

02 06 006310

2020605920/18

भारतीय गैर न्यायिक



Blank

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

W 782362

12.10.18  
H. H. H.

certified that the Document  
is Authentic & non-judicial in  
signature (Date) and the docu-  
ments Attached are the  
Documents are the Part of this  
Document.

*[Signature]*  
A.D. S.R. Durgam  
Bairava

12 OCT 2018

DEVELOPMENT AGREEMENT

This Development Agreement is made on this 12th Day of October 2018.

Cont. Page-2

*[Handwritten marks]*

BETWEEN

Mr. SANKAR ROY [ Pan no-APWPR8115C ] son of Sachindranath Roy by Nationality: Indian, by faith: Hindu, by occupation: Business residing at 4A/6, Tetikhola P.S-Newtownship, P.O-Arrah, Durgapur-12, District-Paschim Bardhaman, West Bengal.

(Herein after called and referred to as LAND OWNER 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

"BINAYAK DEVELOPERS" [ Pan No-AATFB4409K ] having its principle place of business at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S- Newtownship, Dist-Burdwan, West Bengal represented by all of its Partner.

[1] SRI TARAK NATH NAHA [ Pan No-AEPPN3276C ] son of Sri Promod Kumar Naha by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at A3/4 Kalinagar, Arrah, Durgapur-12, P.S-Kanksa, Dist-Burdwan, West Bengal.

[2] SRI SHAMBHU NATH NAHA [ Pan No-AGYPN9538J ] son of Sri Promod Kumar Naha by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at A3/4 Kalinagar, Arrah, Durgapur-12, P.S-Kanksa, Dist-Burdwan, West Bengal.

[3] SRI BALAI THAKURA [ Pan No-AELPT9918H ] son of Sri Haradhan Thakura by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S-NTPS, Dist-Burdwan, West Bengal.

[ Hereinafter referred to and called as "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 owning possessing and seizing the schedule below land originally belongs to Bidyanath Chattopadhyay and his name was duly recorded in LR records of rights and thereafter Bidyanath Chattopadhyay transferred an area by way of regd deed of sale being no-1301 of 1974 in favour of Sunil Kumar Chatterjee and thereafter Sunil Kumar Chatterjee transferred an area of 2.5 Katha by way of regd deed of sale being no-020604533 of 2018 in favour of the Present Landowner and his name duly recorded in LR records of rights under Khatian no-LR-1990 and the First Part rightfully owning and possessing the first schedule property.

AND WHEREAS the land owners desires to develop the "A" Schedule Property" by construction of multi-storeyed building as per building plan that will be sanctioned the Panchyat or Zilla Parishad up to maximum limit of floor as per plan that will be sanctioned by the authority of Gram Panchyat or Zila Parishad and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the Land owners could not be able to take any steps for the said development and as such the Land owners are searching a Developer for the said development works.

AND WHEREAS the land owners herein approached to the Developer herein to develop the "Said Property" by construction of a multi-storied building at Developer's costs and expenses on the sanction plan so to be sanctioned by the panchayat or Zila Parishad and/or permissible up to maximum limit of floors consisting of so many flats, garages etc. as per sanction plan of Gram Panchayat and/or any other concerned authority / authorities from time to time on taking full and final consideration as fully stated in the SECOND SCHEDULE written herein below in the said proposed new building and the Developer accepted and agreed to the above proposal of the Land owner subject to condition that the Developer herein shall realize all the above costs of building including all other miscellaneous costs, expenses and benefits by selling the allocation of the Developer as fully described in the THIRD SCHEDULE hereinafter and all moneys accrued therein shall be the sole property of the Developer without any claim on the part of the Land owner and as such both the parties herein to avoid any future dispute to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

**I-DEFINITION :**

- 1 OWNERS/LANDOWNER:- Shall means Mr. SANKAR ROY.
- 2 DEVELOPER: - Shall mean "BINAYAK DEVELOPERS" having its principle place of business at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S- Newtownship, Dist- Burdwan, West Bengal.
- 3 LAND:- Shall mean land In The District-Panchim Bardhaman, P.S-Newtownship, Mouja- Tetikhola, J.L No-111 comprising in Plot No-LR-388, Plot No-RS-47 under Khatian No- LR- 1990 Land area of 2.5 Katha which butted and bounded as follows :- North- 22 ft wide Road, South- Plot No-RS-47, East- Plot No-RS-47, West- Plot No-RS-47.
- 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.
- 5 ARCHITECT (S): Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 6 PANCHYAT:- Shall mean the Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 7 PLAN: Shall mean the building plan of the building that may be sanctioned by the competent authority or Zila Parisad 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
- 8 CONSIDERATION: means Developer will give Flat area 1000 sq. ft. (super built up area) alongwith a car parking space of 100 sq ft together with the undivided importable proportionate share and/or interest in the said land and the common portions.
- 9 DEVELOPER'S AREA: Shall mean the remaining flats with car parking space together with the undivided importable proportionate share and/or interest in the said land and the common portions except the LANDOWNERS allocation.
- 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 context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- 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/ and Others be taken over by the Unit/Flat and occupiers.

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

12.1 **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.

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

12.3 **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 48 months from the date of sanction of Plan with a grace period of 6 months.

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

**VI: - OWNER DUTY & LIABILITY:-**

- 1. The owner will delivered the "A" schedule land measuring an area of 2.5 Katha, for development and construction of a housing complex consisting of flats / apartments & parking spaces.
- 2. That owner hereby declare that the Schedule mentioned land is free from all encumbrances and any question regarding land, the owner is answerable for the same and if any dispute found in future that shall be meet up by the Owner the cost of the same shall be bear by the Developer but same shall be deducted from the Owners Allocation.



3. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1<sup>st</sup> Schedule property to the second party and also shall supply all original sale deed , chain deed, LR Parcha Conversion Certificate,
4. 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 except "BINAYAK DEVELOPERS" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
5. That the Owners 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
6. That the Owners also agreed that they will execute a power of attorney and appointed the Developer party 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 Panchyat, Zilla Parishad such other statutory authority or authorities.
7. That the Owners will 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 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 in favour of intending customer.

**VII- LANDOWNER Allocations:-**

The developer has agreed to give Flat area 1000 sq. ft. ( super built up area) alongwith a car parking space of 100 sq ft but in no case the LANDOWNER will not claim any other consideration in any manner whatsoever.

**VIII- DEVELOPER DUTY, LIABILITY & Responsibility: -**

1. The developer "BINAYAK DEVELOPERS" are fully acquainted with, aware of the process/formalities related to similar project in Panchyat 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 owner 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 owners & 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.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent land owners.
5. That the Developer shall responsible for any acts deeds or things done towards any funds 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 Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency 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 the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within 48 months from the date of sanction of building plan.
8. That the Developer shall not make 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.

**IX-Developer Allocation:-**

Shall mean the remaining flats with car parking space together with the undivided imposable proportionate share and/or interest in the said land and the common portions except the LANDOWNER's allocation.



X-Cancellation

1. The Owners have no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.
2. XI-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) Dispute- That all disputes and differences arising out of this agreement shall be fixed by the developer at their own choice arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
  - 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 disrupt or interrupt 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.
  - 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.

→ JN Saha  
\*



- 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 LANDOWNER 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) Any extra work viz. costs of collapsible gate and other works then our standard specification given, hereinabove shall be treated as extra work and such amount will be paid by the LANDOWNER and/or all flat owners before the execution of the work. The rates of extra work will be at per prevailing market price to be decided by the Developer. No outside will be allowed for doing the said extra work.
- m) Any previous advance, Expenditure, cost of registration and House rent & shifting charges will adjustable with the consideration which will be paid by the developer.

**FIRST SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF LAND)**

In The District-Panchim Bardhaman, P.S-Newtownship, Mouja-Tetikhola, J.L No-111 comprising in Plot No-LR-388, Plot No-RS-47 under Khatian No- LR-1990 area of 2.5 Katha which butted and bounded as follows :- North- 22 ft wide Road, South- Plot No-RS-47, East-Plot No-RS-47, West- Plot No-RS-47.

**SECOND SCHEDULE ABOVE REFERRED TO**  
**(LANDOWNER Allocation)**

LANDOWNER will get Flat area 1000 sq. ft. ( super built up area) alongwith a car parking space of 100 sq ft together with the undivided importable proportionate share and/or interest in the said land and the common portions but in no case the LANDOWNER will not claim any other consideration in any manner whatsoever.

*V. S. S.*  
*17*



THIRD SCHEDULE ABOVE REFERRED TO  
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer after providing the LANDOWNER' allocation as aforesaid and together with the conveyance/ conveyances and taking all sale price partly and/or fully from intending purchase/purchasers in any manner what the Developer thinks fit and proper as the absolute owner thereof along with absolute power of handing over any possession thereof with and/or without registration to any intending purchaser/purchasers.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Vendors/LANDOWNER and Developers and Purchasers are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

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

WITNESSES: -

1. Bhakti Lal  
s/o. Baidyanth Lal  
Durgam Chour-16

Sankar Roy

Signature of the LANDOWNER

BINAYAK DEVELOPERS  
Nataraj Nath Naha  
Partner


BINAYAK DEVELOPERS  
Balaji Shakuna  
Partner

BINAYAK DEVELOPERS  
Shambhu Nath Naha  
Partner


Signature of the Developer

2. Prmanta Barjee.  
s/o- Kiv Barjee.  
Adv, Durgam Chour-16

Drafted and typed by me


  
Advocate  
WB/168/180

FINGER PRINT & PHOTOCOPY

|            |       |      |        |      |        |   |
|------------|-------|------|--------|------|--------|---|
| Left hand  |       |      |        |      |        | <br>Jorak Nath Naha |
|            | Thumb | fore | Middle | Ring | Little |   |
| Right hand |       |      |        |      |        |   |
|            | Thumb | fore | Middle | Ring | Little |   |


Signature & Photograph is duly attested by me

Jorak Nath Naha

|            |       |      |        |      |        |   |
|------------|-------|------|--------|------|--------|---|
| Left hand  |       |      |        |      |        | <br>Shambhu Nath Naha |
|            | Thumb | fore | Middle | Ring | Little |   |
| Right hand |       |      |        |      |        |   |
|            | Thumb | fore | Middle | Ring | Little |   |


Signature & Photograph is duly attested by me

Shambhu Nath Naha

|            |       |      |        |      |        |   |
|------------|-------|------|--------|------|--------|---|
| Left hand  |       |      |        |      |        | <br>Balai Thakuma |
|            | Thumb | fore | Middle | Ring | Little |   |
| Right hand |       |      |        |      |        |   |
|            | Thumb | fore | Middle | Ring | Little |   |

Signature & Photograph is duly attested by me

Balai Thakuma


|            |       |      |        |      |        |  |
|------------|-------|------|--------|------|--------|--|
| Left hand  |       |      |        |      |        | <br>Sankar Ray |
|            | Thumb | fore | Middle | Ring | Little |  |
| Right hand |       |      |        |      |        |  |
|            | Thumb | fore | Middle | Ring | Little |  |

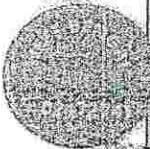

Signature & Photograph is duly attested by me

Sankar Ray



Bhakta Pal

  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 DVM2926202





নির্বাচকের নাম : ভক্ত পাল  
 Elector's Name : Bhakta Pal  
 পিতার নাম : বৈদ্যনাথ পাল  
 Father's Name : Baldyanath Pal  
 লিঙ্গ / Sex : পুং / M  
 জন্ম তারিখ : XX / XX / 1987  
 Date of Birth :

DVM2926202

ঠিকানা:  
 গৌরবাজার শুলে গৌরবাজার হরিদপুর বর্ধমান  
 713377

Address:  
 Gourbazar Purbangsa Gourbazar  
 Haridpur Burdwan 713377



Date: 02/02/2008  
 264-দুর্গাপুর-1 নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
 আধিকারিকের স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral  
 Registration Officer for  
 264-Durgapur - I Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানাতে ফোটার সি.ডি. নাম  
 জোলা ও একই বছরের নতুন সূচিক পরিচয়পত্র পাওয়ার  
 জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি 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.





Government of India

শংকর রায়

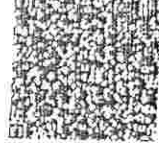
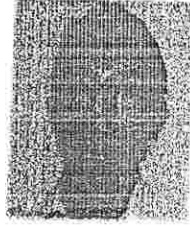
Sankar Roy

পিতা : শচীন্দ্রনাথ রায়

Father SHACHINDRANATH ROY

জন্মতারিখ/DOB - 02/10/1985

পুরুষ / Male



4379 7738 7819

আধার - সাধারণ মানুষের অধিকার



ঠিকানা: এ/ টেটিকহোলা, আড়রা  
তেতিখোলা, বর্ধমান আড়রা, বর্ধমান  
পশ্চিমবঙ্গ

Unique Identification Authority of India

Address: 4A/6, TETIKHOLA,  
ARARAH, Tetikhola,  
Burdwan Arrah, Bardhaman,  
West Bengal, 713212

4379 7738 7819

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sankar Roy



INCOME TAX DEPARTMENT



GOVT. OF INDIA

SANKAR FDY

SACHINDRA NATH ROY

02/10/1966

Permanent Account Number

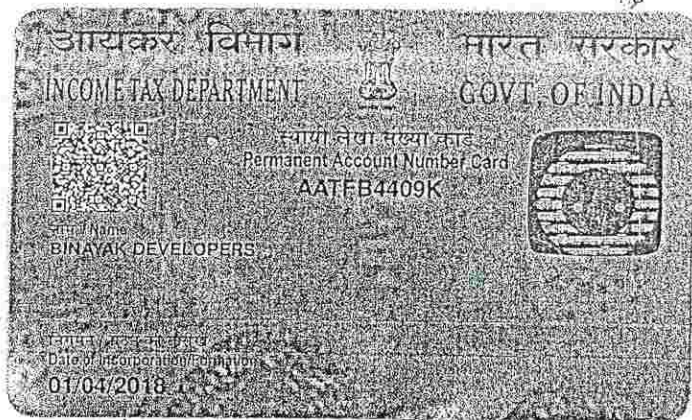
APWPH81150

Sachin Roy

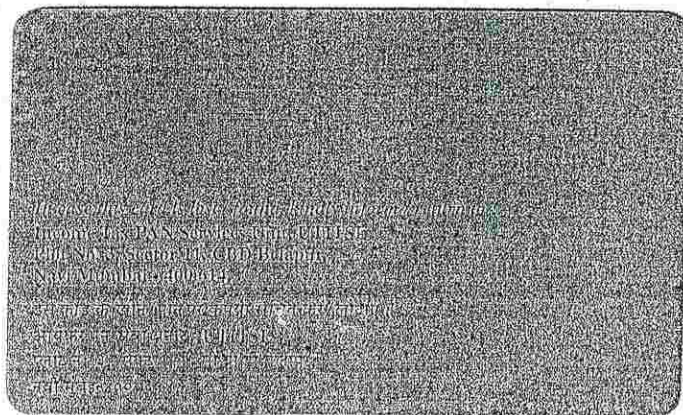
Signature



*Sankar Roy*



**BINAYAK DEVELOPERS**  
*Balaji Shakma*  
Partner



Tarak Nath Naha.

भारत सरकार  
Liquore Identification Authority of India  
Government of India

Enrollment No.: 1058/5007/124887

19/08/2015  
To  
Tarak Nath Naha  
ARRAH KALINAGAR  
Ara

Burdwan Arrah  
Kanksa Bardhaman  
West Bengal 713212

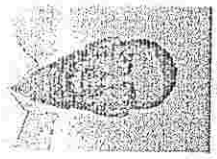
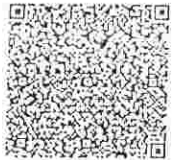
283135475  
MP83135475SGFT

Tarak Nath Naha

आपका आधार क्रमांक / Your Aadhaar No. :

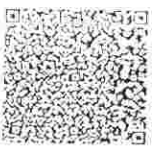
5148 4034 7811

आधार - आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA  
Tarak Nath Naha  
Father : Promod Kumar Naha  
DOB : 13/01/1971  
Male

5148 4034 7811



आधार - आम आदमी का अधिकार



सर्वोच्च न्यायालय  
सुप्रीम कोर्ट  
भारत सरकार

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

INFORMATION

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

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



भारत सरकार  
GOVERNMENT OF INDIA  
Unique Identification Authority of India

Address:  
ARRAH KALINAGAR, Ara, Bardhaman, Burdwan Arrah  
West Bengal, 713212

5148 4034 7811

Tarak Nath Naha



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHAMBHUNATH NAHA  
PROMOD KUMAR NAHA  
14/11/1974  
Permanent Account Number  
AGYPN9538J

*Shambhu Nath Naha*  
Signature



*Shambhu Nath Naha*

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

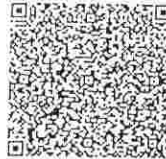
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लोटाएँ:  
आयकर सेवा इकाई: ए.टी.एस.एल.  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. देलापुर,  
नवी मुंबई - 400 614.



भारत सरकार  
 Unique Identification Authority of India  
 Government of India

Enrollment No.: 1058/50071/24885

To  
 SHAMBHUNATH NAHA  
 ARRAH KALINAGAR  
 Arra  
 Burdwan Arrah  
 Kanksa Barddhaman  
 West Bengal 713212  
 283135474  
 MP831354742FT



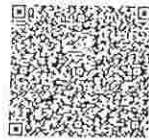
आपका आधार क्रमांक / Your Aadhaar No. :

**3818 0759 5056**

आधार - आम आदमी का अधिकार



भारत सरकार  
 Government of India  
 SHAMBHUNATH NAHA  
 Father : Promod Kumar Naha  
 DOB : 14/11/1974  
 Male



**3818 0759 5056**

आधार - आम आदमी का अधिकार

*Shambhu Nath Naha*



Balaji Thakura



ভারত সরকার  
Unique Identification Authority of India  
Government of India

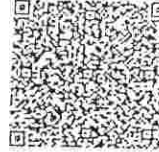
ভাটিকাভুক্তির অাই ডি / Enrollment No.: 1058/19161/43551

To  
বলাই ঠাকুরা  
Balai Thakura  
BIBEKANANDA PARK P.O. ARA  
Tetikhala  
Burdwan Arrah  
Bardhaman  
West Bengal 713212  
9734203957

03:10/2013  
48969382



MN489693828FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7623 0025 1151**

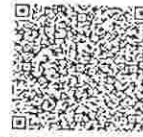
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



বলাই ঠাকুরা  
Balai Thakura  
পিতা : হারাদ্যান ঠাকুরা  
Father : HARADHAN THAKURA  
জন্মতারিখ / DOB : 10/01/1974  
পুরুষ / Male



**7623 0025 1151**

আধার - সাধারণ মানুষের অধিকার

Balai Thakura.



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

GRN: 19-201819-029811952-1

Payment Mode Online Payment

GRN Date: 11/10/2018 20:43:19

Bank : State Bank of India

BRN : CKH3674271

BRN Date: 11/10/2018 20:45:34

DEPOSITOR'S DETAILS

Id No. : 02061000275109/3/2018

[Query No./Query Year]

Name : TARAK NATH NAHA

Contact No. :

Mobile No. : +91 9332801221

E-mail :

Address :

A34 KALINAGAR ARRAH DURGAPUR 713212

Applicant Name : Mr Tarak Nath Naha

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 3

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|--|--------------------|------------|
| 1       | 02061000275109/3/2018 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 5010       |
| 2       | 02061000275109/3/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 14         |

Total

5024

In Words : Rupees Five Thousand Twenty Four only

## Major Information of the Deed



|  |   |                                      |            |
|--|---|--------------------------------------|------------|
| Deed No  | I-0206-05920/2018   | Date of Registration                 | 12/10/2018 |
| Query No / Year  | 0206-1000275109/2018  | Office where deed is registered      |            |
| Query Date   | 10/10/2018 1:46:51 PM   | A.D.S.R. DURGAPUR, District: Burdwan |            |
| Applicant Name, Address & Other Details                      | Tarak Nath Naha<br>A-3/4, Kalinagar, Arrah, Thana : Kanksa, District : Burdwan, WEST BENGAL, Mobile : 9332801221, Status : Buyer/Claimant |                                      |            |
| 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. 9,48,750/-  |                                      |            |
| Stamp duty Paid (SD)   | Registration Fee Paid   |                                      |            |
| Rs. 5,060/- (Article:48(g))                                  | Rs. 14/- (Article:E, E)   |                                      |            |
| Remarks  |   |                                      |            |

### Land Details :

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

| Sch No               | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land    | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details                   |
|----------------------|-------------|----------------|-------------------|--------------|-----------------|--------------------------|-----------------------|---------------------------------|
| L1                   | LR-388      | LR-1990        | Vastu             | Danga        | 2.5 Katha       | 1/-                      | 9,48,750/-            | Width of Approach Road: 22 Ft., |
| <b>Grand Total :</b> |             |                |                   |              | <b>4.125Dec</b> | <b>1/-</b>               | <b>9,48,750 /-</b>    |                                 |

### Land Lord Details :




























| Sl No  | Name                              | Address   | Photo   | Finger print and Signature   |
|--|-----------------------------------|---|---|--|
| 1  | <b>Mr Sankar Roy (Presentant)</b> | Son of Sachindra Nath Roy<br>Executed by: Self, Date of Execution: 12/10/2018<br>, Admitted by: Self, Date of Admission: 12/10/2018 ,Place : Office |  | <br>Signature: <i>Sankar Roy</i> |
|  |                                   |   | 12/10/2018  | LTI<br>12/10/2018  |
|  |                                   |   |   | 12/10/2018   |
| 4- A/6, Tetikhola, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APWPR8115C, Status :Individual, Executed by: Self, Date of Execution: 12/10/2018 , Admitted by: Self, Date of Admission: 12/10/2018 ,Place : Office |                                   |   |   |  |



**Developer Details :**

| Sl No | Name Address Photo Finger print and Signature   |
|-------|---|
| 1     | <b>Binayak Developers</b><br>2/10, Vivekananda Park, Tetikhola, Arrah, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal India, PIN - 713212 , PAN No.:: AATFB4409K, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl 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> <b>Mr Tarak Nath Naha</b><br/>                     Son of Mr Promod Kumar Naha<br/>                     Date of Execution - 12/10/2018, , Admitted by: Self, Date of Admission: 12/10/2018, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Oct 12 2018 7:27PM</td> <td>LTI<br/>12/10/2018</td> <td>12/10/2018</td> <td></td> </tr> </tbody> </table> <p>A-3/4, Kalinagar Arrah, P.O:- Arrah, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEPPN3276C Status: Representative, Representative of : Binayak Developers (as partner)</p>                                | Name   | Photo   | Finger Print | Signature | <b>Mr Tarak Nath Naha</b><br>Son of Mr Promod Kumar Naha<br>Date of Execution - 12/10/2018, , Admitted by: Self, Date of Admission: 12/10/2018, Place of Admission of Execution: Office   |    |    |    | Oct 12 2018 7:27PM | LTI<br>12/10/2018 | 12/10/2018 |  |
| Name  | Photo   | Finger Print   | Signature   |              |           |   |   |  |   |                    |                   |            |  |
| <b>Mr Tarak Nath Naha</b><br>Son of Mr Promod Kumar Naha<br>Date of Execution - 12/10/2018, , Admitted by: Self, Date of Admission: 12/10/2018, Place of Admission of Execution: Office   |    |    |    |              |           |   |   |  |   |                    |                   |            |  |
| Oct 12 2018 7:27PM  | LTI<br>12/10/2018   | 12/10/2018   |   |              |           |   |   |  |   |                    |                   |            |  |
| 2   | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Shambhu Nath Naha</b><br/>                     Son of Mr Promod Kumar Naha<br/>                     Date of Execution - 12/10/2018, , Admitted by: Self, Date of Admission: 12/10/2018, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Oct 12 2018 7:28PM</td> <td>LTI<br/>12/10/2018</td> <td>12/10/2018</td> <td></td> </tr> </tbody> </table> <p>A-3/4 Kalinagar, Arrah, P.O:- Arrah, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGYPN9538J Status: Representative, Representative of : Binayak Developers (as partner)</p>                        | Name   | Photo   | Finger Print | Signature | <b>Mr Shambhu Nath Naha</b><br>Son of Mr Promod Kumar Naha<br>Date of Execution - 12/10/2018, , Admitted by: Self, Date of Admission: 12/10/2018, Place of Admission of Execution: Office |  |  |  | Oct 12 2018 7:28PM | LTI<br>12/10/2018 | 12/10/2018 |  |
| Name  | Photo   | Finger Print   | Signature   |              |           |   |   |  |   |                    |                   |            |  |
| <b>Mr Shambhu Nath Naha</b><br>Son of Mr Promod Kumar Naha<br>Date of Execution - 12/10/2018, , Admitted by: Self, Date of Admission: 12/10/2018, Place of Admission of Execution: Office |    |  |  |              |           |   |   |  |   |                    |                   |            |  |
| Oct 12 2018 7:28PM  | LTI<br>12/10/2018   | 12/10/2018   |   |              |           |   |   |  |   |                    |                   |            |  |
| 3   | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Balai Thakura</b><br/>                     Son of Mr Haradhan Thakura<br/>                     Date of Execution - 12/10/2018, , Admitted by: Self, Date of Admission: 12/10/2018, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Oct 12 2018 7:27PM</td> <td>LTI<br/>12/10/2018</td> <td>12/10/2018</td> <td></td> </tr> </tbody> </table> <p>2/10, Vivekananda Park, Tetikhola, Arrah, 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.:: AELPT9918H Status : Representative, Representative of : Binayak Developers (as partner)</p> | Name   | Photo   | Finger Print | Signature | <b>Mr Balai Thakura</b><br>Son of Mr Haradhan Thakura<br>Date of Execution - 12/10/2018, , Admitted by: Self, Date of Admission: 12/10/2018, Place of Admission of Execution: Office      |  |  |  | Oct 12 2018 7:27PM | LTI<br>12/10/2018 | 12/10/2018 |  |
| Name  | Photo   | Finger Print   | Signature   |              |           |   |   |  |   |                    |                   |            |  |
| <b>Mr Balai Thakura</b><br>Son of Mr Haradhan Thakura<br>Date of Execution - 12/10/2018, , Admitted by: Self, Date of Admission: 12/10/2018, Place of Admission of Execution: Office      |    |  |  |              |           |   |   |  |   |                    |                   |            |  |
| Oct 12 2018 7:27PM  | LTI<br>12/10/2018   | 12/10/2018   |   |              |           |   |   |  |   |                    |                   |            |  |



**Identifier Details :**

| Name & address   |            |
|--|------------|
| Mr Bhakta Pal<br>Son of Mr Baidyanath Pal<br>Durgapur Court, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr Sankar Roy, Mr Tarak Nath Naha, Mr Shambhu Nath Naha, Mr Balai Thakura |            |
| <i>Bhakta Pal</i>  | 12/10/2018 |

| Transfer of property for L1 |               |                              |
|-----------------------------|---------------|------------------------------|
| Sl.No                       | From          | To. with area (Name-Area)    |
| 1                           | Mr Sankar Roy | Binayak Developers-4.125 Dec |

**Endorsement For Deed Number : I - 020605920 / 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 9,48,750/-

*[Signature]*

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

**On 12-10-2018**

**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 22A(3) 46(1) W.B. Registration Rules, 1962)**

Presented for registration at 14:22 hrs on 12-10-2018, at the Office of the A.D.S.R. DURGAPUR by Mr Sankar Roy, Executant.

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

Execution is admitted on 12/10/2018 by Mr Sankar Roy, Son of Sachindra Nath Roy, 4- A/6, Tetikhola, P.O: Arrah, (R) Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

Major Information of the Deed :- I-0206-05920/2018-12/10/2018



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

Execution is admitted on 12-10-2018 by Mr Tarak Nath Naha, partner, Binayak Developers (Partnership Firm), 2/10 Vivekananda Park, Tetikhola, Arrah, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , Burdw WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

Execution is admitted on 12-10-2018 by Mr Shambhu Nath Naha, partner, Binayak Developers (Partnership Firm), 2/10, Vivekananda Park, Tetikhola, Arrah, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , Burdw WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

Execution is admitted on 12-10-2018 by Mr Balai Thakura, partner, Binayak Developers (Partnership Firm), 2/10, Vivekananda Park, Tetikhola, Arrah, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , Burdw WEST BENGAL, India, PIN - 713216, 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 8:45PM with Govt. Ref. No: 192018190298119521 on 11-10-2018, Amount Rs: 14/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKH3674271 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. 5,010/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 660, Amount: Rs.50/-, Date of Purchase: 11/10/2018, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/10/2018 8:45PM with Govt. Ref. No: 192018190298119521 on 11-10-2018, Amount Rs: 5,010/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKH3674271 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 107591 to 107618  
being No 020605920 for the year 2018.



*[Handwritten signature]*

Digitally signed by PARTHA BAIRAGGYA  
Date: 2018.11.15 14:25:05 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 15-11-2018 14:24:33  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)