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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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D 443245

22.11.18
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ba

Settled and the Government
is Admitted to acquire the
Rights of the land and the State
Government attached with the
State Government for the year of 2018
Development

[Signature]
A. S. D. D. D. D. D.
D. D. D. D. D.

22 NOV 2018

DEVELOPMENT AGREEMENT

Dist - Paschim Burdwan

Police Station - New Township

Mouza - Sankarpur

Area of Land 57 Decimals

This Development Agreement is made on this the
22nd day of November, 2018, B E T W E E N .

[Handwritten signature]

Contd...P/2

(1) Sri. SANJAY BAJORIA (PAN NO-ADDPB1444K), (2) Sri. PAWAN BAJORIA (PAN NO-ADEPB5489R), both are S/O, RAMAWATAR BAJORIA, both are by faith Hindu, by Nationality Indian, occupation Business, Resident of - 148/1 Tilok Road, Burn's Plot, P.O- Raniganj, P.S- Raniganj, District- Paschim Bardhaman, Pin No- 713347, (3) Smt. JYOTI AGARWAL (PAN NO-ACVPA6104A), W/O. Sri. MANOJ AGARWAL, (4) Sri. MUKESH AGARWAL (PAN NO-AFWPA5756L), S/O. Sri. GAINDALAL AGARWAL, both are by faith Hindu, Nationality Indian, occupation House Wife & Business, both are Resident of -B-109, Merbold Street, Bidhannagar, P.S- New Township, Durgapur- 12, District - Paschim Bardhaman, West Bengal, hereinafter referred to and called as "LANDOWNER" (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.

AND

SHREE BUILDER'S & DEVELOPERS, Being a Partnership firm, (PAN-ADSFS1065N) having its registered office at Ray Para, C/O. Lakshmi Kanta Roy, Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist-Paschim Bardhaman, hereinafter referred to as "THE DEVELOPERS" represented by its some partner's (1) Mr. SANTANU BHANDARI [PAN-BOYPB7248L] S/O. Mr. ANGAD BHANDARI, by faith- Hindu, by Nationality Indian, by occupation- Business, Resident of- Vill & P.O- Bamunara, P.S- Kanksa, Durgapur, Pin - 713212, District- Paschim Bardhaman, West Bengal, (2) Mr. DEBABRATA ROY [PAN-AVPPR3915H], S/O. Mr. LAKSHMIKANTA ROY, by faith Hindu, by Nationality Indian, by occupation- Private Service, Resident of- Vill & P.O- Bamunara, P.S- Kanksa, Durgapur, Pin-713212, District-Paschim Bardhaman, West Bengal. (3) Mr. SOURAV GOSWAMI [PAN-BSHPG7463B], S/O. Mr. PRANAB GOSWAMI. By faith Hindu, by Nationality Indian, by occupation- Private Service, Resident of- Goswami para, vill & post- Bamunara, P.S- Kanksa, Durgapur, Pin- 713212, District- Paschim Bardhaman. (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 landowners owning and possessing of a land measuring about 57 decimals under the jurisdiction of Jemua Gram Panchayat under Mouza- sankarpur, District- Paschim Bardhaman, they purchased the same by virtue of one registered deed of sale vide no- I-020604213 in the year of 2017 of A.D.S.R.O Durgapur All the owner recorded their name in record of L.R.R.O.R.

AND WHEREAS 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 Jemua G.P or any other competent authority but the owners have not sufficient funds for the

[Handwritten signature]

development work and for this reason First Part could not able to take any steps for the said development and as such the 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 various aspects of execution of the project and proposals of the Owners, has decided to construct multistoried building there- at, consisting of apartments and flat, car parking space etc. with the object of selling such flats/apartments car parking space etc. 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:-

1-Definition

- 1.1 OWNER/LANDLORD:-** Shall mean (1) Sri. SANJAY BAJORIA (PAN NO-ADDPB1444K), (2) Sri. PAWAN BAJORIA (PAN NO-ADEPB5489R) , both are S/O, RAMAWATAR BAIORIA, both are by faith Hindu, by Nationality Indian, occupation Business, Resident of - 148/1 Tilok Road, Burn's Plot, P.O- Raniganj, P.S- Raniganj, District- Paschim Bardhaman, Pin No- 713347, (3) Smt. JYOTI AGARWAL (PAN NO-ACVPA6104A) , W/O. Sri. MANOJ AGARWAL, (4) Sri. MUKESH AGARWAL (PAN NO- AFWPA5756L), S/O. Sri. GAINDALAL AGARWAL, both are by faith Hindu, Nationality Indian, occupation House Wife & Business, both are Resident of -B-109, Merbold Street, Bidhannagar, P.S- New Township, Durgapur- 12; District - Paschim Bardhaman, West Bengal
- 1.2 DEVELOPER:-** Shall mean SHREE BUILDER'S & DEVELOPER'S, Being a Partnership firm, having its registered office at Ray para, C/O, Lakshmi Kanta Roy, Vill & post- Bamunara, P.S- Kanksa, Durgapur, Pin- 713212, District- Paschim Bardhaman, West Bengal, Indian, herein after referred to as "THE DEVELOPER" through its present partner,s (1)Mr. SANTANU BHANDARI, S/O, Mr. ANGAD BHANDARI, Resident of vill & post office- Bamunara, P.S- Kanksa, Durgapur, District Paschim Bardhaman, Pin- 713212. (2) Mr. DEBABRATA ROY, S/O. Mr. LAKSHMIKANTA ROY, Resident of vill & post- Bamunara, P.S- Kanksa, Durgapur, District Paschim Bardhaman, Pin-713212. (3) Mr. SOURAV GOSWAMI, S/O, Mr. PRANAB GOSWAMI, Resident of vill & post office- Bamunara, P.S- kanksa,



Durgapur, District Paschim Bardhaman, Pin-713212.(4) Smt.Chhanda Mukherjee, W/O- Mr. Amit Mukherjee, resident of 3/201, H.F.C Township, Bidhannaga, P.S-New Township, Durgapur-713212, Dist- Paschim Bardhaman, (5) Smt.Sadhana Bhattacharjee, W/O-Late Madhusudan Bhattacharjee, resident of Vill & P.O- Bamunara, P.S-Kanksa, Durgapur-713212 Dist- Paschim Bardhaman, (6) Smt.Aparna Bhattacharjee, W/O- Mr. MR. Bamadas Bhattacharjee, resident of Vill & P.O- Bamunara, P.S-Kanksa, Durgapur-713212, Dist- Paschim Bardhaman.

- 1.3 **Land:-** Shall mean land measuring about 57 decimals under Mouza-Shankarpur, J.L.No-109, L.R. Plot No.-57, R.S.Plot No- no-28/527, L.R Khatian 2335, 2336, 2337 & 2338 under the jurisdiction of Jemua Gram panchyat, Dist- Burdwan at present Paschim Bardhaman.
- 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 lawful Architect(s) of the Building.
- 1.6 **GRAM PANCHYAT MEANS:-** Shall mean the Jemua Gram panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram panchyat 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 **OWNERS AREA:-** Shall mean total 30% Super built-up area from total construction area of first floor to top floor, from anywhere of the said building, (i.e. at any floor and or any size and or any side facing) including car parking space together with undivided proportionate share of the said building as flats consideration, which will be provided by the developer to all the land owners jointly.
- 1.9 **DEVELOPER'S AREA:** Shall mean entire area of the building/s together with the undivided importable proportionate share and/or interest in the said land and the common portions after providing owner area as mentioned in clause 1.8 written above.
- 1.10 **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



(5)

context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat

1.11 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/etc. and Others be taken over by the Unit/Flat and occupiers.

1.12 FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, 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 commodities and/or any circumstances beyond the control or reasonable estimation of the Developer

1.13 PURCHASER/S shall mean and include:

A) If he/she be an individual than 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 is Trustees for the time being and their successor(s)-in-interest and assigns.

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

1.15 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.

(6)

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 60 months from the date of it become effective and with a additional grace period for 6 (six) months.

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

VI:- OWENER DUTY & LIABILITY:-

1. The owners have offered total land of 57 decimals for development and construction of a housing complex consisting of flats / apartments & parking spaces etc.
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

3. The Owners hereby declared that :-

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
- b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
- c) There is no agreement between the Owners and any other party (except **SHREE BUILDER'S & DEVELOPER'S** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- d) That any dispute regarding land shall be met up by the Land Owners in their own cost.



(7)

4. That the Owner have agreed that they are 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 and or land owners shall be duty bound to register a development power of attorney in favor of the developer as and when required.
5. That the Owner also agreed that they 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 receive sanctioned plan from the Jamua Gram panchyat such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, 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 sign agreement for sale or sale deed on behalf of the land owners of flats/apartments/parking space etc to the prospective buyers and produce the same before the registering authority 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 and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owners shall not be responsible for any unlawful activities of the Developer.
6. The owner/vendor shall execute and register a power of Attorney whereby the partners either individually or jointly for and on behalf of the **SHREE BUILDER'S & DEVELOPER'S** will be nominated, appointed and constituted as lawful attorney of the **OWNERS/VENDORS** in their names and on their behalf to do all acts and deeds and things relating to the aforesaid project including signing all papers, making complain to the policy, signing and



(8)

Registering agreement for sale in respect of the developer allocated flats more fully described in the scheduled-1-1.9 hereto signing and registering mortgage deed and mortgaging of the property to obtain project lone etc, execution and registration of the deeds of conveyances in favor of the intending purchasers in respect of any flat/unit/covered space/rooms car parking space etc. With proportionate share of the undivided and impetrative land common areas, facilities described in schedule '2' hereto.

VII- Developer DUTY, LIABILITY & responsibility:-

1. The developer **SHREE BUILDER'S & DEVELOPER'S** Confirm, accepts and assure the owners that they are fully acquainted with, aware of the process/formalities related to similar project in. Jamua Gram panchyat area or any other area.
2. The developer 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 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
3. 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 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.



(9)

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

5. 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.

6. 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 Owners 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.

7. 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 Jemua gram panchayat or by any competent authority, the time shall be computed on and from the date of sanctioned of building plan.

8. That Developer shall not claim any extra amount for water and electricity connection from the Land Owners for their allocation.

9. 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 have to bear the entire responsibility.

VIII-Developer Allocation:-

Developers Allocations shall mean entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the Land Owners allocation as mentioned in this deed.

IX-Miscellaneous:-

a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur 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 from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties and their legal advisors.*

d) *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 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 and /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 cannot claim any damages from the landowner towards the cost incurred in construction of project.

First Schedule above referred to

(Description of Land)

All that piece and parcel Baid at present usable as bastu Land measuring 57 (Fifty Seven) Decimals, under Mouza- Sankarpur, J.L.No-109, R.S Plot no-28/527, L.R Plot no-57, at present L.R. khatian no-2335,2336,2337 & 2338 , under the Jemua Gram Panchayat area , Dist- Paschim Bardhaman, which is Butted and Bounded by:

North :- Vacant Land.

South :- 20' Wide Road.

East :- Land of Madan Mohan Mondal & Fatik Ch. Mondal.

West :- Land of Agarwal Babu & Goutam Paul.

[Handwritten signature]

(12)

Second Schedule above referred to

Shall mean total 30% Super built-up area from total construction area of first floor to top floor, from anywhere of the said building, (i.e. at any floor and or any size and or any side facing) including car parking space together with undivided proportionate share of the said building as flats consideration, which will be provided by the developer to all the land owners jointly.

Be it mentioned here that collar passport size photograph and finger prints of both the owners & partners of developer are attested in separate page 1(a) ,(b) & 1(C) . Which will be a part of this deed.

PKP

(13)

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 DURGAPUR in the presence:-

Sanjay Bajaj

Pawan Bajaj

Jyoti Agawal

Mukul Agawal

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

SHREE BUILDERS & DEVELOPERS

Santamu Bhandari
PARTNERS

SHREE BUILDERS & DEVELOPERS

Debabrata R.07
PARTNERS

SHREE BUILDERS & DEVELOPERS

Soumen Goswami
PARTNERS

WITNESSES:

Anshu. Muthija
1. *son of late Pradip Muthija*
HFC Township DGP-12

2. *Sudal Chandra Sathar*
F10 Late Ghoban Sathar
Piyala, Durgapur - 8

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

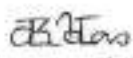
Pradip Kr. Acharyya (Advocate)

PRADIP KR. ACHARYYA, (ADVOCATE), Durgapur court

Enrollment no-WB/512/2000



Sourav Goswami

समय लेखा संख्या / PERMANENT ACCOUNT NUMBER ADEPB5489R	
नाम / NAME PAWAN BAJORIA	
पिता का नाम / FATHER'S NAME RAMAWTAR BAJORIA	
जन्म तिथि / DATE OF BIRTH 09-11-1973	
हस्ताक्षर / SIGNATURE 	 आयकर अधिकारी, प. ७, ११ COMMISSIONER OF INCOME-TAX, W.B. - II

Pawan Bajoria

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / तपस कर दें
सहायक आय कर अधिकारी,
प. ७,
चौरीचौरी इलाका,
कलकत्ता - ७०० ००९

In case this card is lost/damaged, inform return to the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 009.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACVPA6104A



नाम / NAME
JYOTI AGARWAL

पिता का नाम / FATHER'S NAME
GANESH RAM AGARWAL

जन्म तिथि / DATE OF BIRTH
14-03-1973

हस्ताक्षर / SIGNATURE

Jyoti Agarwal

B. Das

अधीनस्थ, ए. ए. - XI

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

Jyoti Agarwal

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले अधिकारी को सूचित / ज्ञापन कर ई प्रमुख अधिकार अधिका (पदाभि एवं तकनीकी), पी. 7, चौधरी स्क्वायर, कोलकाता - 700 060.

In case this card is lost/ found, kindly inform/ inform to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical), P-7, Chatterjee Square, Calcutta- 700 060.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SANJAY BAJORIA

RAMAWATAR BAJORIA

09/04/1969

Permanent Account Number

ADDPB1444K

Signature



यदि कार्ड के खोने/चले या कृपया खोले नहीं/खोले:

आयकर विभाग इकाई, एन एस डी यूए
3 भी बिल्डिंग, पार्क रोड,
फ्लॉर नं: 141, कॉलेज रोड, 997/8,
मॉडल कॉलोनी, नई देहरादून रोड के पास,
दिल्ली - 110 016.

If this card is lost / someone's card is found,

Please inform / return to

Income Tax TAN Services Unit, NSDI,
3B Building, Park Road,
Plot No. 141, Survey No. 997/8,
Model Colony, New Dehra Dun Road Chowk,
Delhi - 110 016.

Call 011-26102222 (Toll Free) / 20-221 8081
e-mail: tan@nsdi.gov.in



ভারত সরকার
Government of India



মুকেশ আগরওয়াল
Mukesh Agarwal
পিতা : গণ্ডো লাল আগরওয়াল
Father : Gando Lal Agarwal

মোটর নম্বর: 23021977
পুং / Male



2969 8583 5935

আধার - সাধারণ মানুষের অধিকার

Mukesh Agarwal



আয়স
উসমান, বি, লেভেল টিটা
বিহাননগর, ডুর্গাপুর (ম কোর্প)
বিহাননগর, বারদহমান, পশ্চিম বঙ্গ

ভারতীয় ডিজিটাল পরিচয় প্রমাণকরণ
UIDAI
Unique Identification Authority of India

Address: B 109, MERBOLD
STREET, BIDHANNAGAR,
Durgapur (m Corp),
Bidhannagar, Bardhaman,
West Bengal, 713212

2969 8583 5935

1827
1800 300 1007

uidai@uidai.gov.in

www.uidai.gov.in

(B)

হস্তাসূত্রের টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাসূত্র Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						Sanjay Bajoria

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Sanjay Bajoria

বাম হাত Left Hand						
	বৃদ্ধাসূত্র Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						Pawan Bajoria

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Pawan Bajoria

বাম হাত Left Hand						
	বৃদ্ধাসূত্র Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						Lyali Agarwal

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Lyali Agarwal

বাম হাত Left-Hand						
	বৃদ্ধাসূত্র Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত R. ht Hand						Mukesh Agarwal

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Mukesh Agarwal

1 (A)
হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Santanu Bhandari

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Santanu Bhandari*

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Debabrata B07

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Debabrata B07*

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Souvar Goswami

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Souvar Goswami*

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

LJK3858529

পরিচয় পত্র



Elector's Name Amt kumar Mukherjee

নির্বাচকের নাম অমিতকুমার মুখার্জী

Father's Name Badal Mukherjee

পিতার নাম বাদল মুখার্জী

Sex M

লিঙ্গ পুং

Age as on 1.1.2005 18

১.১.২০০৫-এ বয়স ১৮



Amit Kumar Mukherjee

Address:

37201 F. C. 1, Kaloni Type 1 & 2, 27 Newtownship
Burdwan 713212

ঠিকানা:

৩/২০১ এফ.সি. ১, কালোনি টাইপ ১ & ২, ২৭ নতুনশিপ
বর্ডওয়ান ৭১৩২১২

Amit Kumar Mukherjee

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অফিসার

Assembly Constituency: 265-Durgapur - II
নির্বাচন এলাকা (সংসদ): ২৬৫-দুর্গাপুর-২

District: Burdwan
Date: 17.05.2005

(স্বাক্ষর)
তারিখ: ১৭.০৫.২০০৫

22/05/05

आयकर विभाग
INCOME TAX DEPARTMENT
DEBABRATA ROY
LAKSHMIKANTA ROY
30/03/1980
Permanent Account Number
AVPPR3915H
Debabrata Roy
Signature



If your this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, U11154
Plot No. 3, Sector 11, CBD, Bhopal,
Madhya Pradesh - 466 014
आयकर विभाग, भारत सरकार, बhopal
प्लॉट नं. 3, सेक्टर 11, CBD, बhopal
मध्य प्रदेश - 466 014

Debabrata Roy

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

SANTANU BHANDARI
 ANGAD BHANDARI
 CG/02/1987

Permanent Account Number
 BEYXPH7248L

Signature



This letter may be used to file your return in any of the following
 addresses: Tax PAN Services Centre, 11th Floor,
 Plot No. 1, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.
 टैक्स रिटर्न दाखल करायला या पत्त्यांमध्ये कोणत्याही
 ठिकाणी आपण आपला टॅक्स रिटर्न दाखल करू शकता.

Santanu Bhandari

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

SRN: 19-201819-029765322-1

Payment Mode Online Payment

SRN Date: 11/10/2018 08:26:42

Bank : HDFC Bank

SRN : 622081233

BRN Date: 11/10/2018 08:27:35

DEPOSITOR'S DETAILS

Id No. : 02061000275522/4/2018
(Query No./Query Year)

Name : SANTANU BHANDARI

Contact No. : Mobile No. : +91 9832986943

E-mail :

Address : BAMUNARA DURGAPUR12

Applicant Name : Mr Pradip Kumar Acharyya

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	02061000275522/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	15010
2	02061000275522/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				15024

In Words : Rupees Fifteen Thousand Twenty Four only

Major Information of the Deed



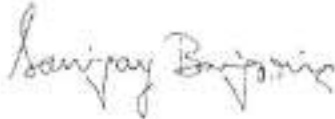
Deed No :	I-0206-06288/2018	Date of Registration	22/11/2018
Query No / Year	0206-1000275522/2018	Office where deed is registered	
Query Date	10/10/2018 4:15:41 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Pradip Kumar Acharyya Durgapur Court,Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9434251726, Status:Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,09,91,880/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :



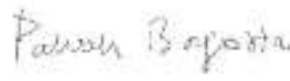





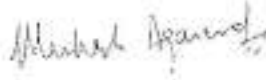
District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use RGR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-28/527	RS-20	Vastu	Bald	57 Dec	1/-	1,09,91,880/-	Width of Approach Road: 20 Ft.,
Grand Total :					57Dec	1 /-	109,91,880 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Fingerprint	Signature	date
	Mr Sanjay Bajoria (Presentant) Son of Ramawatar Bajoria Executed by: Self, Date of Execution: 22/11/2018 , Admitted by: Self, Date of Admission: 22/11/2018 ,Place : Office				22/11/2018
148/1, Tilok Road, Burns Plot, P.O:- Raniganj, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADDPB1444K, Status :Individual, Executed by: Self, Date of Execution: 22/11/2018 , Admitted by: Self, Date of Admission: 22/11/2018 ,Place : Office					

Major Information of the Deed :- I-0206-06288/2018-22/11/2018



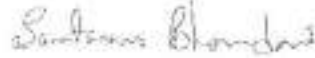





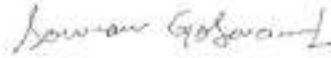
2	Name	Photo	Fingerprint	Signature
	Mr Pawan Bajoria Son of Ramawatar Bajoria Executed by: Self, Date of Execution: 22/11/2018 , Admitted by: Self, Date of Admission: 22/11/2018 ,Place : Office			
		22/11/2018	LTI 22/11/2018	22/11/2018
	148/1, Tilok Road, Burns Plot, P.O:- Raniganj, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADEPB5489R, Status :Individual, Executed by: Self, Date of Execution: 22/11/2018 , Admitted by: Self, Date of Admissions: 22/11/2018 ,Place : Office			
3	Name	Photo	Fingerprint	Signature
	Mrs Jyoti Agarwal Wife of Mr Manoj Agarwal Executed by: Self, Date of Execution: 22/11/2018 , Admitted by: Self, Date of Admission: 22/11/2018 ,Place : Office			
		22/11/2018	LTI 22/11/2018	22/11/2018
	B-109, Merbold Street, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACVPA6104A, Status :Individual, Executed by: Self, Date of Execution: 22/11/2018 , Admitted by: Self, Date of Admissions: 22/11/2018 ,Place : Office			
4	Name	Photo	Fingerprint	Signature
	Mr Mukesh Agarwal Son of Mr Gaidalal Agarwal Executed by: Self, Date of Execution: 22/11/2018 , Admitted by: Self, Date of Admission: 22/11/2018 ,Place : Office			
		22/11/2018	LTI 22/11/2018	22/11/2018
	B-109, Merbold Street, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFWPA5756L, Status :Individual, Executed by: Self, Date of Execution: 22/11/2018 , Admitted by: Self, Date of Admissions: 22/11/2018 ,Place : Office			

Developer Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE BUILDERS AND DEVELOPERS Roy Para, C/o- Lakshmi Kanta Roy, Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: ADSFS1085N, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-0206-06288/2018-22/11/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Santanu Bhandari Son of Mr Angad Bhandari Date of Execution - 22/11/2018, , Admitted by: Self, Date of Admission: 22/11/2018, Place of Admission of Execution: Office	 Nov 22 2018 1:32:08M	 LTI 22/11/2018	Signature  22/11/2018
	Bamunara, P.O:- Bamunara, P.S:- Kankaa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BOYPB7248L Status: Representative, Representative of : SHREE BUILDERS AND DEVELOPERS (as partner)			
2	Name Mr Debabrata Roy Son of Mr Lakshmikanta Roy Date of Execution - 22/11/2018, , Admitted by: Self, Date of Admission: 22/11/2018, Place of Admission of Execution: Office	 Nov 22 2018 1:32:08M	 LTI 22/11/2018	Signature  22/11/2018
	Bamunara, P.O:- Bamunara, P.S:- Kankaa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.: AVPPR3915H Status: Representative, Representative of : SHREE BUILDERS AND DEVELOPERS (as partner)			
3	Name Mr Sourav Goswami Son of Mr Pranab Goswami Date of Execution - 22/11/2018, , Admitted by: Self, Date of Admission: 22/11/2018, Place of Admission of Execution: Office	 Nov 22 2018 1:34:08M	 LTI 22/11/2018	Signature  22/11/2018
	Bamunara, P.O:- Bamunara, P.S:- Kankaa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.: BSHPG7463B Status: Representative, Representative of : SHREE BUILDERS AND DEVELOPERS (as partner)			

Identifier Details :

Name & address	
Mr Amit Kumar Mukherjee Son of Late Badal Mukherjee HFC Township, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male; By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Sanjay Bajoria, Mr Pawan Bajoria, Mrs Jyoti Agarwal, Mr Mukesh Agarwal, Mr Santanu Bhandari, Mr Debabrata Roy, Mr Sourav Goswami	
	22/11/2018

Major Information of the Deed > I-0206-06288/2018-22/11/2018

Transfer of property for L1		
Sl.No	From	To. with area: (Name-Area)
1	Mr Sanjay Bajoria	SHREE BUILDERS AND DEVELOPERS-14.25 Dec
2	Mr Pawan Bajoria	SHREE BUILDERS AND DEVELOPERS-14.25 Dec
3	Mrs Jyoti Agarwal	SHREE BUILDERS AND DEVELOPERS-14.25 Dec
4	Mr Mukesh Agarwal	SHREE BUILDERS AND DEVELOPERS-14.25 Dec

Endorsement For Deed Number : I - 020606288 / 2018

On 10-10-2018

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 1,09,91,880/-



Partha Bairaggya
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. DURGAPUR
 Burdwan, West Bengal

On 22-11-2018

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

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

Presentation(Under Section 52 & Rule 224(3) -6(1),W.B. Registration Rules,1962)

Presented for registration at 11:55 hrs on 22-11-2018, at the Office of the A.D.S.R. DURGAPUR by Mr Sanjay Bajoria, one of the Executants.

Admission of Execution (Under Section 50, W.B. Registration Rules, 1962)

Execution is admitted on 22/11/2018 by 1. Mr Sanjay Bajoria, Son of Ramawatar Bajoria, 148/1, Tilok Road, Burns Plot, P.O: Raniganj, Thana: Raniganj, , Burdwan, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business, 2. Mr Pawan Bajoria, Son of Ramawatar Bajoria, 148/1, Tilok Road, Burns Plot, P.O: Raniganj, Thana: Raniganj, , Burdwan, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business, 3. Mrs Jyoti Agarwal, Wife of Mr Manoj Agarwal, B-109, Merbold Street, Bidhannagar, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 4. Mr Mukesh Agarwal, Son of Mr Gaindalal Agarwal, B-109, Merbold Street, Bidhannagar, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr Amit Kumar Mukherjee, , Son of Late Badal Mukherjee, HFC Township, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Major Information of the Deed :- I-0206-06288/2018-22/11/2018

Admission of Execution (Under Section 44, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 22-11-2018 by Mr Santanu Bhandari, partner, SHREE BUILDERS AND DEVELOPERS (Partnership Firm), Roy Para, C/o- Lakshmi Kanta Roy, Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Amit Kumar Mukherjee, , Son of Late Badal Mukherjee, HFC Township, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 22-11-2018 by Mr Debabrata Roy, partner, SHREE BUILDERS AND DEVELOPERS (Partnership Firm), Roy Para, C/o- Lakshmi Kanta Roy, Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Amit Kumar Mukherjee, , Son of Late Badal Mukherjee, HFC Township, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 22-11-2018 by Mr Sourav Goswami, partner, SHREE BUILDERS AND DEVELOPERS (Partnership Firm), Roy Para, C/o- Lakshmi Kanta Roy, Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Amit Kumar Mukherjee, , Son of Late Badal Mukherjee, HFC Township, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/10/2018 8:27AM with Govt. Ref. No: 192018190297653221 on 11-10-2018, Amount Rs: 14/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 622081233 on 11-10-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2189, Amount: Rs.5,000/-, Date of Purchase: 10/10/2018, Vendor name: Jitendra Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/10/2018 8:27AM with Govt. Ref. No: 192018190297653221 on 11-10-2018, Amount Rs: 15,010/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 622081233 on 11-10-2018, Head of Account 0030-02-103-003-02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Major Information of the Deed :- I-0206-05288/2018-22/11/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 116275 to 116306
being No 020606288 for the year 2018.



Digitally signed by PARTHA BAIRAGGYA
Date: 2018.11.30 19:19:02 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 30-11-2018 19:17:56
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)