

4161/17

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Om Maa Joyguru

D- 4239/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D. 452353

A-1-293790/17  
25/08/17, 1.56

Certified that the document is admitted to registration. The signature sheet, and the endorsement sheets attached with this document are the part of this document

*[Signature]*  
Additional District Sub-Registrar,  
Garia South 24 Parganas

8 NOV 2017

1106 ADN 82

### DEVELOPMENT AGREEMENT

THIS DEED OF SALE DEVELOPMENT AGREEMENT made this the 25<sup>th</sup>  
th Day of August, Two Thousand Seventeen (2017).

(1) SRI MANICK LAL NASKAR, (PAN : ARAPN7925J), son of Late Narendra Nath Naskar, by faith Hindu, by occupation - Business, residing at Mahamayapur, P.O. Garia, P.S. Sonarpur, Kolkata - 700084, (2) SMT. JAYANTI NASKAR, (PAN : ACWPN7421J), wife of Late Nirapada Naskar, by faith - Hindu, by occupation - Retired Person, residing at Mahamayapur, P.O. Garia, P.S. Sonarpur, Kolkata - 700084, (3) SRI AVISHEK NASKAR, (PAN : AIXPN5023H), son of Late Nirapada Naskar, by faith Hindu, by occupation - Service, residing at Mahamayapur, P.O. Garia, P.S. Sonarpur, Kolkata - 700084 & (4) SRI ANIRBAN NASKAR, (PAN : AOQPN 0629A), son of Late Nirapada Naskar, by faith Hindu, by occupation - Student, residing at Mahamayapur, P.O. Garia, P.S. Sonarpur, Kolkata - 700084, hereinafter called in referred to as the "LANDOWNERS"/ "FIRST PARTY" (which term or expression shall unless excluded by or otherwise repugnant to the subject or context, be deemed to mean and include their heirs, successors, executors legal representative, administrators and assigns) being the party of the FIRST PART.

AND

AACFW 7302B

M/S. WYYND ENTERPRISE, a Partnership Firm, having its place of business at S1-KMDA Market Complex, B.P. Township, P.O. & P.S. Patuli, Kolkata - 700094, represented by its Partners namely (1) SRI MIHIR NASKAR, (PAN : AEQPN6905D), son of Manick Lal Naskar, by faith - Hindu, by occupation - Business, residing at Mahamayapur, P.O. Garia, Kolkata - 700084, (2) SMT. RUPALI NASKAR, (PAN : ADIPN2726K), wife of Sri Arun Naskar, by faith - Hindu, by occupation - Business, residing at Mahamayapur, P.O. Garia, Kolkata - 700084, & (3) SRI DIPANKAR NASKAR (PAN : AEUPN8100Q), son of Amar Chandra Naskar, by faith Hindu, by occupation - Business, residing at Fartabad, P.O. Garia, P.S. Sonarpur, Kolkata - 700084, (4) SRI PRABIR PUTATUNDA (PAN : ANAPP4764D), son of Late Sushil Putatunda, by

Rupali Naskar

faith Hindu, by occupation – Business, residing at Fartabad, P.O. Garia, P.S. Sonarpur, Kolkata – 700084, hereinafter called and referred to as the DEVELOPERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors and assigns) of the OTHER PART.

**WHEREAS** one Rabindra Narayan Sarkar son of Late Jatindra Nath Sarkar of 15, Mani Mukherjee Road, Ballygunge, Kolkata – 700019 as lawful owner while absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece of land absolutely sold, conveyed and transferred against valuable consideration a piece and parcel of land measuring about 22 decimals comprised in R.S. Dag No. 1205 appertaining to R.S. Khatian No. 66 within Mouza – Barhans Fartabad, J.L. No. 47, Pargana – Medanmalla, Touzi No. 109, within P.S. Sonarpur, Dist. South 24 Parganas, by a Bengali Deed of Conveyance executed and registered on 14.11.1975 in the office of the District Sub-Registrar, Alipore, 24 Parganas (South) and recorded there in Book No.I, Volume No. 229, pages from 34 to 41, being Deed No. 8997 for the year 1975, jointly to Sri Manicklal Naskar Owner No.1 herein and Nirapada Naskar (since deceased) predecessors of Owner Nos. 2 to 4 herein.

**AND WHEREAS** one Snehalata Dutta wife of Monoranjan Dutta as lawful owner while absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece of land absolutely sold, conveyed and transferred against valuable consideration the piece and parcel of land measuring about 10 ½ decimals comprised in R.S. Dag No. 1108/1896 appertaining to R.S. Khatian No. 1371 within Mouza – Barhans Fartabad, J.L. No. 47, Pargana – Medanmalla, Touzi No. 109, within P.S. Sonarpur, Dist. South 24 Parganas, by dint of a Bengali Deed of Conveyance executed and registered on 10.01.1978 in the office of the Sub-Registrar, Sonarpur, 24 Parganas and recorded there in Book No.I, Volume No. 5, pages from 92 to 96, being Deed No. 37 for the year 1978, jointly to Sri

Maniklal Naskar Owner No.1 herein and Nirapada Naskar (since deceased) predecessors of Owner Nos. 2 to 4 herein.

**AND WHEREAS** Manick Lal Naskar son of Late Narendra Nath Naskar, Jayanti Naskar wife of Late Nirapada Naskar, Avishek Naskar, son of Late Nirapada Naskar and Anirban Naskar, son of Late Nirapada Naskar as lawful owner absolutely seized and possessed on partition deed peace and parcel of land on measuring at 6 Cottah 11 Chittaks 0 sq.ft. deed on registered at ADSR Garia dated on 27.02.2017 deed No. 162920459, Volume No. 1629-2017, Book No. 1 page 11386 to 11406.

**AND WHEREAS** said Nirapada Naskar while thus jointly seized and possessed the aforesaid property and other properties with his brother Sri Maniklal Naskar Owner No. 1 herein died intestate on 20.03.2005 leaving behind his widow Smt. Jayanti Naskar, Owner No. 2 herein and two sons namely Sri Avishek Naskar and Sri Anirban Naskar respectively Owner No.3 and 4 herein as his legal heirs and successors who jointly entitled to the said land and other properties of said Nirapada Naskar in equal share by virtue of inheritance.

**AND WHEREAS** the Owners herein absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property free from all encumbrances whatsoever or howsoever nature, having a good and marketable title in respect of the said property the Owners herein being desirous of promoting and developing the land measuring 6 Cottah 11 Chittaks 0 sq.ft. out of 22 decimals comprised in R.S. Dag No. 1205 appertaining to R.S. Khatian No. 66 and land measuring 5 Cottah 5 Chittaks 29 sq.ft. out of 10½ decimals comprised in R.S. Dag No. 1107/1896 appertaining to R.S. Khatian No. 1371, J.L. No. 47, R.S. No. 7, touzi No. 109 of Mouza Barhans fartabad, P.S. and A.D.S.R. Office at Sonarpur total land measuring 13 cottah 3 chittaks 23 sq.ft. which is morefully and particularly described in the FIRST SCHEDULE hereunder

written by constructing multi-storied buildings thereon having several self-sufficient units/flats/spaces according to permissible law of the Rajpur Sonarpur Municipality, together with modern taste, design and architecture in accordance with the sanctioned building plan to be sanctioned by the Rajpur Sonarpur Municipality but lacking the necessary expertise and knowhow and the requisite financial solvency required to erect and construct multistoried buildings on "the said property" have approached the DEVELOPER for develop the said property by constructing multistoried residential and/or commercial buildings thereon consisting of several self-sufficient residential flats, car parking spaces, shops as per plan sanctioned by the Rajpur-Sonarpur Municipality and the DEVELOPER herein also agreed with the proposal of the OWNERS and also agreed he will submit the building plan within 6 (six) months from the date of execution of this agreement as such both the OWNERS and the DEVELOPER herein entered into this Development Agreement on the following terms and conditions and stipulations set forth herein below :

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows :-**

**ARTICLE - I : DEFINITION**

In this Agreement unless it is contrary or repugnant to the context the following words shall have the following meaning :-

- a) **ARCHITECTS** : shall mean such architect or architects and or firm of architects whom the DEVELOPER shall from time to time appoint as architect or architects for all the construction purpose of the project;
- b) **PREMISES** : shall mean ALL THAT piece and parcel of land less being part of R.S. Dag Nos. 1107/1896 & 1205 in Mouza - Barhansfartabad, J.L. No. 47, P.S. Sonarpur, District - South 24



Parganas, together with easements thereon morefully and particularly described in the FIRST SCHEDULE hereunder written.

- c) **NEW BUILDINGS** : shall mean G+3 storied residential/Partly commercial buildings to be constructed by the DEVELOPERS upon the First Schedule property in accordance the building plan to be sanctioned by the Rajpur-Sonarpur Municipality.
- d) **BUILDING PLAN** : shall mean that the plan or plans which would be prepared by Developer's Architect and signed by the OWNERS for construction of New Buildings and to be sanctioned by the Rajpur-Sonarpur Municipality.
- e) **OWNERS' ALLOCATION** : shall mean 40% of the total approved F.A.R. (Floor Area Ratio) towards their total consideration for their land (From Ground Floor to Top Floor, out of which 50% shall be as per Owners Choice and other 50% as per Developers choice), as per the building Plan approved/sanctioned by the Rajpur-Sonarpur Municipality along with undivided proportionate share in the land together with right to use and enjoy all common areas, common facilities and amenities to be provided in the said property by the Developer along with proportionate roof right and a refundable amount of Rs.1,00,000/- (Rupees One lac) only which is to be paid by the Developer to the Owners today towards security deposit, as per the memo hereunder written. the Owner No.1 has agreed to refund the said security deposit i.e. Rs.1,00,000/- (Rupees One Lac) only, owners No. 2 to 4 Rs.50,000/- out of Rs.1,00,000/- (which proportion will be applicable for adjust) to the Developers without any interest thereon on or immediate before taking delivery of their entire allocated areas from the Developers. Be it mentioned herein the identification and location of the owners allocation shall be demarcated after obtaining the sanctioned building plan from the competent authority by executing the supplementary agreement then the construction will be started.
- f) **DEVELOPERS' ALLOCATION** : shall mean the rest i.e. 60% (Sixty) of the approved F.A.R. (Floor area Ratio), constructed area and all other

saleable areas (excluding the OWNERS' ALLOCATION) of the new buildings which will be constructed on the said premises by the DEVELOPER at it's own effort and expenses together with undivided proportionate share of land and along with all common amenities and facilities to be provided therein including proportionate roof right.

- g) **FORCE MAJURE** : shall mean and include flood, earthquake, riots, tempest, civil commotion and any other act or situation beyond the reasonable control of the DEVELOPER.

### ARTICLE - II : COMMENCEMENT

This Agreement shall mean shall be deemed to have been commenced on with immediate effect with the execution of the same.

### ARTICLE - III

#### DEVELOPERS' RIGHT OF CONSTRUCTION & OTHER ANCILLIARY RIGHTS AND OBLIGATIONS

- 1) That the OWNERS doth hereby appoint the DEVELOPER named above and the DEVELOPER doth hereby accepts the appointment to act as developer and take up development work of the said land fully mentioned in the FIRST SCHEDULE hereunder written by constructing thereon building or buildings comprised of several flats/shops/parking space and other spaces according to the sanctioned plan/plans design and specification accorded by the Rajpur-Sonarpur Municipality and all costs and expenses relating to the projects as mentioned above shall be borne by the Developer.
- 2) The DEVELOPER shall construct the proposed building as per sanctioned plan by Rajpur-Sonarpur Municipality and shall complete the construction within a stipulated period of 24 (Twenty four) months from obtaining the sanctioned plan from the Rajpur-Sonarpur Municipality and work like manner using all best and

standard materials available in the local market as per the specifications mentioned in the Schedule hereunder written and shall deliver the OWNERS' ALLOCATION within the said stipulated period, completed in all respect. If the Developers fails to handover the owners' allocated area within the aforesaid period the Developer shall be liable to pay the sum of Rs.20,000/- (Rupees Twenty thousand) only per month as penalty upto the date of delivery of Owners allocated area.

- 3) Be it mentioned here that the said stipulated completion period may be extended for the period of suspension of work due to Force Majeure and for any other situation/reason which is beyond the reasonable control of the Parties. The period of suspension of works due to Force Majeure and reasons beyond the control of the parties shall be exempted from the said stipulated period of completion.
- 4) All costs and expenses for sanctioned of the building plan and for development of the said premises and for construction and finishing of all flats/garage spaces/shop and other spaces in the said buildings, shall be borne and paid by the DEVELOPER, the OWNERS shall not be called upon to bear to any part or portion of the said costs and expenses whatsoever.
- 5) That the DEVELOPER hereby agree and assure the OWNERS as follows :-
  - i) The DEVELOPER shall be responsible for proper construction of the buildings in accordance with the sanctioned building plan design and specifications accorded by Rajpur Sonarpur Municipality.
  - ii) The DEVELOPER shall construct the said building in accordance with the building plan and shall remain responsible for any unauthorized and illegal construction either by itself or any contractor or agents employed by the DEVELOPER for the purpose or development of said land/premises.



- 6) The DEVELOPER will be at liberty to construct the new buildings on the said land and shall be at liberty to enter into any agreement or agreements for sale of the several flats/other spaces, except OWNERS' ALLOCATION with the prospective buyer/buyers, purchaser/purchasers and to receive all sale proceeds thereof.
- 7) That before starting of construction works of the said proposed buildings, the OWNER shall arrange for delivery of the vacant possession of the said premises to the DEVELOPER.
- 8) That in every documents along with the deed of conveyance of any flat/garage/shops etc. within the DEVELOPERS' ALLOCATION the OWNERS and the DEVELOPER shall and will join in such documents as may be necessary subject to the said terms and conditions herein contained shall transfer/convey the same together with undivided impartible proportionate share or interest in the land of the said premises and the DEVELOPER shall convey its right title and interest in the specific portion or portions as per Developer's Allocation of the proposed buildings to be constructed on the said premises to the said several prospective buyers/purchasers and entire consideration money in respect of the DEVELOPER'S ALLOCATION shall be received by the DEVELOPER.
- 9) Simultaneously with the execution of these presents the OWNER shall make over the Xerox copy of original documents of title of the said premises to the DEVELOPER.
- 10) All taxes, rates, electric bills and other outgoings in respect of the said premises shall be liability of the OWNERS upto the date of execution of this agreement and thereafter the liabilities will belong to the DEVELOPER until the said Owner's Allocation is delivered to the OWNERS.

- 11) The OWNERS herein shall simultaneously with the execution of these presents shall grant in favour of the DEVELOPER a General Power of Attorney empowering the DEVELOPER with requisite power for completion of the project works and day to day affairs in relating thereto and all other matters to be stated in the said General Power of Attorney for smooth completion of the works of the said project and sale and transfer of DEVELOPERS ALLOCATION to the prospective buyers.
- 12) The DEVELOPER shall abide by all rules and regulations of the concerned authorities for construction of the said building and keep the OWNERS save and protected against all losses and damages actions, proceedings costs and expenses.
- 13) That the OWNER hereto undertake to handover and/or deliver peaceful vacant possession of the said land to the DEVELOPER and also allow the DEVELOPER and his men and agents at all reasonable times for smooth running of the development of the said premises.
- 14) The OWNERS and the DEVELOPER shall maintain the common restriction as follows :-
  - i. Both the State Govt. Central Govt., and other legal/local bodies and authorities shall attend to and answer and be answerable for any deviation, violations and/or breach of any laws, bye laws rules and regulations.
  - ii. Not to do any act, deed or thing whereby the parties hereto would be exposed to any penal consequences.
  - iii. Not to cause any act or action that may hamper the right of the respective party.
  - iv. The OWNERS and DEVELOPER have entered upon this agreement on principal to principal basis voluntarily and with full

knowledge and nothing stated herein shall be deemed or considered or constructed as a Partnership between the Owners and Developer in no manner.

- 15) Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by and duly acknowledged or sent by registered post with acknowledgement due to the address of the OWNERS and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by registered post to the Registered address of the Developer.
- 16) The DEVELOPER shall have full control and management over the construction of the said buildings as per plan to be sanctioned and shall have full right and liberty to engage appoint, masons, labours, engineers, architects under its control and supervisions for the purpose of construction as well as check up the quality of the building materials for construction with norms of competent authority and as per specification mentioned in respective Schedule hereunder written. the OWNERS shall be entitled to inspect any kind of project work at any reasonable times during the construction of the Project either by themselves or through any of their representative or representatives and if any defects and or illegal deviation is found and or detected by the OWNERS and or their representative or representatives then the DEVELOPER shall remove such defects and or deviation at Developer's own costs and expenses.
- 17) That the profit or loss accruing out of the whole construction works of the project and the sale proceeds of the flats or any materials including other receipts and disbursements of all expenses and any liability pertaining to the project shall be the exclusive affair of the Developers herein and be enjoyed by the Developers wherein the Owners herein shall have no liability and/or responsibility

whatsoever nor the Owners shall in any way shall be responsible and/or liable in respect of any debt to government department and/or any dues to any person or persons, statutory body and to any firm pertaining to the construction, profit and loss out of sale proceeds of flats, parking spaces and other spaces within the Developers' Allocation.

- 18) That the Parties hereto along with their respective legal heirs shall remain bound by the terms and conditions of this Agreement.
- 19) The terms and conditions laid down in this agreement shall be abide by both parties failing which either party shall have right to take appropriate legal steps against the non compliance party.
- 20) Any dispute or difference which may arise between the Parties hereunder or their representatives, with regard to the meaning and effect of this deed or any part thereof or respecting the rights and liabilities of them partners under this Agreement or any other matter relating to the development of the said land, distribution of respective allocations etc, shall be referred to arbitration, one to be nominated by each party or his/her representative and in case of difference of opinion between them, by the umpire selected by them at the commencement of the reference and this clause shall be deemed to be a submission within the meaning of the Arbitration and Reconciliation Act, 1996, including its statutory modifications and re-enactment and the award made in such reference shall be final and binding on the parties hereto.
- 21) This agreement shall subsists and remain irrevocable till the completion of the New Buildings at the said premises and disposal of the constructed areas as agreed.

**FIRST SCHEDULE ABOVE REFERRED TO**  
(DESCRIPTION OF THE SAID PREMISES)

ALL THAT piece or parcel of land measuring about 13 Cottahs 03 Chittacks 23 sq.ft. be the same a little more or less lying and situate at P.S. Sonarpur, District : South 24 Parganas, Kolkata – 700084, being Specific Portion measuring about 06 Cottahs 05 Chittacks 33 sq.ft. more or less being the part of R.S. Dag No. 1205, in R.S. Khatian No. 66 and Specific Portion measuring about 06 Cottahs 13 Chittacks 35 sq.ft. more or less in R.S. Dag No. 1107/1896 appertaining to R.S. Khatian No. 1371, within Mouza Barhansfartabad, J.L. No. 47, R.S. No.7, Touzi No. 109, Additional District Sub-Registrar – Sonarpur, within the limits of Ward No 28 (formerly 27), of the Rajpur-Sonarpur Municipality with all sorts of easements and other rights, which is butted and bounded by :-

**SECOND SCHEDULE ABOVE REFERRED TO**

**PART – I**

**(OWNERS' ALLOCATION)**

ALL THAT 40% of the total approved F.A.R. (Floor Area Ratio) Sanctioned area towards their total consideration for their land (From Ground Floor to Top Floor, out of which 50% shall be as per Owners' Choice and other 50% as per Developers' choice) as per the building Plan approved/Sanctioned by the Rajpur-Sonarpur Municipality along with undivided proportionate share in the land together with right to use and enjoy all common areas, common facilities and amenities to be provided in the said premises by the Developer including proportionate roof right.



**PART - II**  
**(DEVELOPERS' ALLOCATION)**

ALL THAT the rest 60% (Sixty) of the approved F.A.R. (Floor Area Ratio)/constructed area and all other saleable areas (excluding the OWNERS' premises by the DEVELOPER at it's own effort and expenses together with undivided proportionate share of land and along with all common amenities and facilities to be provided herein including proportionate roof right.

**THIRD SCHEDULE ABOVE REFERRED TO :**  
**(COMMON AREAS AND COMMON FACILITIES)**

1. All easement and quasi-easement rights appurtenances and belong to the building/land of the said premises with all plumbing system, electric system, sewerage system, common paths and lobbies, general lightings of the common portions.
2. Stair-case, landings, lobbies and the open portion of the roof.
3. Tube-well, water pump and motor, other plumbing installations, electrical wiring, main electrical distribution boards and other installations and fittings, main electric meter and access to pump and electric meter space.
4. Boundary walls, main gates, other entrances for free ingress and egress to the premises and the buildings, area left vacant in the said premises as per statute and sanction Plan.
5. Right of egress and ingress to top floor roof, all beams, rafters, columns, supports etc.
6. Under ground and overhead water reservoirs, pipe lines, plumbing installations for distribution of water supply to the respective flats of the building.
7. Sanitary fittings, fixtures, drainage, sewerage and other common installations.

8. Common lighting in the common areas, and all electrical wiring, fittings and fixtures used for common purposes.

**FOURTH SCHEDULE ABOVE REFERRED TO :**  
(SPECIFICATION OF OWNERS' ALLOCATION)

**STRUCTURE**

The building will be of R.C.C. structure frame work on R.C.C. foundation, concrete grade confirming to M-15/M-20 as per the design and specification of the Architect and structural Engineer.

**FLOORING**

All floor area from ground to Top floor including Toilets will be finished with 2' x 2' white marble tiles or Vitrified tiles with 6" height skirting, staircase and Landings will be finished with cast in situ mosaic with multicolor chips mixed gray cement.

**WALLS :**

- 1) All outer walls should be 8" thick with brick CM (1:6).
- 2) All inner walls should be 5" / 3" thick (as per sanctioned plan)
- 3) All internal walls and ceilings will be finished by sand cement plaster, finished with Plaster of Paris. Toilet wall would be finished with glaze ceramic tiles upto 6' height from the floor.

**DOORS AND WINDOWS :**

Wooden door frames (100 x 63mm) of sal wood. Main door shutter should be of gamar wood or equivalent, and shall be fitted with one Mortise Lock, one telescopic eye hole, and one 8" Aluminium tower bolt from inside, one hasp bolt from outside, other shutters should be commercial flush door panel painted on both sides with stopper, Ring handle (inside) and Tower bolt. All windows will be M.S. window with grill fitted and glass panel with galvanized iron handle and stray hooks fitted with standard fittings duly painted.

Kitchen should have 8'-0" long black stone cooking slab and one number black stone sink and 2'-6" height white glazed tiles over cooking slab, kitchen should have two tap points (one for sink and other under the sink).

### ELECTRICAL KAND INSTALLATIONS

- i. All wiring will be concealed with appropriate wire having ISI certificate.
- ii. Each room will be provided with 1 fan point, 2 light points, 1 No. 5/15 Amp plug point.
- iii. The living/dining hall shall have 1 fan point, 2 light points, 1 no. 15 Amp. Plug point, 1 No. telephone point and 1 No. cable point (both without cables).
- iv. Toilet and kitchen will be provided with 1 No. 5/15 Amp plug point, one exhaust fan point and one light point.
- v. The balconies/verandhs shall have one light point.
- vi. Staircase landings will be provided with one light point each.
- vii. Main Service electric Meter will be provided for Common use only.
- viii. The security deposit and cost of obtain separate electric connection in Owners Allocation will be to the account of the OWNERS.

### SANITARY AND PLUMBING

All type lines will be concealed. Toilets will have one white colour commode with low down PVC cistern and one white coloured (normal) porcelain required size wash basin, CP shower rose, CP taps, bib cocks, mirror, soap case and towel rod.

### WATER SUPPLY

Round the clock water would be supplied from the overhead Tank and would be lifted from the underground water reservoir connected with municipal water connection using standard motor pump.

• ELECTRICAL :

- a. Five numbers of points in each room.
- b. Two numbers of points in toilet.
- c. One number of 15 Amp. Point in dining.

IN WITNESS WHEREOF the parties hereto put their respective signature in the aforesaid agreement.

SIGNED, SEALED & DELIVERED

By the parties at Kolkata  
In the presence of :-

WITNESSES :

1. Jagan Palda.

2. Deepshikha Mondal

1) Manik Lal Naskar

2) Shubhek Naskar

3) Jayanti Naskar

4) Anirban Naskar

\_\_\_\_\_  
SIGNATURE OF THE OWNERS

1) Mitin Naskar


2) Rupali Naskar

3) Suman Naskar

4) Prabin Pattnayak

\_\_\_\_\_  
SIGNATURE OF THE DEVELOPERS

Drafted by me!

  
**RATAN CHANDRA NASKAR**  
Advocate B.A LLB Advocate  
Baripada Civil & Criminal Court

18/11/23

MEMO OF CONSIDERATION

Received of and from the above named Developers the sum of  
Rs.1,00,000/- (Rupees One Lakh) only in the manner following :-

1. In cash on dated

By cheque No.

dated 25-8-2017.

Drawn on

Rs. 100,000

(Rupees One Lakh  
only)

TOTAL :

Rs.1,00,000/-

1) Harish Lal Naskar

2) Anilshik Naskar

3) Jayanti Naskar.

4) Anirban Naskar













































SIGNATURE OF THE OWNERS

WITNESSES :

1. Jagan Balan.  
Mehem ayubola.  
Garia. Kol-84

2. Deepshita Mondal  
Gof 3, B.C. Saha Road  
Kol-53



Sl. No.	Signature of the Executants/ presentants	SPECIMEN FORM FOR TEN FINGERPRINTS				
						
		(Left Hand)				
						
		(Right Hand)				
						
		(Left Hand)				
						
		(Right Hand)				
						
		(Left Hand)				
						
		(Right Hand)				
						
		(Left Hand)				
						
		(Right Hand)				



Rupali Nath



Mitin Nath



Dipankar Nath



Pradip Nath



Additional District Sub-Registrar,  
Garia South 24 Parganas  
5 AUG 2014

SITE PLAN OF R.S. DAG. NO. 1107/1896 KH  
NO. 1371, DAG NO. 1205, KH NO. 66 (R.S), MOUZA  
BARANSFARTABAD, J.L. NO. 97, P.S. SONARPUR  
DIST. 24 PGS(S), WARD NO. 28, UNDER RAJPUR  
SONARPUR MUNICIPALITY, AREA SHOWN IN  
RED BORDER LINE      SCALE = 1" INCH = 20'



TRACED BY

Ahmed.  
Sherma  
25-8-2012

Masikalat Naskar  
Jayanti Naskar  
Aishik Naskar  
Ashirban Naskar

Mahin Naskar  
Rupali Naskar  
Dipankar Naskar  
Pradip Naskar



*Rupali Haskar*

आयकर विभाग  
INCOME TAX DEPARTMENT  
MANIK LAL NASKAR  
NARENDRA NASKAR

04/06/1945  
Permanent Account Number  
ABAPN7925J

Signature

भारत सरकार  
GOVT. OF INDIA



*Manik Lal Naskar*

*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTTISI

Plot No. 3, Sector 11, CBD Belapur,

Nav Mumbai - 400 614.

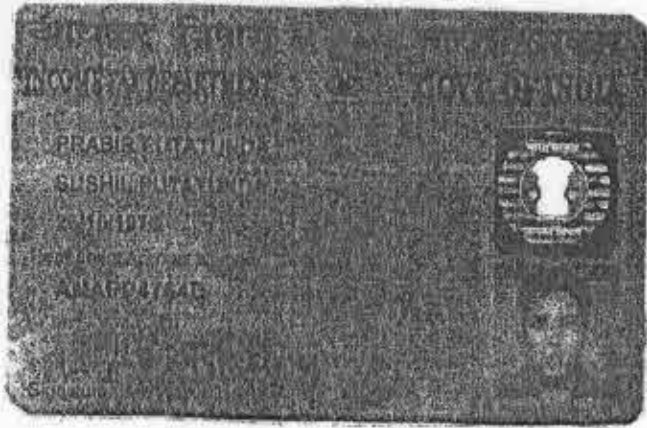
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :

आयकर पैन सेवा यूनिट, (उत्तिसि)

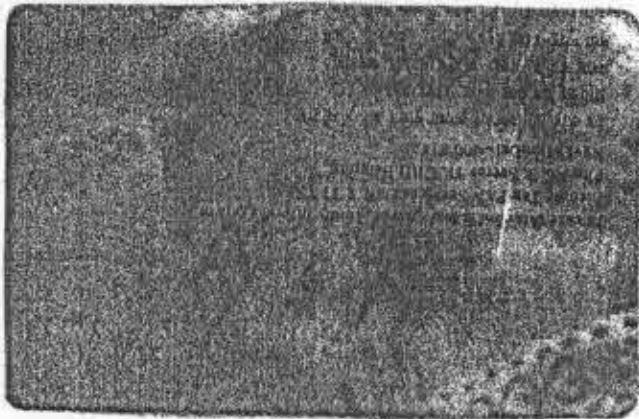
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,

नवी मुंबई-400 614.





*Indira Khatun*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAYANTI NASKAR

ANNADA PRASAD CHOWDHURY

03/06/1956

Permanent Account Number

ACWPN7421J

*Jayanti Naskar*

Signature

*Jayanti Naskar*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ANIRBAN NASKAR  
NIRAPADA NASKAR



05/04/1993  
Permanent Account Number

AOQPN0629A



*Anirban Naskar*  
Signature

03-11-2011

*Anirban Naskar*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AVISHEK NASKAR

NIRAPADA NASKAR

15/04/1985

Permanent Account Number  
AIXPN5023H

*Avishek Naskar*

Signature



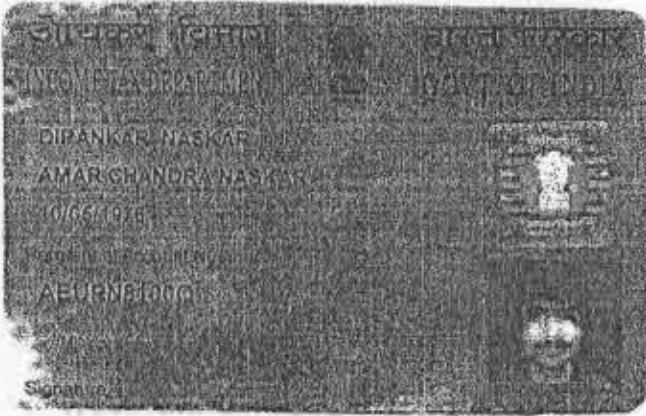
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*Avishek Naskar*

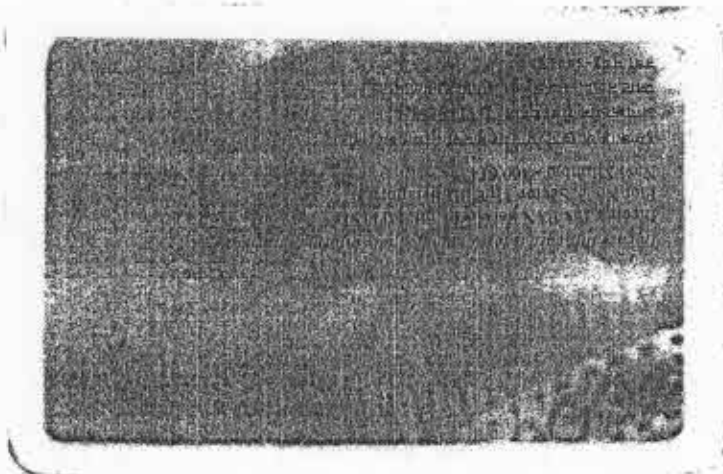


*Mihir Naskar*





*Dipankar Naskar*



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2017, Page from 109900 to 109936

being No 162904239 for the year 2017.



Digitally signed by ABHIJIT BERA  
Date: 2017.11.09 12:55:31 +05:30  
Reason: Digital Signing of Deed.

(Abhijit Bera) 09-Nov-17 12:50:27 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)