proprietor :- **SRI ARNAB DEBNATH**, Son of Sri Haridas Debnath, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 381, B.C. Sen Road, Saktipur, P.O.- Agarpara, P.S.- Khardah, District- North 24 Parganas, Kolkata- 700 109, in place of said previous Developer to a multi storied building over the aforesaid property, morefully and particularly described in the Schedule "A" herein below, according to the building plan to be sanctioned by Madhyamgram Municipality and as per specification with floor, plans, elevation section, made in compliance with the statutory requirements in the said plot of land at the cost of the Developer on the certain terms and conditions and the Developer herein has also agreed with the said proposal of the Land Owners.

AND WHEREAS the Land Owners herein hereby agreed to authorise the said **P.M. INFRACON**, the Developer herein to construct a multi storied building over the aforesaid property, morefully and particularly described in the Schedule "A" herein below according to the building plan to be sanctioned by the Madhyamgram Municipality and as per specification with floor, plans, elevation section, made in compliance with the statutory requirements in the said plot of land at the cost of the Developer herein on the terms and conditions stipulated hereunder.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows :

ARTICLE : I

(DEFINITION)

1) LAND OWNERS :

1) MR. SEKHAR KAR, 2) MR. SISIR KAR, 3) MR. SAMAR KAR, 4) MR. SAMIR KAR

2) DEVELOPER :

P.M. INFRACON a Proprietorship Business having it's Office at 381, B.C. Sen Road, Saktipur, P.O.- Agarpara, P.S.- Khardah, District- North 24 Parganas, Kolkata- 700 109 represented herein by it's Sole Proprietor :- **SRI ARNAB DEBNATH**, Son of Sri Haridas Debnath, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 381, B.C. Sen Road, Saktipur, P.O.- Agarpara, P.S.- Khardah, District- North 24 Parganas, Kolkata- 700 109.

3) LAND :

Schedule Property mentioned in the Schedule "A" of this agreement.

4) **BUILDING :**

Means multi storied building, to be constructed on the below "A" Schedule property in accordance with the building plan to be sanctioned by Madhyamgram Municipality in the name of Land Owners and at the cost of construction charges and expenses of the Developer hereinafter referred to as the said Building. Be it pertinent to mention here that if the Authority of the Madhyamgram Municipality will allow to construct further story upon the said multi storied building in that case the Developer herein will construct the same and the Land Owners herein shall have no-objection in that regards.

5) **ARCHITECT :**

Shall mean persons of Firm appointed, of nominated by the Developer for construction of the proposed building.

6) **BUILDING PLAN :**

Building Plan to be sanctioned by Madhyamgram Municipality.

7) **TRANSFER :**

Arising as grammatical variant or shall include a transfer by

possession and by any other means adopted for affecting what is understood as a transfer of space/flat in multi-storied building to the intending purchaser and/or purchasers thereof although the same amount as transfer in land.

8) TRANSFeree :

Shall mean a person to whom any space/flat/shops/garages in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners or their agent/agents and/or Constituted Attorney by delivery of possession of the respective space/flat/shops/garages of the said building and/or otherwise.

9) COMMON PORTION :

Shall mean all the common areas, pathways, roof, landings, lobby, water reservoir, overhead water tank etc. and all other erections, constructions and installations of the said premises and being appurtenant to the said building to be constructed by the Developer to be enjoyed in common by the co-owners without individual proprietary rights of the same but in common ownership and use.

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ARTICLE : II
(EXPLOITING RIGHTS)

The Land Owners shall authorise the Developer herein to built the said multi storeid building containing several self contained flats, shops, garages, units, spaces as may be permitted and/or accordance with the Building Plan sanctioned by the Madhyamgram Municipality and to sell or transfer otherwise the said flats, shops, garages, units, spaces to the intending buyers on such terms and conditions as the Developers may deem fit and proper save and excepting the portion or parts of the said building and the proportionate land on which the said building shall be constructed by the Developer as per the contractual terms of this agreement and as consideration of the Land Owners.

ARTICLE : III
CONSIDERATION

In consideration of the Land Owners having granted the Developer herein an exclusive consent to develop the said property herein, the Land Owners herein shall be entitled to get in all total 47% sanction building plan area of the said proposed multi storied building out of which they will get the following Flats :-

(a) One Flat Front (South-West) side of the First Floor,

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- (b) One Flat Front (South East) side of the First Floor,
- (c) One Flat Front (South West) side of the Second Floor,
- (d) One Flat North West side of the Ground Floor,
- (d) One Shop road facing measuring more or less 120 Sq.ft. on the Ground Floor,
- (e) Three Garages Back Side of the Ground Floor.

Besides that the Developer will also pay a security adjustable/ refundable deposit of Rs. 6,00,000/- (Rupees six lacs) only to the Land Owners and the same will be paid at the time of registration of this agreement.

That the aforesaid deposit of Rs. 6,00,000/- (Rupees six lacs) only will be refunded by the Land Owners at the time of handing over of the owners allocation or at the time of issuance of the notice of handing over such allocation. But in case of failure to refund of the aforesaid amount by the Land Owners, then said amount should be adjusted from the owners allocation in accordance with the market valute of the property.

All the aforesaid Flats will be constructed according to the specification mentioned in the Schedule "B" below.

POSSESSION :

- 1) The Land Owners shall give free, quite, peaceful and

unencumbered possession of the aforesaid property to the Developer or simultaneously with the execution of this agreement enabling the Developers to survey the entire property and for making soil testing and preparation of the proposed building.

- 2) The Developer shall complete the construction of the building within 36 months from the date of receiving possession of the said property of date of sanction building plan, whichever being latter.
- 3) The Developer shall be exclusively entitled to the Developer's allocation in the new building with exclusive right to transfer or otherwise deal with at dispose of the same without however prejudicially affecting their interest without any right, title, claim or interest therein whatsoever of the Land Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.
- 4) That the Developer shall construct the said building at it's own cost and shall undergo all sorts of necessary arrangements for water reservoir, water tank and water connection, drainage system, installation of electric meter after granting electric connection from the Authority concerned. The Developer will also arrange electric wiring in all the flats, shops, garages, units and common passages at it's own cost and if any transformer will need to install in the newly constructed building, then all the new

purchasers/owners of the said building shall bear proportionate share of the said expences.

5) That the Developer shall either by raising funds from the prospective buyers of flats in the manner they consider necessary or by investing funds from it's own source for the purpose of developing the property, shall build the proposed building according to the Municipal sanctioned plan or plans with good materials as are necessary for such construction but in case of any deviation or violation of the Municipal Act or if the constructed building is demolished or partly demolished by the Municipality, the entire liability shall be borne by the Developer to which the other party shall not be held responsible and their other property shall not be attached and/or affected.

SCHEDULE OF LAND OWNER'S ALLOCATION. :-

In consideration of the Land Owners having granted the Developer herein an exclusive consent to develop the said property herein, the Land Owners herein shall be entitled to get in all total 47% sanction building plan area of the said proposed multi storied building out of which they will get the following Flats :-

- (a) One Flat Front (South-West) side of the First Floor,
- (b) One Flat Front (South East) side of the First Floor,

- (c) One Flat Front (South West) side of the Second Floor,
- (d) One Flat North West side of the Ground Floor,
- (d) One Shop road facing measuring more or less 120 Sq.ft. on the Ground Floor,
- (e) Three Garages Back Side of the Ground Floor.

Besides that the Developer will also pay a security adjustable/ refundable deposit of Rs. 6,00,000/- (Rupees six lacs) only to the Land Owners and the same will be paid at the time of registration of this agreement.

That the aforesaid deposit of Rs. 6,00,000/- (Rupees six lacs) only will be refunded by the Land Owners at the time of handing over of the owners allocation or at the time of issuance of the notice of handing over such allocation. But in case of failure to refund of the aforesaid amount by the Land Owners, then said amount should be adjusted from the owners allocation in accordance with the market valute of the property.

All the aforesaid Flats will be constructed according to the specification mentioned in the Schedule "B" below.

SCHEDULE OF DEVELOPER'S ALLOCATION :

Excluding the Owner's Allocation rest 53 % area/portion of the said proposed multi storied building.

ARTICLE : IV
(OWNER'S OBLIGATIONS)

- 1) During construction of the agreement the Land Owners shall not in any way cause any impediment of obstruction whatsoever in the construction of the said building by the Developer.

- 2) The Land Owners shall help to obtain mutation of the property in the name of the Developer and/or it's nominee or nominees and/or in favour of all the future Flat/Shop/Unit owners after completion of transfer or sale of all the flats of the said future owners thereof.

- 3) Immediately after execution of these presents the Land Owners shall handover vacant possession of the land to the Developer and/or it's representatives to have access to the premises for the purpose of development, soil testing etc. and further permit the Developer to place boarings, to keep building materials and allow the men and agents of the Developer to stay and residing therein the premises for the purpose of construction of the building or apartment in question as stated hereinabove.

- 4) The Land Owners shall pay upto date dues to the Municipality or any other authority till the date of execution of this agreement.

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- 5) The Land Owners herein including their legal heirs will be bound to abide by the terms and conditions of these agreement.

ARTICLE : V

(DEVELOPER'S OBLIGATIONS)

- 1) The Developer shall construct the building in terms of this agreement and in accordance with the aforesaid Building plan sanctioned by the Madhyamgram Municipality with schedule thereof.
- 2) The Developer shall complete the construction of the building within 36 months from the date of receiving possession of the said property or date of sanction building plan, whichever being latter. The period of construction will be extended if there is any force majeure, natural calamity or situation beyond the control of the Developer.
- 3) The Developer shall be liable to pay and discharge all property taxes, khazna, rents etc. related to the below "A" Schedule property from the date of this agreement.

ARTICLE : VI

(TITLE INDEMNITIES)

The Land Owners declare that they have good indefeasible and

absolute right in the said land which is free from all encumbrances, claims, demands, charges and liens whatsoever and that the Land Owners have good and marketable title so the said land as to enter into this agreement within the Developer against all third party actions demands whatsoever. The Land Owners shall deliver all the original Title Deeds and all other related papers appertaining to the said land to the Developer before execution of this agreement.

(OWNER'S INDEMNITY)

The Land Owners hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy it's allocated portion without any interference and/or disturbance provided the Developer performance and fulfil all singular the terms and conditions herein contained and/or part to be observe and performed.

ARTICLE : VII

(DEVELOPER'S INDEMNITY)

1) The Developer hereby undertake to keep the Land Owners indemnified against all Third Party claims and actions arising out of any sort of act or commission or commissions of the Developer in or in relation to the construction of the said new building.

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2) The Developer hereby undertakes to keep the indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises and/or in the matter of construction of the building and/or any defect therein.

MISCELLANEOUS

1) The Land Owners and the Developer have entered into the agreement purely as a contract and nothing contained herein shall be to construct as Partnership between the Developer and the Land Owners hereto can proceed with this agreement.

2) Nothing in these presents shall be construed as an assignment of conveyance in land by the Land Owners of the said or any part thereof to the Developer or as creating any right title and interest in respect thereof in the Developer other than on exclusive right and interest to the Developer to commercially exploit the same in terms thereof provided however the Developer shall be entitled to borrow money from any Bank or Banks without creating any financial liabilities on the Land Owners of effecting and their estate shall not be encumber and/or be liable for payment of any dues of such bank or banks and for that purpose the Developer shall keep the Land Owners indemnified against all actions suits

proceedings and cost charges and expenses in respect thereof.

- 3) Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the Land Owners if sent to them under registered post with acknowledgment due at the address given in this agreement.
- 4) The original Agreement and the Deeds and all other relevant documents in respect of the said property shall be kept at the office of the Developer or at the office of its Agent for the inspection of the intending purchaser/purchasers.
- 5) That with this agreement the Land Owners will execute a Registered Power of Attorney in favour of the Developer for making construction of the said multi storied building over the below "A" schedule property and also entering into Agreement for sale and/or execute and register the Deed of Sale in respect of all the Flats, units, spaces of the said newly constructed multi storied building with the intending purchaser/purchasers.
- 6) That there is no existing agreement regarding the Development and/or the Sale of the said property and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this

agreement. The Land Owners declare that there is no existing agreement regarding the development and/or the sale of the said property.

7) That after registration of this agreement the Developer herein will publish a General Notice regarding any previous disputes/claims in respect of the aforesaid property, in a daily News Paper and if then found any disputes/claims, the Land Owners will be responsible for the same and they will be bound to solve the same, the Developer herein in no way be responsible for the same.

8) That the Developer represented by the existing Partners mention in this agreement if want to make any addition or alteration of the Partners then the Land Owners shall have no objection.

9) That the Land Owners hereby fully agree and consent with the Developer shall have the right to advertise, fix hoardings or sign board of any kind relating to the publicity for the benefit or commercial exploitation of the new building from the date of execution of this agreement.

ARTICLE : VIII
(FORCE MAJURE)

1) The parties hereby shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative

obligations was prevented by any force majeure if.

2) Force majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, any notification for restriction (or obstruction) from administration regarding transfer of the property, strikes, labour or any other act or commission beyond the control of the parties hereto.

ARTICLE : IX
(JOINT OBLIGATIONS)

1) The Land Owners will lend their names and signature in all papers, plans, documents and deeds those may come on the way of the project since the project will be promoted in the Land Owner's name and under the Land Owner's authority.

2) The Land Owners will forward to the Developer Original Title Deed and all other original relevant documents of the land before execution of the Agreement for Developer records and reference.

ARTICLE : X
(SERVICE AND CHARGES)

1) On completion of the building and after possession of their respective allocated areas in the building, the Developer and/or the

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proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

2) The service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipments for common use maintenance and general management of the building.

3) The Developer in consultation with the other prospective transferees shall frame scheme for the management, amenities and administration of the building and all parties shall abide all the rules and regulations of such management, administration/maintenance and other schemes and as well as Association of Owners of the respective flats as and when formed.

ARTICLE: XI
(COMMON RESTRICTIONS)

1) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store as a godown and inflammable or combustible articles/materials, such as bide skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

2) None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.

ARTICLE : XII
(GENERAL CONDITIONS)

- 1) All appendices in this agreement are integral parts of this agreement.
- 2) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.
- 3) In this Agreement unless it be contrary or repugnant to the context.
 - i) Singular shall include the plural and vice-versa.
 - ii) Masculine shall include the feminine and vice- versa.

ARTICLE : XIV
(JURISDICTION)

Any dispute or disputes by and between the parties hereto shall be referred to the Arbitrators and/or settled in accordance with the provision of Arbitration and Conciliation Act and/or any other statutory modification or enactment thereto for the time being in force. One Arbitrator shall be appointed by the Land Owners and another one shall be appointed by the Developer or any parties involving in the disputes, whatsoever and one Umpire shall be appointed by all the Arbitrators appointed from all parties in dispute and the award of the Arbitrators shall be binding upon all the parties concerned.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less **4 (four) Cottahs 14 (fourteen) Chittaks 31 (thirty one) Sq.ft.** and and 100 Sq.ft. R.T. Shed standing thereon lying and situate at **Mouza- Udayrajpur**, J.L. Nos. 43, comprised and contained in **R.S. Dag No. 836**, corresponding to **L.R. Dag No. 2238**, under R.S. Khatian No. 305 corresponding to L.R. Khatian Nos. 3013 to 3016, within the jurisdiction of Madhyamgram Municipality, Ward No. 12, Holding No. 173, Hemanta Bose Sarani, P.S.- Madhyamgram, A.D.S.R.O. Barasat, District- North 24 Parganas, Kolkata- 700 129 which is butted and bounded as follows :-

- ON THE NORTH** : By Premises of Manik Bishnu.
ON THE SOUTH : By 18 Feet Wide Municipal Road.
ON THE EAST : By Premises of Nishikanta Saha.
ON THE WEST : By 10 Feet Wide Road.

SCHEDULE 'B' AS REFERRED TO SPECIFICATION

- R.C.C.** : R.C.C. framed super structure with columns, Beams and Raft .
BRICKS WORK : 8" in outer wall, 5" in main partition and 3' in internal wall.
FLOORING : All the floors including toilet & kitchen will be finish with Marble/Tiles.

- DOORS** : All doors will be of wooden frames, door of toilets will be PVC door and all doors shutter will be of flush door with Commercial ply.
- WINDOWS** : Anodized aluminium sliding window with glass fittings and protected with grill.
- KITCHEN** : Black stone gas table, steel sink. Wall dado above cooking platform by glazed tiles upto 4'-0" height, two water points and in drawing/dining one basin.
- BATHROOM & TOILET** : English Type, Floor Marble walling by glazed tiles upto 6'-0" height, in attach toilet two water points, in another toilet three water points.
- ELECTRICAL** : Concealed wiring with five points in bed room, three points in kitchen, four points in dining room, two points in toilets, one in balcony and also one plug point for T.V., one plug point for Fridge in dining and one calling bell point.
- BALCONY** : Half railing.
- INTERNAL WALLS** : Will be finish with plaster of paris.
- STAIR** : Stair will be floored by Marble.
- WATER** : From deep tubewell to overhead water Reservoir from overhead Reservoir to all the Flats 24 hours supply.

N.B. If any extra works are required to be done, the Developer shall carry on said extra works, subject to payment of extra charges in advance before starting the said extra works.

IN WITNESS WHEREOF the parties hereto put their respective signatures and sealed on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

WITNESSES :-

1) Jayanta Chatterjee
Agarpara, No 1-109.

1) Sekhar Das

2) Sisir Das

2) Palash Das
Akrampur
Habra
ND 24PM

3) Samir Das

4) Somit Das

SIGNATURE OF THE LAND OWNERS

-: Drafted by :-

Prasun Ghosh Adv.

(PRASUN GHOSH)

Advocate

Dist. Judges' Court, North 24 Pgs.

Barasat

Enrollment No.: W.B.- 366/2001

P. M. INFRACON

Amal Debnath,

Proprietor

SIGNATURE OF THE DEVELOPER

-: Printed by :-

Chatterjee

(JAYANTA CHATTERJEE)

Agarpara, North 24 Pgs.

MEMO OF CONSIDERATION

Received a sum of **Rs. 6,00,000/- (Rupees six lacs) only** from the within mentioned Developer as full payment towards the refundable security deposit in pursuance of the foregoing Development Agreement in the following manners :-

1) By Draft being No. 526746, dated 18/07/2018, drawn on Corporation Bank, Jugberia Branch	Rs. 5,25,000/-
2) By Cash	Rs. 75,000/-
TOTAL	Rs. 6,00,000/- (Rupees six lacs only)

WITNESSES :-

1) Jayanta Chatterjee
Agarpara. Kol-109.

1) Sekhar Kar

2) Sisir Kar

2)

Palash
Akram
Habra
(N) 24 PM











3) Samay Kar

4) Samit Kar

SIGNATURE OF THE LAND OWNERS

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name Mr. Sekhar Kar.

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Sekhar Kar











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Sekhar Kar

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name Mrs. Sisir Kar.

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Sisir Kar



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Sisir Kar

Signature of the Presentant

(3) Name Mr. Samar Kar.

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Samar Kar












ডান হাত

Samar Kar

Signature of the Presentant

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name Mr. Samir Das











LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;">বাম হাত</div>  <div style="text-align: right;">ডান হাত</div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Samir Das

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name Mr. Anab Deb Nath

LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;">বাম হাত</div>  <div style="text-align: right;">ডান হাত</div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person.

Anab Deb Nath

Signature of the Presentant

(3) Name

LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;">বাম হাত</div> <div style="border: 1px solid black; padding: 10px; text-align: center; margin: 5px 0;"> PHOTO PEST </div> <div style="text-align: right;">ডান হাত</div>
THUMB	FORE	MIDDLE	RING	LITTLE	

Signature of the Presentant

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

GRN: 19-201819-026418133-1

Payment Mode Online Payment

GRN Date: 20/07/2018 16:49:04

Bank : AXIS Bank

BRN : 296774917

BRN Date: 20/07/2018 16:51:13

DEPOSITOR'S DETAILS

Id No. : 15030001169552/11/2018

[Query No./Query Year]

Name : Arnab Debnath

Contact No. :

Mobile No. : +91 9477221094

E-mail :

Address : 381 Bcsen Road SaktipurThana, Kharda

Applicant Name : Mr Arnab Debnath

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 11

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15030001169552/11/2018	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	15030001169552/11/2018	Property Registration- Registration Fees	0030-03-104-001-16	6021

Total

12942

In Words : Rupees Twelve Thousand Nine Hundred Forty Two only



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

CKW4005328

পরিচয় পত্র



Elector's Name Shekhar Kar

নির্বাচকের নাম শেখর কার

Father's Name Shankar

পিতার নাম শঙ্কর

Sex M

লিঙ্গ পুং

Age as on 1.1.2000 49

১.১.২০০০-এ বয়স ৪৯

স্থায়ী সঞ্চয় সংখ্যা

PERMANENT ACCOUNT NUMBER

AEWPK5944H



নাম NAME

SEKHAR KAR

পিতার নাম FATHER'S NAME

SANKAR KAR

জন্ম তারিখ DATE OF BIRTH

01-03-1950

স্বাক্ষর SIGNATURE



Shekhar Kar

স্বাক্ষর করে, প.দ. II

COMMISSIONER OF INCOME-TAX, W.B. - II

Shekhar Kar

Address

Udayrajpur Dakshin Para 8 Madhyamgram
Barasat North 24 - Parganas 743275

ঠিকানা

উদয়রাজপুর দক্ষিণ পাড়া ৮ মধ্যগ্রাম বারসাত উত্তর
২৪ পরগণা ৭৪৩২৭৫



Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অধিকারিক

For 90-Barasat

Assembly Constituency

৯০-বারসাত

বিধানসভা নির্বাচন কেন্দ্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 29.11.2000

তারিখ ২৯.১১.২০০০

14/000

इस कार्ड के लो / मिल जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
सहायक आयकर अधिकारी,
पी. 7,
चीरिंगीर स्क्वायर,
कोलकाता - 700 089.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta-700 089.

Siekhaz itas



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ওপিকাটুরির আই ডি / Enrolment No.: 1171/04218/0007D

To
শেখর কর
Sekhar Kar
S/O Sankar Kar
HEMANTA BASU SARANI
UDAYRAJPUR NETAJI SANGHA P.O.-
UDAYRAJPUR MadhyamGram
North Twenty Four Parganas
West Bengal 700129
9038519154



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6838 6714 6512

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শেখর কর
Sekhar Kar
জন্ম বর্ষ / Year of Birth : 1950
পুংপ / Male




6838 6714 6512

আধার - সাধারণ মানুষের অধিকার

Sekhar Kar


 ভারতের নির্বাচন কমিশন
 भारत का
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 CKW4268579

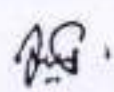



নির্বাচকের নাম : শিশির কর
 Elector's Name : Sisir Kar
 পিতার নাম : শঙ্কর কর
 Father's Name : Shankar Kar
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ
 Date of Birth : XX/XX/1958

CKW4268579

ঠিকানা:
 হেমন্ত বসু সাহানি, উদয়রাজপুর, মধ্যমগ্রাম, পূর্ব ২৪
 পর্গানা- ৭০০১২৯

Address:
 HEMANTA BOSE SAHANI, UDAYRAJPUR,
 MADHYAMGRAM, NORTH 24 PARGANAS-
 700129



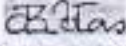


Date: 25/07/2014

১১৪-মধ্যমগ্রাম নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 অফিসের প্রতিনিধিত্ব করে
 Facsimile Signature of the Electoral
 Registration Officer for
 118-Madhyamgram 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. 118/0032

Sisir Kar.

	PERMANENT ACCOUNT NUMBER AFGPK3684K	
	नाम / NAME SIR KAR	
	पिता का नाम / FATHER'S NAME SANKAR KAR	
	जन्म तिथि / DATE OF BIRTH 17-08-1956	
हस्ताक्षर / SIGNATURE 	 सचिव, आय. व. व. वि. - XI COMMISSIONER OF INCOME-TAX, W.B. - XI	

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
 संयुक्त आयकर अधिकारी (प्रणाली एवं तकनीकी),
 पी-7,
 चौरिंगहे स्क्वायर,
 कोलकाता - 700 069.

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

Sisir Kar

Sisir Kar


 भारत सरकार
 GOVERNMENT OF INDIA




- **বিশিষ্ট কৃত**
 Sankar Kar
 জন্ম বর্ষ / Year of Birth - 1956
 পুরুষ / Male




7738 0059 0680


আধার - সাধারণ মানুষের অধিকার



 ভারতীয় পরিচয়পত্র প্রাধিকরণ
 UID AUTHORITY OF INDIA


ঠিকানা:
 S/O Sankar Kar, Hemanta
 Basu Sarani, Netaji
 Sangha, Uday Rajpur,
 Madhyamgram, North
 Twenty Four Parganas, West
 Bengal, 700129

Address:
 S/O Sankar Kar, HEMANTA
 BASU SARANI, NETAJI
 SANGHA, UDAY RAJPUR,
 MADHYAMGRAM, North
 Twenty Four Parganas, West
 Bengal, 700129


 1947
 1800 180 1947


 help@uidai.gov.in


 www.uidai.gov.in


 PO, Box No. 1047,
 Bengaluru-560 001

Sisik & Sisikar



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD CKW4006748
পরিচয় পত্র



Elector's Name	Samer Gu
নির্বাচক নাম	সমর গু
Father's Name	Ganesh
পিতার নাম	গণেশ
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	34
১.১.২০০০-এ বয়স	৩৪

Address
Udayrajpur Dakshin Para - 8 Madhyampran
Darasat North 24 - Parganas. 743275

ঠিকানা
উদয়রাজপুর দক্ষিণ পরা - ৪ মধ্যপ্রদেশ
দারাসাত উত্তর ২৪ - পর্গানা ৭৪৩২৭৫

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অধিকারিক
For 90-Darasat
Assembly Constituency
৯০-দারাসাত
সংসদীয় আসন (সংসদ)

Place North 24 - Parganas

স্থান উত্তর ২৪ পর্গানা

Date 28.11.2000

তারিখ ২৮.১১.২০০০

Samer Gu

आयकर विभाग

INCOME TAX DEPARTMENT

SAMAR KAR

SANKAR KAR

16/01/1966

Permanent Account Number

ERUPK3081A

Signature



भारत सरकार

GOVT. OF INDIA



If this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTISL
Plot No. 2, Sector 11, CBD Badliapuri,
New Delhi - 110 014.

यदि कार्ड खोया/प्राप्त हुआ तो सूचना दें/वापस करें।
आयकर सेवा इकाई, UTTISL
प्लॉट नं. 2, सेक्टर 11, केंद्र बड़लीपुरी,
नई दिल्ली-110 014.

Sankar Kar



मानविक विशिष्ट पहचान प्राधिकरण

भारत सरकार

Government of India

Enrollment No. : 1507/66667/00392

To
Samar Kar

15/06/2017

S/O: Sankar Kar
Hemanta Bose Sarani
Udayapur
Madhyamgram (m)
Madhyamgram, North 24 Paraganas, North 24 Parganas,
West Bengal - 700129
9748076059



KA261661676FH

26166167



आपका आधार क्रमांक / Your Aadhaar No. :

3632 0324 7264

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Samar Kar

Father : Sankar Kar

DOB: 16/01/1968

Male

3632 0324 7264



मेरा आधार, मेरी पहचान

Samar Kar



ভারতের নির্বাচন কমিশন
পত্ৰিকায় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CKW4003463



নির্বাচকের নাম : সমীর কর
Elector's Name : Samir Kar
পিতার নাম : শঙ্কর কর
Father's Name : Shankar Kar
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ : 02/01/1964
Date of Birth : 02/01/1964

Samir Kar

CKW4003463

ঠিকানা:
হেমন্ত বসু সারানি উদয়রাজপুর, মধ্যমগ্রাম, উত্তর ২৪ পরগণা, পিন ৭০০১২৯

Address:
HEMANTA BOSE SARANI UDAYRAJPUR,
MADHYAMGRAM, NORTH 24 PARGANAS-
700129

AG

Date: 25/07/2014

118-মধ্যমগ্রাম কেন্দ্রীয় নির্বাচন অফিসের
ফ্যাক্সিমেইল স্বাক্ষর
Facsimile Signature of the Electoral
Registration Officer for
118-Madhyamgram Constituency

গুরুত্বপূর্ণ বিবরণ: এই কার্ডটি কেবল নির্বাচন প্রক্রিয়ায়ই ব্যবহার করা যাবে।
এই কার্ডটি পরিবর্তন করা হলে নির্বাচন অফিসের কাছে জানতে হবে।
In case of change in address between the Card No.
of the elector's name the including card holder in the
list of the changed address and to effect the card
with voter number 118/0036

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SAMIR KAR
SHANKAR KAR

02/01/1964

Permanent Account Number

CLCPK9529B

Samir Kar
Signature



Samir Kar


भारत सरकार
GOVERNMENT OF INDIA




সমির কর
Sankar Kar
১৯৬৯ / Year of Birth - 1969
পুরুষ / Male



8710 0411 0450


আধার - সাধারণ মানুষের অধিকার

Semi-gold



ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
স/ও সঙ্কর কর, হেমন্ত বসু
সংঘ, নেতাজি সাংঘ, উদয় রাজপুর,
মধ্যমগ্রাম, উত্তর ২৪ পরগণা,
পশ্চিমবঙ্গ, ৭০০১২৯


Address:
S/O Sankar Kar, HEMANTA
BASU SARANI, NETAJI
SANGHA, UDAY RAJPUR,
MADHYAMGRAM, North
Twenty Four Parganas, West
Bengal, 700129




১৯৭
1801-1801-1947



help@uidai.gov.in



www.uidai.gov.in



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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

উপস্থাপনাকৃত আই ডি / Enrollment No.: 1111/11891/07844

To
অর্নব দেবনাথ
Arnob Debnath
S/O: Heridas Debnath
381 B C SEN ROAD
SHAKTIPUR AGARPARA
Panihati (m)
Agarpara
North 24 Paraganas North 24 Parganas
West Bengal 700109

192916417
25/11/2014



ML929164172FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7485 3768 3088

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অর্নব দেবনাথ
Arnob Debnath
জন্মতারিখ / DOB : 12/01/1995
পুরুষ / Male

7485 3768 3088

আধার - সাধারণ মানুষের অধিকার

Arnob Debnath

आयकर विभाग
INCOME TAX DEPARTMENT
ARNAB DEBNATH
HARIDAS DEBNATH
12/01/1995
Permanent Account Number
BZUPD9804P
Signature

भारत सरकार
GOVT. OF INDIA



Arnal Debnath.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

GW22473510

পরিচয় পত্র



Elector's Name Palash Dey

নির্বাচকের নাম পালশ দে

Father's Name Naniqopal Dey

পিতার নাম নানীগোপাল দে

Sex M

লিঙ্গ পু

Age as on 1.1.2005 21

১.১.২০০৫-এ বয়স ২১

Address:

Akram Pur 1a Halia, North 24 Parganas 743263

স্বাক্ষর:

আক্রামপুর, ১এ হালিয়া, উত্তর ২৪ পরগণা, ৭৪৩২৬৩

Facsimile Signature
Electoral Registration Officer

Area: Ashkenagar

Assembly Constituency: 88-Ashkenagar

Region: Ashkenagar

District: North 24 Parganas

Date: 26.07.2005



ভারতের নির্বাচন কমিশন

পশ্চিম পূর্ব

ELECTION COMMISSION OF INDIA
IDENTITY CARD

JWN1583798



নির্বাচকের নাম : অর্নব দেবনাথ
 Elector's Name : Arnat Debnath
 পিতার নাম : হরিদাস দেবনাথ
 Father's Name : Haridas Debnath
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ
 Date of Birth : 12/09/1995

Arnat Debnath.

UWN1583798

ঠিকানা:
361/1 সি কে সেন রোড, সাক্তিপুর্, পশ্চিমবঙ্গ, কলকাতা-৭০০১০৯
খরদহ, উত্তর-২৪ পরগণা- ৭০০১০৯

Address:
361/1, C K SEN ROAD, SAKTIPUR,
PANHATI, AGARPARA, KHARDAN, NORTH
24 PARGANAS- 700109

Date: 27/11/2013

111-পানহাটি বিধান কেন্দ্রের নির্বাচন নিয়ন্ত্রক
অতিরিক্ত সচিবের অঙ্গুলি
Facsimile Signature of the Electoral
Registration Officer for
111-Panhati Constituency

কোন পরিবর্তন হলে নতুন ঠিকানা দাখিল করে এই কার্ডের একটি
নতুন নম্বর খসড়া পানহাটি, খরদহ অঞ্চল ২৪ পর্গণা অঞ্চল ৭০০১০৯
সংক্রান্ত নতুন কার্ড নকশা

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 your details.

১০০০০

Major Information of the Deed

Deed No :	I-1503-05080/2018	Date of Registration	24/07/2018
Query No / Year	1503-0001169552/2018	Office where deed is registered	
Query Date	19/07/2018 10:56:41 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Arniab Debnath 381, B.c.sen Road, Saktipur, Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, PIN - 700109, Mobile No. : 9477221094, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 5,30,000/-	Rs. 49,48,059/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 6,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Hemanta Basu Road, Mouza: Udayrajpur, Ward No: 12, Holding No:173



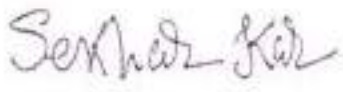


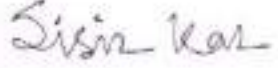


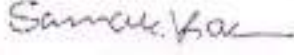
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2238	LR-3013	Bastu	Bastu	4 Katha 14 Chatak 31 Sq Ft	5,00,000/-	49,18,059/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :					8.1148Dec	5,00,000 /-	49,18,059 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Major Information of the Deed :- I-1503-05080/2018-24/07/2018

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sekhar Kar (Presentant) Son of Late Sanat Kar Executed by: Self, Date of Execution: 24/07/2018 , Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Office			
	24/07/2018	LTI 24/07/2018	24/07/2018	
Udayrajpur, hemanta Basu Sarani, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEWPK5944H, Aadhaar No: 68xxxxxxxx6512, Status :Individual, Executed by: Self, Date of Execution: 24/07/2018 , Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Office				
2	Name Mr Sisir Kar Son of Late Sanat Kar Executed by: Self, Date of Execution: 24/07/2018 , Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Office			
	24/07/2018	LTI 24/07/2018	24/07/2018	
Udayrajpur, Hemanta Basu Sarani, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFGPK3684K, Aadhaar No: 77xxxxxxxx0680, Status :Individual, Executed by: Self, Date of Execution: 24/07/2018 , Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Office				
3	Name Mr Samar Kar Son of Late Sanat Kar Executed by: Self, Date of Execution: 24/07/2018 , Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Office			
	24/07/2018	LTI 24/07/2018	24/07/2018	
Udayrajpur, Hemanta Basu Sarani, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ERUPK3081A, Aadhaar No: 36xxxxxxxx7264, Status :Individual, Executed by: Self, Date of Execution: 24/07/2018 , Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Office				



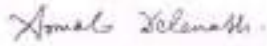


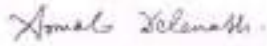


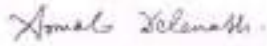
Major Information of the Deed :- I-1503-05080/2018-24/07/2018

4	Name	Photo	Fingerprint	Signature
	Mr Samir Kar Son of Late Sanat Kar Executed by: Self, Date of Execution: 24/07/2018 , Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Office			
		24/07/2018	LTI 24/07/2018	24/07/2018
Udayrajpur, Hemanta Basu Sarani, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CLCPK9529B, Aadhaar No: 87xxxxxxx0450, Status :Individual, Executed by: Self, Date of Execution: 24/07/2018 , Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Office				


Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	P.m.infracon 381, B.c.sen Road, Saktipur, P.O:- Agarpara, P.S:- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700109 , PAN No.:: BZUPD9804P, 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 Arnab Debnath Son of Mr Haridas Debnath Date of Execution - 24/07/2018, , Admitted by: Self, Date of Admission: 24/07/2018, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jul 24 2018 2:57PM</td> <td>LTI 24/07/2018</td> <td>24/07/2018</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Arnab Debnath Son of Mr Haridas Debnath Date of Execution - 24/07/2018, , Admitted by: Self, Date of Admission: 24/07/2018, Place of Admission of Execution: Office					Jul 24 2018 2:57PM	LTI 24/07/2018	24/07/2018
Name	Photo	Finger Print	Signature										
Mr Arnab Debnath Son of Mr Haridas Debnath Date of Execution - 24/07/2018, , Admitted by: Self, Date of Admission: 24/07/2018, Place of Admission of Execution: Office													
	Jul 24 2018 2:57PM	LTI 24/07/2018	24/07/2018										
381, B.c.sen Road, Saktipur, P.O:- Agarpara, P.S:- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BZUPD9804P, Aadhaar No: 74xxxxxxx3088 Status : Representative, Representative of : P.m.infracon (as proprietor)													

Identifier Details :

Name & address	
Mr Palash Dey Son of Mr Nanigopal Dey Akrapur, P.O:- Akrapur, P.S:- Habra, District-North 24-Parganas, West Bengal, India, PIN - 743263, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr Sekhar Kar, Mr Sisir Kar, Mr Samar Kar, Mr Samir Kar, Mr Arnab Debnath	
	24/07/2018

Major Information of the Deed :- I-1503-05080/2018-24/07/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sekhar Kar	P.m.infracon-2.0287 Dec
2	Mr Sisir Kar	P.m.infracon-2.0287 Dec
3	Mr Samar Kar	P.m.infracon-2.0287 Dec
4	Mr Samir Kar	P.m.infracon-2.0287 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Sekhar Kar	P.m.infracon-25.00000000 Sq Ft
2	Mr Sisir Kar	P.m.infracon-25.00000000 Sq Ft
3	Mr Samar Kar	P.m.infracon-25.00000000 Sq Ft
4	Mr Samir Kar	P.m.infracon-25.00000000 Sq Ft

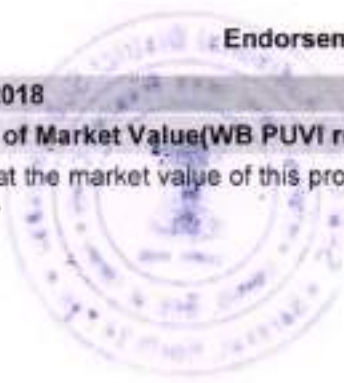
Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Hemanta Basu Road, Mouza: Udayrajpur, Ward No: 12, Holding No:173

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2238(Corresponding RS Plot No:- 836), LR Khatian No:- 3013	Owner:শেখর কর, Gurdian:শঙ্কর, Address:নিজ, Classification:বাড়, Area:0.03000000 Acre,

Endorsement For Deed Number : I - 150305080 / 2018**On 20-07-2018****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 49,48,059/-



Sumit Kumar Sinha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

On 24-07-2018**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

Major Information of the Deed :- I-1503-05080/2018-24/07/2018

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

Presented for registration at 14:23 hrs on 24-07-2018, at the Office of the A.D.S.R. BARASAT by Mr Sekhar Kar , one of the Executants.

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

Execution is admitted on 24/07/2018 by 1. Mr Sekhar Kar, Son of Late Sanat Kar, Udayrajpur, Hemanta Basu Sarani, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 2. Mr Sisir Kar, Son of Late Sanat Kar, Udayrajpur, Hemanta Basu Sarani, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 3. Mr Samar Kar, Son of Late Sanat Kar, Udayrajpur, Hemanta Basu Sarani, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 4. Mr Samir Kar, Son of Late Sanat Kar, Udayrajpur, Hemanta Basu Sarani, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business

Identified by Mr Palash Dey, , Son of Mr Nanigopal Dey, Akrapur, P.O: Akrapur, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 24-07-2018 by Mr Arnab Debnath, proprietor, P.m.infracon (Sole Proprietorship), 381, B.c.sen Road, Saktipur, P.O:- Agarpara, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700109

Identified by Mr Palash Dey, , Son of Mr Nanigopal Dey, Akrapur, P.O: Akrapur, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,021/- (B = Rs 6,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/07/2018 4:51PM with Govt. Ref. No: 192018190264181331 on 20-07-2018, Amount Rs: 6,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 296774917 on 20-07-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2948, Amount: Rs.100/-, Date of Purchase: 18/07/2018, Vendor name: Tapas Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/07/2018 4:51PM with Govt. Ref. No: 192018190264181331 on 20-07-2018, Amount Rs: 6,921/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 296774917 on 20-07-2018, Head of Account 0030-02-103-003-02



Sumit Kumar Sinha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1503-05080/2018-24/07/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2018, Page from 156782 to 156836
being No 150305080 for the year 2018.



Digitally signed by SUMIT KUMAR
SINHA
Date: 2018.07.26 15:14:27 +05:30
Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 26/07/2018 15:13:59
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)