Sl. No. 2010002849/19

I-010102642/2019

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL E 694377

E 694377

Q = 173908/19

30/7/19

19.10 hrs

Development Agreement

erified that the document is admitted o registration. The signature sheet nd the endorsement sheets attached ith document are the part of this ocument.

District Sub-Registrar Bankura

31 JUL 2019

THIS DEVELOPMENT AGREEMENT IS MADE ON 30TH DAY OF JULY, 2019.

BETWEEN

SMT PRATIMA DANA [PAN-AUXPD2849M] W/o Sri Susanta Dana , by Nationality- Indian, by faith-Hindu, by occupation-Housewife, resident of Village-Kankata, P.O.-Kenduaihi, P.S.-Bankura, District-Bankura, PIN-722101, India, hereinafter refereed to and called as **"LANDOWNERS "** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

(Adv)

৩৪৩৭৩ - ২০১৯
৩০/৭/১৯

৩৪৩৭
৩০/০৭/২০১৯
সিদুহানা
বণনবণ্টি
বাঁকুড়া
বেলা- [illegible]

Prasanta Dana

DANA PROJECT'S PRIVATE LIMITED
Prasanta Dana
DIRECTOR

V.C.D
1520

DANA PROJECT'S PRIVATE LIMITED
Jitu Dana.
DIRECTOR

1521

OFFICE OF THE DISTRICT SUB-REGISTRAR
BANKURA

District Sub-Registrar
Bankura

30 JUL 2019

Pralima Dana

1522

Sasanka Paramanik
S/o Sridhar Paramanik
of Chandar Par
Bankura.

1523

AND

DANA PROJECTS PRIVATE LIMITED [PAN- AAFCD2114G] A Company incorporated according to Company Act 1956, River Side Road (Kankata), P.O.-Kanduadihi, District-Bankura, West Bengal, PIN-722102, India, represented by its **Director's (1) MR. PRASANTA DANA [PAN-ACXPD7707L]** Son of Late Jhukul Dana, by Faith-Hindu, by occupation-Business, residing at River Side Road (Kankata),P.O.-Kanduadihi, District-Bankura, West Bengal, PIN-722102, India, **(2) MR. JITU DANA [PAN- CJAPD7429P]** Son of Sri. Susanta Dana, Faith-Hindu, by occupation-Business, residing at River Side Road (Kankata), P.O.- Kanduadihi, District- Bankura, West Bengal, PIN-722102, India, hereinafter refereed to and called as the **"DEVELOPER"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART.**

WHEREAS the present landowner has been owning and possessing of a Bastu land measuring about 8.40 Decimal under Mouza- Bankura, J.L.No- 211, R.S. Plot No-5892, L.R. Plot No-312 L.R. Khatian No.-16727 under the jurisdiction of Bankura Municipality Dist-Bankura by virtue of Gift deed No2773 for the year 2018 of A.D.S.R. Bankura which was made by Jitu Dana S/o Sri Susanta Dana , by Nationality- Indian, by faith-Hindu, by occupation-Business, resident of Village-Kankata, P.O.-Kenduaihi, P.S.-Bankura, District-Bankura, PIN-722101 .

WHEREAS the property particularly mentioned and describe in the First schedule recorded in R.S. record in the name of Pasupati Mondal and he gifted the same to Smt Tilotamma Mondal wife of Sri Sisir Kumar Mondal vide deed No- 11448 for the year 1971 of A.D.S.R. Bankura and after death of Tilotamma Mondal her legal heirs namely Sri Shib Sankar Mondal, Smt Mina Dey, Smt. Rina Saha, Smt Rita Mondal became the

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Bankura

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owner of schedule mentioned land as per law of inherence and mutaed their name in L.R.R.O.R. and they jointly transferred the same in favour of Jitu Dana S/o Sri Susanta Dana vide deed No 3079 for the year 2018 of D.S.R. Bankura and mutated his name in L.RR.O.R.

AND WHERE AS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Bankura Municipality or any other competent authority but the owner has not the sufficient fund for the development work and for this reason First Part is in search of a Developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part and whereas the Second Part after considering the various aspects of execution of the project and proposal of the landowner has decided to construct multistoried building there at consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

I-DEFINITION

1.1 **OWNER/LANDLORDSMT PRATIMA DANA** W/o Sri Susanta Dana , by Nationality- Indian, by faith-Hindu, by occupation-Housewife, resident of Village-Kankata, P.O.-Kenduaihi, P.S.-Bankura, District-Bankura, PIN-722101, India

1.2 **DEVELOPER:-** Shall mean **DANA PROJECTS PRIVATE LIMITED.** A Company incorporated according to Company Act 1956, River Side Road(Kankata),P.O.-Kanduadihi, District-Bankura, West Bengal PIN-722102

1.3 **LAND:-** Shall mean Bastu land measuring about 8.40 Decimal under Mouza-Bankura, J.L.No- 211, R.S. Plot No-5892, L.R. Plot No-312 L.R. Khatian No.-16727 under the jurisdiction of Bankura Municipality Dist-Bankura

1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE

1.5 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.

(Rd) 1.6 **MUNICIPAL CORPORATION:-** Shall mean the Bankura Municipality and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

OFFICE OF THE DISTRICT SUB-REGISTRAR
BANKURA

District Sub-Registrar
Bankura

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1.7 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Bankura Municipality and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any

1.8 **BENEFIT ARISING OUT OF THE PROJECT**:- Shall mean Rs. 22,00,000/-(Rupees Twenty Two Lac) only paid by the Developer to the Landowner within 36 (Thirty Six) month from this agreement.

1.9 **OWNER'S AREA:** Shall mean Two no of 3BHK flat in the proposed building only together with the undivided impartiable proportionate interest in the said land and the common portion which is particularly mentioned in the Second Schedule.

1.10 **DEVELOPER'S AREA:** Shall mean entire area of the Building together with the undivided impartiable proportionate interest in the said land and the common portions after providing owners allocation as mentioned in Para 1.9 of this agreement

1.11 **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat

1.12 **PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.

1.13 **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential

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commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

1.14 PURCHASER/S shall mean and include:

A) If he/she be an individual then his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns

C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;

D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

E) If it be a Trust then its Trustees for the time being and their successor(s)-in-interest and assigns.

1.15 Masculine gender: Shall include the feminine and neuter gender and vice versa.

1.16 Singular number: Shall include the plural and vice-versa.

II- COMENCMENT: - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement.

III- EFFECTIVENESS:- This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

IV:- DURATION:- This agreement is made for a period of 36 month from the date of it become effective with a grace period of 3 month.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Bankura Municipality over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The owner has offered total land of 8.40 decimal for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party.

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3. The Owners hereby declared that :-

a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.

b) There is no agreement between the Owners and any other party (**DANA PROJECTS PRIVATE LIMITED**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.

4. That the Owner have agreed that they will personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners.

5. That the owner has agreed that they will meet all kinds of dispute regarding land.

6. That the Owner also agreed, that they will execute and registered a power of Attorney in favour of Developer in subsequent time which give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e to receive sanctioned plan from the Bankura Municipality , such other statutory authority or authorities, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers save and except Owner's allocation and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the owners and the owners shall agreed to ratify all acts and things la fully done by the developer.

VII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. The developer **DANA PROJECTS PRIVATE LIMITED** confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within the schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.

2. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed

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Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.

3. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary step to save the property from any kind of encroachment by the adjacent land owner.

4. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats .

5. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.

6. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within 36 months from the date approval of plan by the Municipality with further additional period of 3 months if needed both the case the time shall be computed on and from the date of obtaining the sanctioned plan. However, the said period can only be extended by the First Party in writing to such extent they deem fit and proper, save and except the grace period.

7. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall been the entire responsibility.

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VIII-Cancellation

1. The Owner has every right to cancel and/or rescind this agreement after 36 months, if the Developer is unable to complete the Construction work provided that Owner has to give a Three month clear notice to the Developer.

2. The Developer has every right to cancel and /or rescind this agreement if Developer unable to sanctioned plan from Municipality and for that Developer shall hand over the physical possession to the Owner.

IX-Miscellaneous :-

a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Bankura Court.

b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.

c) Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties or their legal advisors.

d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.

e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.

f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen , minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And

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the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.

g) The second party or the developer shall have the right an d /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.

h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.

i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.

j) The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.

k) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

l) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the Developer can not claim any damages from the landowner towards the cost incurred in construction of project.

(Adv)

District Sub-Registrar
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FIRST SCHEDULE ABOVE REFERRED TO

(Said Land)

All that piece and parcel of vacant Bastu land measuring about 8.40 Decimal under Mouza-Bankura, J.L.No- 211, R.S. Plot No-5892, L.R. Plot No-312 L.R. Khatian No.-16727 under the jurisdiction of Bankura Municipality, 10 No Ward, pratapbagan Road Dist-Bankura *Butted and Bounded by:-*

North	:	House of wife of Ajoy Chowdhury
South	:	24 Feet wide Road
East	:	R.S.Plot No-5892(P)
West	:	15 Feet wide Road

SECOND SCHEDULE ABOVE REFERRED TO

(Landowner allocation)

Flat No	Area(BUILT UP)	Location
4-A	897	4th
4-B	897	4th

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Landowners & Developer are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these wile treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED AND DELIVERED by the OWNERS /FIRST PART at BANKURA in the presence of:

Prabima Dana

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at BANKURA in the presence of:

EXP – In the 1st Line of page 10 of this Deed the word "vacant" has been written by me

Prasanta Dana

DANA PROJECTS PRIVATE LIMITED
DIRECTOR

Prasanta Dana

DANA PROJECTS PRIVATE LIMITED
DIRECTOR

WITNESSES:

Drafted and Typed at my office & I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Soumen Ghoshal (Advocate)
Dist-Judge's Court, Bankura
Enrolment No- F-684/2009

Soumen Ghoshal
Advocate
Dist. Judge's Court, Bankura

District Sub-Registrar
Bankura

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	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Colour Passport Size Photograph, Finger Prints of both the hands is attested.

Name : PRATIMA DANA ..... Signature : Pratima Dana .....

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Colour Passport Size Photograph, Finger Prints of both the hands is attested.

DANA PROJECT'S PRIVATE LIMITED

Name : PRASANTA DANA ..... Signature : Prasanta Dana

DIRECTOR

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Colour Passport Size Photograph, Finger Prints of both the hands is attested.

DANA PROJECT'S PRIVATE LIMITED

Name : JITU DANA ..... Signature : Jitu Dana .....

DIRECTOR

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

PHOTO

Colour Passport Size Photograph, Finger Prints of both the hands is attested.

Name : ..... Signature : .....

OFFICE OF THE DISTRICT SUB-REGISTRAR
BANKURA

District Sub-Registrar
Bankura

30 JUL 2019

Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0101000481/2019	Date of Application	30/07/2019
Query No / Year	01011000173708/2019		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Smt Pratima Dana		
Stampduty Payable	Rs.7,051/-		
Registration Fees Payable	Rs.22,074/-		
Applicant Name of the Visit Commission	Shri Nanu Paramanik		
Applicant Address	Kalisen, Onda, Bankura		
Place of Commission	Kankata, Bankura		
Expected Date and Time of Commission	30/07/2019 4:00 PM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 80/-, Total Fees Paid: 580/-		
Remarks			

OFFICE OF THE DISTRICT SUB-REGISTRAR
BANKURA

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. BANKURA, District Name :Bankura

Signature / LTI Sheet of Query No/Year 01011000173708/2019

I. Signature of the Person(s) [illegible]on at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Pratima Dana Kankata, P.O:- Kenduadihi, P.S:- Bankura, District:- Bankura, West Bengal, India, PIN - 722102	Land Lord			Pratima Dana
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Prasanta Dana River Side Road Kankata, P.O:- Kenduadihi, P.S:- Bankura, District:- Bankura, West Bengal, India, PIN - 722102	Representative of Developer [DANA PROJECTS PRIVATE LIMITED]			DANA PROJECT'S PRIVATE LIMITED Prasanta Dana DIRECTOR
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Jitu Dana River Side Road Kankata, P.O:- Kenduadihi, P.S:- Bankura, District:- Bankura, West Bengal, India, PIN - 722102	Representative of Developer [DANA PROJECTS PRIVATE LIMITED]			DANA PROJECT'S PRIVATE LIMITED Jitu Dana DIRECTOR

OFFICE OF THE DISTRICT SUB-REGISTRAR
BANKURA

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Rasamoy Paramanik Son of Shri Sridhar Paramanik Purandarpur, P.O:- Purandarpur, P.S:- Bankura, District:- Bankura, West Bengal, India, PIN - 722155	Smt Pratima Dana, Mr F Dana, Mr Jitu Dana			30-7-2019

(Surajit Roy Chowdhury)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

District Sub-Registrar
Bankura

30 JUL 2019

OFFICE OF THE D.S.I.R. & S.R. BANKURA

Pratima Dana

OFFICE OF THE D'ST... SUB-REGISTRAR
BANKURA

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD BRD2117919

পরিচয় পত্র

Elector's Name	Pratima Dana
নির্বাচকের নাম	প্রতিমা দানা
Husband's Name	Susanta Dana
স্বামীর নাম	সুশান্ত দানা
Sex	F
লিঙ্গ	স্ত্রী
Age as on 1.1.2002	25
১.১.২০০২-এ বয়স	২৫

Address:
Bankura Municipal(Kankata Mahalla)Ward No.-16. 16
Bankura Bankura 722101

ঠিকানা :
বাঁকুড়া পৌরসভা(কাঁকাটি মহল্লা)ওয়ার্ড নং-১৬, ১৬ বাঁকুড়া বাঁকুড়া ৭২২১০১

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 251-Bankura
বিধানসভা নির্বাচন ক্ষেত্র : ২৫১-বাঁকুড়া

Place: Bankura স্থান: বাঁকুড়া
Date: 20.07.2002 তারিখ: ২০.০৭.২০০২

Pratima Dana

OFFICE OF THE DISTRICT SUB-REGISTRAR
BANKURA

DANA PROJECT'S PRIVATE LIMITED

Prasanta Dana

DIRECTOR

DANA PROJECT'S PRIVATE LIMITED

Ajit Dana

DIRECTOR

OFFICE OF THE DISTRICT SUB-REGISTRAR
জেলা অবর নিবন্ধকের কার্য কেন্দ্র
বাঁকুড়া
BANKURA

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACXPD7707L

नाम /NAME

PRASANTA DANA

पिता का नाम /FATHER'S NAME

JHUKUL CHANDRA DANA

जन्म तिथि /DATE OF BIRTH

02-05-1964

हस्ताक्षर /SIGNATURE

Prasanta Dana

सहायक आयुक्त, ए.सी.-II

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें

सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

Prasanta Dana

OFFICE OF THE DISTRICT SUB-REGISTRAR
BANKURA

ELECTION COMMISSION OF INDIA
ভারতীয় নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/35/251/171086

Elector's Name	Dana Prashanta
নির্বাচকের নাম	দানা প্রশান্ত
Father / Mother / Husband's Name	Jhuku
পিতা/মাতা/স্বামীর নাম	ঝুকুল
Sex	Male
লিঙ্গ	পুরুষ
Age as on 1.1.1995	25
১.১.১৯৯৫ এ বয়স	২৫

Address: Ward: No.-16
Municipality: Bankura
Thana: Bankura
S. Div.: Sadar Dt.: Bankura

ঠিকানা : ওয়ার্ড : নং-১৬
পৌরঃ : বাঁকুড়া
থানা : বাঁকুড়া
মহঃ : সদর জেলা : বাঁকুড়া

Facsimile Signature
Electoral Registration Officer
নির্বাচক-নিবন্ধন আধিকারিক
For Bankura Assembly Constituency
বাঁকুড়া বিধানসভা নির্বাচন ক্ষেত্র

Place Bankura
Date 12/02/95
স্থান বাঁকুড়া
তারিখ ১২/০২/৯৫

Prasanta Dana

OFFICE OF THE DISTRICT SUB-REGISTRAR
BANKURA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JITU DANA

SUSANTA DANA

21/12/1995
Permanent Account Number
CJAPD7429P

Jitu Dana
Signature

11/2015

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंजी स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-272[illegible] Fax: 91-20-2721 8081
e-mail: [illegible]

Jitu Dana.

OFFICE OF THE D'SI... SUB-REGISTRAR
জেলা অবর নিবন্ধকের নীল মোহর
BANKURA

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

NFN1846138

নির্বাচকের নাম	:	জীতু দানা
Elector's Name	:	Jitu Dana
পিতার নাম	:	সুশান্ত দানা
Father's Name	:	Susanta Dana
লিঙ্গ/Sex	:	পু/ M
জন্ম তারিখ Date of Birth	:	21/12/1995

NFN1846138

ঠিকানা:
কাঁকাতা,পো-কেন্দুয়াডিহি, বাঁকুড়া, বাঁকুড়া (সদর), বাঁকুড়া- 722102

Address:
KANKATA,PO-KENDUADIHI, BANKURA, BANKURA (SADAR), BANKURA- 722102

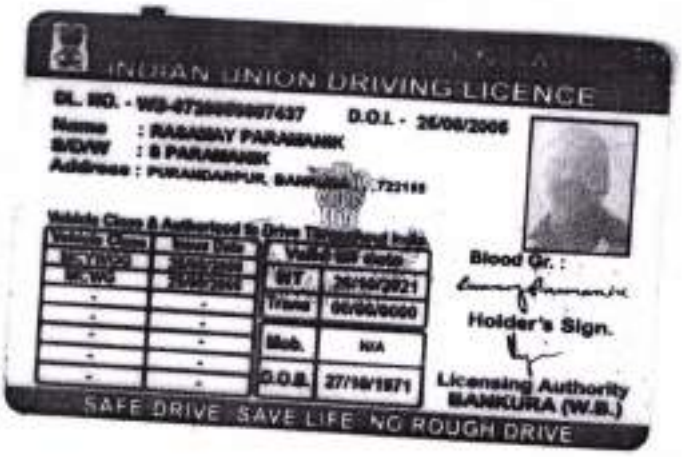
Date: 28/08/2014

252-বাঁকুড়া নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের তরফে অনুকৃতি
Facsimile Signature of the Electoral Registration Officer for
252-Bankura Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ক্ষেত্রে নিজ নাম যোগ ও এবং পুরাতন ও নতুন ঠিকানা পরিবর্তন সংবলিত ফর্ম নিয়ে আর এই পরিবর্তনের স্থায়ী উল্লেখ করুন
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.

Jitu Dana.

OFFICE OF THE D.S.I.R. - SUB-REGISTRAR
জেলা অবর নিবন্ধকের কার্যালয়
বাঁকুড়া
BANKURA



INDIAN UNION DRIVING LICENCE

DL. NO. - WB-[illegible]7637 D.O.I. - 26/08/2006

Name : RABABAY PARAMANIK

S/D/W : S PARAMANIK

Address : PURANDARPUR, BANKURA, [illegible]722155

Vehicle Class & Authorised to Drive Throughout India

Vehicle Class	Issue Date	Valid Till (DMY)
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	NT / 26/08/2021
-	-	Trans / 00/00/0000
-	-	
-	-	Mob. / N/A
-	-	
-	-	D.O.B. / 27/10/1971

Blood Gr. :

Holder's Sign.

Licensing Authority
BANKURA (W.B.)

SAFE DRIVE SAVE LIFE NO ROUGH DRIVE

বাবাময় পরামানিক

OFFICE OF THE DISTRICT SUB-REGISTRAR
BANKURA

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

GRN:	19-201920-005119060-1	Payment Mode	Online Payment
GRN Date:	30/07/2019 18:45:52	Bank :	State Bank of India
BRN :	IK0ADVLMU6	BRN Date:	30/07/2019 18:46:39

DEPOSITOR'S DETAILS

Id No. : 01011000173708/4/2019
[Query No./Query Year]

Name :	Pratima Dana		
Contact No. :		Mobile No. :	+91 9434003101
E-mail :			
Address :	kankata Bankura		
Applicant Name :	Smt Pratima Dana		
Office Name :			
Office Address :			
Status of Depositor :	Buyer/Claimants		
Purpose of payment / Remarks :	Sale, Development Agreement or Construction agreement Payment No 4		

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	01011000173708/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	2051
2	01011000173708/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	22074
		Total		24125

In Words : Rupees Twenty Four Thousand One Hundred Twenty Five only

e-payment verified 31/07/19

OFFICE OF THE D.S.R. & SUB-REGISTRAR
জেলা অবর নিবন্ধকের কার্য্যালয়
বাঁকুড়া
BANKURA

Major Information of the Deed

Deed No :	**I-0101-02642/2019**	**Date of Registration**	**31/07/2019**
Query No / Year	**0101-1000173708/2019**	**Office where deed is registered**	
Query Date	**30/07/2019 6:20:51 PM**	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Pratima Dana Kankata,Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9434003101, Status :Seller/Executant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 5], [4311] Other than Immovable Property, Receipt [Rs : 22,00,000/-]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 38,80,800/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,051/- (Article:48(g))		Rs. 22,074/- (Article:E, E, B, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Pratapbagan Road, Road Zone : (Ward no 10 -- Ward no 10) , Mouza: Bankura, Jl No: 211, Pin Code : 722101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-312	LR-16727	Bastu	Bastu	8.4 Dec	1/-	38,80,800/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
	Grand Total :				**8.4Dec**	**1 /-**	**38,80,800 /-**	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Smt Pratima Dana** Wife of Shri Susanta Dana Kankata, P.O:- Kenduadihi, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN - 722102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUXPD2849M, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**DANA PROJECTS PRIVATE LIMITED** River Side Road Kankata, P.O:- Kenduadihi, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN - 722102 , PAN No.:: AAFCD2114G, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Prasanta Dana (Presentant)** Son of Late Jhukul Dana River Side Road Kankata, P.O:- Kenduadihi, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN - 722102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACXPD7707L Status : Representative, Representative of : DANA PROJECTS PRIVATE LIMITED (as Director)
2	**Mr Jitu Dana** Son of Shri Susanta Dana River Side Road Kankata, P.O:- Kenduadihi, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN - 722102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CJAPD7429P Status : Representative, Representative of : DANA PROJECTS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Rasamoy Paramanik Son of Shri Sridhar Paramanik Purandarpur, P.O:- Purandarpur, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN - 722155			
Identifier Of Smt Pratima Dana, Mr Prasanta Dana, Mr Jitu Dana			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt Pratima Dana	DANA PROJECTS PRIVATE LIMITED-8.4 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Pratapbagan Road, Road Zone : (Ward no 10 -- Ward no 10) , Mouza: Bankura, Jl No: 211, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 312, LR Khatian No:- 16727	Owner:প্রতিমা দানা, Gurdian:সুশান্ত দান, Address:কানকাটা বাঁকুড়া , Classification:বাস্তু, Area:0.08400000 Acre,	Smt Pratima Dana

On 30-07-2019

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

Presented for registration at 19:10 hrs on 30-07-2019, at the Private residence by Mr Prasanta Dana ,.

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 38,80,800/-

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

Execution is admitted on 30/07/2019 by Smt Pratima Dana, Wife of Shri Susanta Dana, Kankata, P.O: Kenduadihi, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by Profession House wife

Indetified by Shri Rasamoy Paramanik, , , Son of Shri Sridhar Paramanik, Purandarpur, P.O: Purandarpur, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Others

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

Execution is admitted on 30-07-2019 by Mr Prasanta Dana, Director, DANA PROJECTS PRIVATE LIMITED, River Side Road Kankata, P.O:- Kenduadihi, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN - 722102

Indetified by Shri Rasamoy Paramanik, , , Son of Shri Sridhar Paramanik, Purandarpur, P.O: Purandarpur, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Others

Execution is admitted on 30-07-2019 by Mr Jitu Dana, Director, DANA PROJECTS PRIVATE LIMITED, River Side Road Kankata, P.O:- Kenduadihi, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN - 722102

Indetified by Shri Rasamoy Paramanik, , , Son of Shri Sridhar Paramanik, Purandarpur, P.O: Purandarpur, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Others

Surajit Roy Chowdhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

On 31-07-2019

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,074/- (B = Rs 22,000/- ,E = Rs 42/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,074/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/07/2019 6:46PM with Govt. Ref. No: 192019200051190601 on 30-07-2019, Amount Rs: 22,074/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ADVLMU6 on 30-07-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,051/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,051/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3437, Amount: Rs.5,000/-, Date of Purchase: 30/07/2019, Vendor name: Sri Chinmoy Chattaraj

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/07/2019 6:46PM with Govt. Ref. No: 192019200051190601 on 30-07-2019, Amount Rs: 2,051/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ADVLMU6 on 30-07-2019, Head of Account 0030-02-103-003-02

Surajit Roy Chowdhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0101-2019, Page from 59873 to 59901

being No 010102642 for the year 2019.

Seal of the District Sub Registrar, Bankura, District Bankura

Digitally signed by SURAJIT ROY CHOWDHURY
Date: 2019.07.31 18:30:29 +05:30
Reason: Digital Signing of Deed.

(Surajit Roy Chowdhury) 7/31/2019 6:28:28 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. BANKURA

West Bengal.

(This document is digitally signed.)