

1791/18

1570/18
I-1578/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 504139

12-15

565579/18

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document

Additional District Sub Registrar
Sealdah

12 APR 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 12th DAY OF APRIL TWO THOUSAND AND EIGHTEEN (2018)

006104

Sl. No. Sold to..... **B.K. SINGH & ASSOCIATES**
(Advocates)
Address..... **10, Old Post Office Street, Kol-700 001**

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001

Rs. 500/- (Rupees Five Hundred) only

Issue Date:....., Sign.....

7 APR 2018



8

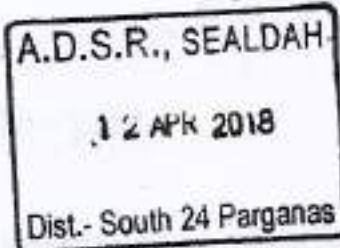
certified by me :-

Subhojit Santra,

1- Ranjit Santra

2- Ghosh Pasa Road, SUKCHAR
P.O - SUKCHAR, P.S - KHARDAHA
KOL-115

3- Law Clerk



BETWEEN

MR. TAWAKKAL KHAN (PAN NO. AFTPK1836L), son of Mr. Abid Khan, by faith Islam, by occupation Business, residing at premises no. 138D, Ustad Enayat Khan Avenue (previously Karaya Road), Police Station Beniapur, Post Office Circus Avenue, Kolkata 700 017 and **MRS. KISMATULNESSA (PAN NO. AFQPK4614K)**, wife of Tawakkal Khan, by faith Islam, by occupation Business, residing at premises no. 138D, Ustad Enayat Khan Avenue (previously Karaya Road), Police Station Beniapur, Post Office Circus Avenue, Kolkata 700 017, hereinafter jointly called and referred to as the "**OWNERS**" (which terms of expressions shall unless excluded by or repugnant to the context be deemed to mean and to include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

A N D

M/S. T. K. DEVELOPERS (PAN NO. AAMFT5362J), a Partnership firm having its registered office at the premises no. 76, Park Street, Police Station Beniapur, Post Office Circus Avenue, Kolkata 700 017 duly represented by its two of the Partners amongst three Partners namely, **MR. SABIL AHMED KHAN (PAN NO. AFQPK4815J)**, son of Tawakkal Khan, by faith Islam, by occupation Business, resident of premises no. 138D, Ustad Enayat Khan Avenue (previously Karaya Road), Police Station Beniapur, Post Office Circus Avenue, Kolkata 700 017 and residing at 50, Lower Range, Police Station Karaya, Post Office Ballygune, Kolkata 700 019 and **MR. SHAMIM AHMED KHAN (PAN NO. AGCPK8439M)**, son of Tawakkal Khan, by faith Islam, by occupation Business, resident of premises no. 138D, Ustad Enayat Khan Avenue (previously Karaya Road), Police Station Beniapur, Post Office Circus Avenue, Kolkata 700 017 and residing at premises no. 2/A, Lower Range, Police Station Karaya, Post Office Circus Avenue, Kolkata 700 017, hereinafter called and referred to as the '**DEVELOPER**' (which terms and expressions shall unless excluded by or thereby something repugnant to the context be deemed to mean and to include its Partners for the time being and the heirs and successors, successors-in-interests and assigns in its office) of the **OTHER PART**.

IN THIS DEVELOPMENT AGREEMENT, UNLESS IT BE CONTRARY OR REPUGANT TO THE SUBJECT OR CONTEXT, THE UNDERNOTED WORDS AND PHRASES SHALL HAVE THE FOLLOWING MEANING::

- (a) **"THE SAID PROPERTY"** shall mean **ALL THAT** piece and parcel of land measuring about an area a little more or less 14 Cottahs and 8 Chittacks on actual measurement found to be admeasuring 14 Cottahs, 9 Chittacks and 16 Square Feet together with structure standing thereon lying and situated at premises nos. 70 & 70/1, after amalgamation 70B, Debendra Chandra Dey Road, Kolkata 700 015, at Mouja Tangra, comprised in Touzi no. 2833, Division-IV, Sub-Division-H, District 24 Praganas (South), Police Station Entally, Ward no. 58 of Kolkata Municipal Corporation more fully and particularly described in the **FIRST SCHEDULE** hereunder written and/or given.
- (b) **"THE BUILDING"** shall mean the G+4 building proposed to be constructed at the said property and includes any additional storey or stories as may be constructed thereon comprising several flats, semi-commercial units and areas of common uses and facilities, parking space etc.
- (c) **"THE FLOOR SPACE"** shall mean the part or portion of the Building whereon or on part whereof flats or units or structures are to be constructed.
- (d) **"THE FLAT"** shall mean a portion or part of the floor space consisting of bed rooms, living rooms, bath rooms, toilets, kitchens etc. and of fittings and fixtures thereon as a complete self-contained unit of habitation in the building.
- (e) **"COMMON PARTS"** shall mean and include the equipments and accessories provided for and/or reserved in the Building including common areas, common passages, staircase, landings, corridors, paths, passages, driveways, gardens, pump-rooms, motor, pumps, girders, beams, electrical installations, foundation etc. for common use and enjoyment, as mentioned in details in **FIFTH SCHEDULE** hereunder written.

- (f) **"COMMON FACILITIES"** shall mean and include corridors, hallways, stairways, landings, water reservoir, pump room, passageways, driveways, gardens, parkways, generator room, darwan's room, caretaker's room and other spaces, e.g., electric meter room, committee room etc., and facilities whatsoever required for the establishment, location, enjoyment, provision maintenance and/or management of the Building and/or common facilities or any of them thereon, as the case may be, **FIFTH SCHEDULE** hereunder written.
- (g) **"PROPORTIONATE SHARE"** shall mean the proportionate share of the area of any flat or unit which bears to the aggregate area of all the flats and all the units for the time being (excluding the areas comprising the common parts and the common areas thereof) in the Building.
- (h) **"TOTAL CARPET AREA"** shall mean and include the total carpet area generated, aggregating floor space areas of all the floors.
- (i) **"TRANSFER"** with its grammatical variation shall include a transfer by possession and by any other means adopted for effecting transfer of space in a multi-storied building, although the same may not amount to a transfer in law.
- (j) **"TRANSFeree"** shall mean a person, association of persons or a company to whom any space in the Building is transferable.
- (k) **"OWNERS"** shall mean **MR. TAWAKKAL KHAN (PAN NO. AFTPK1836L)**, son of Mr. Abid Khan, by faith Islam, by occupation Business, residing at premises no. 138D, Ustad Enayat Khan Avenue (previously Karaya Road), Police Station Beniapur, Post Office Circus Avenue, Kolkata 700 017 and **MRS. KISMATULNESSA (PAN NO. AFQPK4614K)**, wife of Tawakkal Khan, by faith Islam, by occupation Business, residing at premises no. 138D, Ustad Enayat Khan Avenue (previously Karaya Road), Police Station Beniapur, Post Office Circus Avenue, Kolkata 700 017.
- (l) **"DEVELOPER"** shall mean **M/S. T. K. DEVELOPERS (PAN NO. AAMFT5362J)**, a Partnership firm having its registered office at the

premises no. 76, Park Street, Police Station Beniapur, Post Office Circus Avenue, Kolkata 700 017 duly represented by its Partners namely, **MR. SABIL AHMED KHAN (PAN NO. AFQPK4815J)**, son of Tawakkal Khan, by faith Islam, by occupation Business, resident of premises no. 138D, Ustad Enayat Khan Avenue (previously Karaya Road), Police Station Beniapur, Post Office Circus Avenue, Kolkata 700 017 and residing at 50, Lower Range, Police Station Karaya, Post Office Ballygunne, Kolkata 700 019, **MR. ANIS AHMED KHAN (PAN NO. AGCPK8438L)**, son of Tawakkal Khan, by faith Islam, by occupation Business, residing at premises no. 138D, Ustad Enayat Khan Avenue (previously Karaya Road), Police Station Beniapur, Post Office Circus Avenue, Kolkata 700 017 and **MR. SHAMIM AHMED KHAN (PAN NO. AGCPK8439M)**, son of Tawakkal Khan, by faith Islam, by occupation Business, resident of premises no. 138D, Ustad Enayat Khan Avenue (previously Karaya Road), Police Station Beniapur, Post Office Circus Avenue, Kolkata 700 017 and residing at premises no. 2/A, Lower Range, Police Station Karaya, Post Office Circus Avenue, Kolkata 700 017.

- (m) **"FORCE MAJEURE"** shall mean flood, earthquake, riot, war, storm, tempest, strike and/or other act of commission beyond the control of the parties hereto.

WHEREAS the Owners herein are now lawfully seized or possessed of otherwise sufficiently entitled to the property described fully in the **SCHEDULE** below.

AND WHEREAS the Owners herein had purchased the said property by way of two Sale Deeds in the manner as under::

By a Sale Deed dated 10th April, 1978 duly registered with the Office of the Sub-Registrar at Sealdah and recorded in Book no. I, Volume no. 15, Pages 184 to 197, Being no. 370 for the year 1978, one Anwar Ahmed being the owner and seized and possessed of or otherwise well and sufficiently entitled to inter alia, **ALL THAT** piece and parcel of land measuring an area a little more or less 7 Cottahs and 4 Chittacks comprised at and under the premises namely, Debendra Chandra Dey Road, Kolkata 700 015, Police Station Entally and District South 24 Parganas together with the structure/s standing and had sold, delivered, conveyed, alienated, granted, demised,

granted, provided and given the same unto and in favour of one of the Owners herein namely, Tawakkal Khan for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

By a Sale Deed dated 24th April, 1978 duly registered with the Office of the Sub-Registrar at Sealdah and recorded in Book no. I, Being no. 4118 for the year 1978, one Anwar Ahmed being the owner and seized and possessed of or otherwise well and sufficiently entitled to inter alia, **ALL THAT** piece and parcel of land measuring an area a little more or less 7 Cottahs and 4 Chittacks comprised at and under the premises namely, Debendra Chandra Dey Road, Kolkata 700 015, Police Station Entally and District South 24 Parganas together with the structure/s standing and had sold, delivered, conveyed, alienated, granted, demised, granted, provided and given the same unto and in favour of one of the Owners herein namely, Kismatulnessa for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS it is being represented by the Owners herein that the said property (which is more fully and particularly described in the **FIRST SCHEDULE** hereunder written and/or given) is free from all sorts of encumbrances, charges, liens, mortgage, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions, requisitions, acquisitions etc. and/or other nature of attachments whatsoever and have no acquisitions or requisitions and no case and/or proceedings whatsoever either civil and criminal in nature is pending in any court of law or before any other quasi judicial authority or any other authority of like nature. Further the said premises is presently under the sole possession and occupation of the said owners and excepting the said owners no one else has any right, title or interest and/or any claim whatsoever and/or howsoever in respect of the said premises.

AND WHEREAS the Owners herein being in actual physical vacant and khas possession of the said property and exercising all acts and administration of the estates and has become very busy with their other activities and although the Owners herein are desirous of developing the said property by constructing a G+4 building upon the said premises but they could not do so due to lack of expertise and for the economical reasons to do so.

AND WHEREAS in such eventuality, the Owners herein had been looking for a competent person, who can take upon themselves the entire responsibility of developing the said property through an appropriate development program for fruitful utilization of the said property for economic gains and preservation of its value as immoveable property and the Developer herein, who are renowned Architects and Buildings, have come forward to negotiate the terms of proposing to initiate the Development Program in respect of the said property.

AND WHEREAS the Developer herein is a partnership firm having its place of business at the premises no. 76, Park Street, Police Station Beniapukur, Post Office Circus Avenue, Kolkata 700 017 duly represented by its Partners namely, **MR. SABIL AHMED KHAN (PAN NO. AFQPK4815J)**, son of Tawakkal Khan, by faith Islam, by occupation Business, resident of premises no. 138D, Ustad Enayat Khan Avenue (previously Karaya Road), Police Station Benlapukur, Post Office Circus Avenue, Kolkata 700 017 and residing at 50, Lower Range, Police Station Karaya, Post Office Ballygune, Kolkata 700 019, **MR. ANIS AHMED KHAN (PAN NO. AGCPK8438L)**, son of Tawakkal Khan, by faith Islam, by occupation Business, residing at premises no. 138D, Ustad Enayat Khan Avenue (previously Karaya Road), Police Station Beniapukur, Post Office Circus Avenue, Kolkata 700 017 and **MR. SHAMIM AHMED KHAN (PAN NO. AGCPK8439M)**, son of Tawakkal Khan, by faith Islam, by occupation Business, resident of premises no. 138D, Ustad Enayat Khan Avenue (previously Karaya Road), Police Station Beniapukur, Post Office Circus Avenue, Kolkata 700 017 and residing at premises no. 2/A, Lower Range, Police Station Karaya, Post Office Circus Avenue, Kolkata 700 017.

AND WHEREAS knowing the said desire of the Owners herein by the partners of the Developer herein, they offered to execute the said development works to the owners herein and the Owners herein appointed and nominated the said **"M/S. T.**

K. DEVELOPERS", the Developer herein, as the Developer herein in respect of the said property so that the property can be developed as per the said building sanction plan. Accordingly the owners herein have entrusted the said property to the partners of the said M/s. T. K. Developers namely Sabil Ahmed Khan, Anis Ahmed Khan and Shamim Ahmed Khan individuals to do so by a Development Agreement thereto dated 25th July, 2013 and pursuant to the same have executed a General Power of Attorney dated 6th September, 2013 duly registered in the office of A.D.S.R. Sealdah, being Book No. IV, Deed No. 604 of 2013 for the said intents and purposes for which and all others the said development agreement and the said Power of Attorney are self explanatory in themselves.

AND WHEREAS with the efflux of time a sanctioned plan for the said intents and purposes was obtained by the Developers on behalf of the owners herein bearing the No. 2017070038 dated 07.06.2017 accorded by the concerned office of the Kolkata Municipal Corporation.

AND WHEREAS thereafter a partnership was formed by the said Sabil Ahmed Khan, Anis Ahmed Khan and Shamim Ahmed Khan in the name of T.K. Developers on 12th June, 2017.

AND WHEREAS the said T. K. Development is carrying on the said development and construction work at the subject property.

AND WHEREAS in order to for the officiate and confirm the said intents and purposes and also to put the said earlier agreement of development on registration for the said Sabil Ahmed Khan, Anis Ahmed Khan and Shamim Ahmed Khan and the said T. K. Developers the said being same and one and also to put forth few new covenants and conditions agreed and revised between the parties herein these presents is executed and registered by and between the parties herein.

AND WHEREAS the Developer herein being desirous of undertaking development of the said properties with the intent and object of undertaking an G+4 building on the said premises has requested the owners to grant the exclusive right of development in respect of the said premises which the owners have granted on and with effect from the date of execution of these presents subject to the terms and conditions hereinafter appearing.

AND WHEREAS for the purpose of undertaking the development of the said property the Developer have agreed to construct the building either as per the Sanctioned Plan and the revised Plan/s thereof and/or revised Plan/s to be submitted and got approved by the Developer herein as per the choice and discretion of the Developer herein on behalf of the Owners herein as per the agreed terms and conditions between them. Accordingly, the owners herein have entrusted the said property to the partners of the said M/s. T.K. Developers namely, Sami Ahmed Khan, Anis Ahmed Khan, Shamim Ahmed Khan individuals to do so by a Development Agreement thereto dated 25th July, 2013 and pursuant to the same have executed a General Power of Attorney dated 6th September, 2013 in Book No. IV, Deed No. 604 for the year 2013, ADSR Sealdah for the said intents and purposes, for where ad all others the said development agreement and the said Power of Attorney ar self-explanatory in themselves.

AND WHEREAS with the efflux of time a Sanctioned Plan for the said intents and purposes obtained by the Developers on behalf of the owners herein bearing the No. 2017070038 dated 07/06/2017 accorded by the concerned office of the Kolkata Municipal Corporation

AND WHEREAS therewith a partnership was formed by the said Sami Ahmed Khan, Anis Ahmed Khan, Shamim Ahmed Khan in the name of M/s. T.K. Developers

AND WHEREAS the Parties herein have jointly agreed to execute this Instant Development Agreement amongst themselves on the following agreed terms and conditions:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Owners herein shall permit the Developer herein to construct a G+4 building on the **FIRST SCHEDULE** mentioned property and the total cost and expenses which shall be incurred for constructional purpose shall be borne by the Developer herein exclusively.
2. The Developer herein shall be liable to construct the proposed G+4 building on the said land at said property with all common amenities and facilities thereto as per specification, more fully described and written in the **FOURTH SCHEDULE** hereunder out of the fund of the Developer herein.

3. It is agreed that a registered General and/or Development Power-of-Attorney in connection with all related matters of the said property for the purpose of development of the said property shall be executed by the Owners herein in favour of the Developer.
4. It is agreed by the parties that the Owners herein shall hand over the vacant and peaceful possession of the **FIRST SCHEDULE** mentioned property to the Developer herein at the time of execution of these presents and subsequently the Developer herein shall take all necessary steps for construction of the building at the earliest.
5. That the Developer herein shall pay Rs.2,00,000/-(Rupees Two Lac) only to the Owners herein as compensation for the joint venture agreed hereof to be appropriated by the Owners herein absolutely forever.

The same is to be paid by the Developer herein to the Owners herein in the manner as under:

An amount of Rs.1,00,000/-(Rupees One Lac) only at or before the execution of these presents.

After 60 days of execution and registration of these presents Rs.1,00,000/-(Rupees One Lac) only.

6. It is agreed by the parties that the Developer herein shall be entitled to apply with the prior written consent from the Owners herein for a revised and/or modified and/or amended sanction plan and the owners will extend their full co-operation for obtaining the same. The Developer shall have to mandatorily complete the total construction work of the proposed building in terms of the sanction plan within a period of 24 (Twenty Four) consecutive months from the date of obtaining the revised sanction plan/s.

It is agreed by and between the parties that the Developer herein shall act as an independent Developer in constructing the said building at their own cost, expenses, outgoings, risk and responsibilities and shall keep the Owners herein indemnified at all times from date of Agreement till completion of the building in connection with the completion of the Owners allocation, other

than Developer portion, **DEFECT LIABILITY PERIOD**, from and against the development in or relating to or connected with the construction of the building shall be for a period of 12 (Twelve) consecutive months from the date of completion of the construction as per the sanctioned plan/s/ revised plan/s etc. thereof.

7. That however the above clause shall not be applicable, if the delay in completion of project occurs due to reasons beyond the control, like for act of God and/or force majeure as defined herein above. In that event, the time limit for the said construction will be extended by the Owners herein for a period not exceeding 06 (six) months as grace period, if the Developer herein fails to complete the said construction within the said grace period, or abandons the constructions then the Owners herein shall be at entitle to get compensation of Rs.25,000/- (Rupees Twenty Five Thousand) per month till the date of the completion of the said building by the Developer herein.
8. The Owners herein hereby authorized the Developer herein to do, as required, all legal acts, deeds, matters, things, and in particular subject to other provisions of these presents, in connection with development, construction of the building etc.
9. It is agreed by the Parties herein that all rates and taxes of the said property prior to handing over the vacant possession of the said land to the Developer for construction shall be borne by the Owners herein, but the Developer shall pay the Municipal Rents, rates and taxes from the date of taking over the possession of the said property.
10. That on completion of the newly proposed G+4 storied building as per building plan and specification of the said premises the said Developer herein shall be responsible to deliver and hand over the proposed constructed area of Owners' allocated portion to the said Owners herein before the handing over of the Developer allocation to the purchaser/s/buyer/s of the Developer's allocation. The Owners' allocation is more fully and particularly described in the **SECOND SCHEDULE** hereunder written and/or given of the newly constructed building in respect of the said premises.

11. That the Developer herein shall be liable to bear towards the costs of construction for development of the newly proposed G+4 storied building in respect of the said premises in lieu of Developer's allocated share which is mentioned in the **THIRD SCHEDULE** written hereunder including together with undivided proportionate stair case, common areas, common easement right, deed (s) of sale/s/conveyance/s unto and in favour of the intending prospective purchaser(s) out of the Developer's allocation of the said newly proposed G+4 storied building at the said premises without any further demand as and when the said Developer herein may ask the owners or their heirs or heiresses or their nominee or nominees to put their signature(s) for execution and registration of the same before any concerned authority or authorities at Developer's nominees cost.
12. That the completion of the construction shall mean and include all internal and external full finished work of bed rooms, kitchen, toilet, stair case, lift with proper standard fittings, water connection from the concerned authority, water supply department and alternate source of supply of water through borewell with pump etc. power connection, electric wiring, sewerage, sanitary fittings, plumbing works etc. In newly proposed building in respect of the said premises.
13. That the Owners herein or their nominee or nominees and the Developer or his/its nominee or nominees shall be responsible and liable for their individual share of taxes, maintenance expenses which is to be imposed in respect of their respective allocated portion of the said newly constructed G+4 storied building at the said premises after possession.
14. That the Owners herein do hereby covenant with and agree to indemnify and keep indemnified the Developer and their heirs, executors, administrators, legal representatives nominee and nominees against all losses and damages occasioned as a result of any defect in title to the said premises and the Owners herein further agree and consent with the Developer herein to execute all document or documents and/or deeds and to do all things and deeds as may be necessary to complete and make perfect the title of the Developer herein or its nominee or nominees in respect of the Developer's

allocated portion of the newly constructed G+4 storied building at the said premises.

15. That the Owners herein or their nominee or nominees, heirs, executors, administrators or legal representatives shall be liable and responsible to put their signature(s) for execution and registration of the Deed (s) of Sale/Conveyance unto and in favour of the Developer's nominated person(s) out of the Developer's allocated share of the newly proposed building at the said premises without claiming any monetary interest/compensation for the same. But as aforesaid the Developer shall be liable to deliver the possession after construction of the Flats/Spaces to the Owners herein before transfer of the area of the Developer herein.

16. That on completion of the proposed G+4 storied building by the Developer herein, the Owners herein will be entitled to get 25% of the office area on the Ground Floor, 25% of the Ground Floor, entire First and Second Floor, 25% of the covered car parking space, 25% of the open car parking space and common ownership of the terrace and undivided open spaces on the ground floor of the said property being ALL THAT piece and parcel of land measuring about an area a little more or less 14 Cottahs and 8 Chittacks on actual measurement found to be admeasuring 14 Cottahs, 9 Chittacks and 16 Square Feet together with structure standing thereon lying and situated at premises nos. 70 & 70/1, after amalgamation 70B, Debendra Chandra Dey Road, Kolkata 700 015, at Mouja Tangra, comprised in Touzi no. 2833, Division-IV, Sub-Division-H, District 24 Praganas (South), Police Station Entally, Ward no. 58 of Kolkata Municipal Corporation with all common areas and facilities attached to the said building in lieu of the ownership of the said land, hereinafter referred to as the "Owners' allocation", which has been more fully described and written in the **SECOND SCHEDULE** hereunder. The Owners' allocation shall consist of 25% of the office area on the Ground Floor, 25% of the Ground Floor, entire First and Second Floor, 25% of the covered car parking space, 25% of the open car parking space and common ownership of the terrace and undivided open spaces on the ground floor.

17. It is specifically agreed between the parties that the measurement of the allocation of the office area on the Ground Floor and the rest part of the propose multi-storied building is absolutely subject to the approval of the building Sanction Plan including any subsequent modification, alteration, amended and/or revised plan from the competent authority of the N.K.D.A.
18. That the Developer herein will be entitled to get their share in the said building in lieu of the cost of the construction, hereinafter referred to as the "Developer's allocation" which has been more fully described and written in the **THIRD SCHEDULE** hereunder. Accordingly the Developer herein will be entitled to get 75% of the office area on the Ground Floor, 75% of the Ground Floor, entire Third and Fourth Floor, 75% of the covered car parking space, equal share in the open car parking space and common ownership of the terrace and undivided open spaces on the ground floor of the said property being **ALL THAT** piece and parcel of land measuring about an area a little more or less 14 Cottahs and 8 Chittacks on actual measurement found to be admeasuring 14 Cottahs, 9 Chittacks and 16 Square Feet together with structure standing thereon lying and situated at premises nos. 70 & 70/1, after amalgamation 70B, Debendra Chandra Dey Road, Kolkata 700 015, at Mouja Tangra, comprised in Touzi no. 2833, Division-IV, Sub-Division-H, District 24 Praganas (South), Police Station Entally, Ward no. 58 of Kolkata Municipal Corporation with all common areas and facilities attached to the said building in lieu of the ownership of the said land, hereinafter referred to as the "Owners' allocation", which has been more fully described and written in the **SECOND SCHEDULE** hereunder. The Developer's allocation shall consist of 75% of the office area on the Ground Floor, 75% of the Ground Floor, entire Third and Fourth Floor, 75% of the covered car parking space, equal share in the open car parking space and common ownership of the terrace and undivided open spaces on the ground floor.
19. That the roof right, title and interest shall be exclusively by and between the Owners herein and the Developer herein equally.
20. That the Owners herein undertake and confirm that the Developer shall be entitled to construct the said construction and shall enjoy their allocated

portion without any interference and/or disturbance together with its right to transfer in any manner against consideration provided the Developer's performs and fulfils the terms and conditions contained herein.

21. It is agreed by the parties that upon completion and possession of the proposed multi-storied building the taxes of the constructed area shall be borne by the Developer herein and/or their nominee or nominees and the Owners herein in accordance with their respective occupied portions and they will also pay the maintenance charges and taxes proportionately against their allocated portions which to be determined by the apartments owners' association and the concerned municipality as the case may be.
22. It is also agreed by the parties that after completion of the building, the Developer shall first hand over the allocated portion to the Owners and thereafter the Developer shall be entitled to hand over to other prospective buyer/s/purchaser/s/person/s and the Developer shall have the liberty to execute and register the proper Deed of Conveyance unto and in favour of them on the basis of this development agreement and Registered Development Power of Attorney which will be executed and registered by the Owner in favour of the Developer herein.
23. The Developer herein shall be entitled to do and execute any agreement for sale/conveyance with respect to the Developer's allocation with any prospective purchaser/s/buyer/s/transferee/s anytime for any consideration whatever.
23. The Developer herein shall appoint the Architect for supervision of the structural construction of the foundation, basements, pillars, structures, beams, concretes, overhead reservoir, electrical and plumbing fixtures and materials used for constructions, sewerage etc. and they shall do so exclusively at their own costs and expenses.
24. The Owners herein shall extend all necessary facilities and cooperation, if needed to the Developer herein for obtaining permanent connection of water supply electric connection with meter(s) drainage, sewerage, telephone and similar other installations needed for completion of the proposed multi-storied

building in which the building will be in fully complete in all respects and inhabitable condition.

25. For the purpose of construction for the said multi-storied building, the architect, Engineers and other Technical experts and all workmen shall be paid by the Developer herein who will be responsible for making payments to each and every one of them. The Owners herein shall have no liability or responsibility for making such payment to any of them either during the construction period or after completion of construction.
26. It is agreed that no portions of the constructed building shall be used by either party to this agreement for any unlawful illegal immoral purpose otherwise than those described/dedicated in the sanctioned building plan, such as car parking space or garage or residential flats, mentioned in the ground floor plan or on the upper floors. The Owners herein and the Developer herein shall abide by the restrictions regarding use of the covered areas/flats open spaces etc.
27. That as soon as the said building is completed, the Developer herein shall give written notice to the Owners herein requesting them to take possession in respect of his allocation in the Building and there will be no dispute regarding the completion of the Building of the Owner's allocation in terms of this Agreement.
28. Both the parties hereto agreed that the terms and conditions contained in this agreement and in the schedule annexed with this agreement shall be adhered to in most cordial and friendly manner. If any dispute arises beyond the agreed terms and conditions incorporated in this agreement both parties shall try to settle the said dispute at bi-parties level.
29. That upon demise either of the parties to these presents, these presents shall not be cancelled or terminated, the respective heirs of the deceased party will step in the shoes of the deceased party and the said heirs of the deceased party shall be bound to fulfil the terms of this agreement.

30. That sale proceeds of the Developer's allocation and proportionate land interest with regard to the Developer's allocation will be considered as consideration of the flats/apartments/spaces and other miscellaneous expense incurred by the Developer.
31. That the monies as would be received by the Developer herein by way of disposal of the allotted portion of the Developer shall be regarded to be the income of the Developer and upon such monies the Owners herein shall have no claim nor the Owners shall have any liability for those moneys to be received by the Developer to any taxing authority including Income Tax Authority. If any dispute is cropped up in between the Developer herein and prospective buyers/purchasers/persons, the Owners herein shall have no responsibility or liabilities to that effect.
32. The Advocate of the project for all the documentation works, drafting, settling, finalizing, registration etc. in connection with the Developer's allocation, is and shall be B. K. Singh & Associates, Room no. 45B, 1st Floor, 10, Old Post Office Street, Kolkata 700 001 for all times to come.
33. That it is agreed by and between the both the parties hereto that any other terms may be included and/or excluded, if necessary, after the execution of these presents as agreed by the both the parties herein, then the Deed of Rectification may be executed between them being the part of these presents, if requires, in future.
34. That Parties to these presents along with their respective heirs and successors shall remain bound by the terms of these presents and each term of these presents is the consideration for the each other and after completion of the construction of the said building as well as getting possessions of the respective allocation of the both parties herein, this Deed of Agreement will be come to an end and/or ineffective.
35. It is further agreed by and between the Parties herein that the Developer herein or its nominee/s shall be entitled to purchase the allocation of the Owners in the entirety or the part/s and/or portion/s as per the choice and

discretion of the Developer herein at the rate of Rs.2200/-(Rupees Twenty Two Hundred) only per Square Feet within 6 months from the date hereof.

36. That if any dispute arises between the parties herein during this Agreement, then the same shall be referred to a sole single Arbitrator of the mutual consent of the Parties and same shall be deemed to be reference within the meaning of Arbitration and Conciliation Act, 1996 and decision and/or opinion of the said Arbitrator shall be final and binding on the both parties.

FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PREMISES)

ALL THAT piece and parcel of land measuring about an area a little more or less 14 Cottahs and 8 Chittacks on actual measurement found to be admeasuring 14 Cottahs, 9 Chittacks and 16 Square Feet together with two storied structure admeasuring 2400 Square Feet on the ground floor and 2400 Square Feet on the first floor in total admeasuring 4800 Square Feet standing thereon lying and situated at premises nos. 70 & 70/1, after amalgamation 70B, Debendra Chandra Dey Road, Kolkata 700 015, at Mouja Tangra, comprised in Touzi no. 2833, Division-IV, Sub-Division-H, District 24 Praganas (South), Police Station Entally, Ward no. 58 of Kolkata Municipal Corporation together with all right, title, interest and right of easement attached thereto, which is butted and bounded in the following manner:-

- ON THE NORTH** : Partly by Debendra Chandra Dey Road and partly by the premises no. 71, Debendra Chandra Dey Road;
- ON THE SOUTH** : By premises no. 70/C, Debendra Chandra Dey Road, Kolkata;
- ON THE WEST** : By premises no. 70, Debendra Chandra Dey Road, Kolkata;
- ON THE EAST** : Partly by KMC Road and partly by premises no. 71, Debendra Chandra Dey Road.

SECOND SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS' ALLOCATION)

That on completion of the proposed G+4 storied building by the Developer herein, the Owners herein will be entitled to get 25% of the office area on the Ground Floor, 25% of the Ground Floor, entire First and Second Floor, 25% of the covered car parking space, equal share in the open car parking space, common ownership of the terrace and undivided open spaces on the ground floor of the said property being **ALL THAT** piece and parcel of land measuring about an area a little more or less 14 Cottahs and 8 Chittacks on actual measurement found to be admeasuring 14 Cottahs, 9 Chittacks and 16 Square Feet together with structure standing thereon lying and situated at premises nos. 70 & 70/1, after amalgamation 70B, Debendra Chandra Dey Road, Kolkata 700 015, at Mouja Tangra, comprised in Touzi no. 2833, Division-IV, Sub-Division-H, District 24 Praganas (South), Police Station Entally, Ward no. 58 of Kolkata Municipal Corporation together with all right, title, interest and right of easement attached thereto, which is together with undivided proportionate share of land, more fully described and written in the **FIRST SCHEDULE** hereunder written and/or given, with all common amenities, facilities, enjoyment, rights, spaces thereto, more fully and particularly described in the **FIRST SCHEDULE** hereunder written in lieu of the ownership of the said land.

THIRD SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

That the Developer herein will be entitled to get 75% of the office area on the Ground Floor, 75% of the Ground Floor, entire Third and Fourth Floor, 75% of the covered car parking space, equal share in the open car parking space, common ownership of the terrace and undivided open spaces on the ground floor of the said property being **ALL THAT** piece and parcel of land measuring about an area a little more or less 14 Cottahs and 8 Chittacks on actual measurement found to be admeasuring 14 Cottahs, 9 Chittacks and 16 Square Feet together with structure standing thereon lying and situated at premises nos. 70 & 70/1, after amalgamation 70B, Debendra Chandra Dey Road, Kolkata 700 015, at Mouja Tangra, comprised in Touzi no. 2833, Division-IV, Sub-Division-H, District 24 Praganas (South), Police Station Entally, Ward no. 58 of Kolkata Municipal Corporation together with all right, title, interest and right of easement attached thereto, which is together with

undivided proportionate share of land, more fully described and written in the **FIRST SCHEDULE** hereunder written and/or given, with all common amenities, facilities, enjoyment, rights, spaces thereto, more fully and particularly described in the **FIRST SCHEDULE** hereunder written in lieu of the ownership of the said land and further together with all right, title, interest and right of easement attached thereto and together with right to transfer by way of sale, lease, mortgage etc. which is in lieu of the cost of the construction.

Save and except the above Developer's allocation and Owners allocation together with the use of common services/facilities etc. the Developer herein and the Owners herein shall have equal right, claim, interest, title and ownership in respect of the remaining areas in the building and the premises at and being **FIRST SCHEDULE** hereunder written and/or given.

FOURTH SCHEDULE ABOVE REFERRED TO

(Description of the Specification)

1. GENERAL:

a) The building shall be R.C.C. framed structure with M20 Grade as per drawing and specification.

Foundation work up to Plinth:

i) Piling if required and dependant on the soil test report to be done. For piling the type, length, and diameter of the pile shall be pre-defined upon the design load carrying capacity. About 2 piles-se'ected as random would be load tested.

ii) Architectural and structural drawings – 3 copies to be given by the builder. Builder will also submit 2 copies of as build drawings after completion of the construction.

iii) 75 mm. Thick P.C.C. (1:2:4) at plinth level.

iv) 75 mm. Thick P.C.C. (1:2:4) below foundation;

v) 75 mm. Thick B.F.S. below P.C.C.

vi) Application of Pest Control in entire foundation Area.

2. **ACE WALL:**

3. **INSIDE & OUTSIDE WALL PLASTER:**

i) External wall plaster shall be 15 mm. Thick (1:4).

ii) Internal wall plaster shall be 15 mm. Thick (1:4).

4. **CEILING PLASTER:**

Ceiling plaster shall be 10 mm.

5. **FLOORING:**

i) Car parking area-KOTA stone

ii) Bed rooms, Drawing cum Dining, Balcony-Vitrified Tiles of reputed made.

iii) Stair & Lobby Kumari Marble.

6. **TOILET DADO:**

i) Flooring-Anti skid floor tiles at floor & Ceramic Tiles Cladding at wall.

ii) Each toilet shall have hot & cold water supply line for shower and wash basin.

iii) Each toilet shall be provided with one number wash basin and one number exhaust fan.

iv) Toilet will have one number EWC comod – HINDWARE/PERRYWARE comod with seat cover & Low level PVC cistern. All conceal water line CPBC – SUPREME; and exterior water line UPBC-SUPREME.

7. **KITCHEN:**

i) One side cooking table top granite.

ii) One number stainless steel sink with Drain Board.

iii) Glazed wall tiles to be fixed in walls over kitchen platform.

iv) Anti skit floor tiles of standard make.

OTHERS (pipe line work):

Concealed pipe Line: UPVC (Supreme) as per required dia of pipe for lifting water from U.G. reservoir and delivery of water from O.H. Tank with necessary fittings (including providing water pump). For sewerage & waste water Line: PVC pipes for waste and rain water line. Sewerage Line with inspection pit and master trap as required number of standard quality.

8. ELECTRICAL:

A) Sheet metal cubical type main distribution panel board for all purposes.

B) Wiring for points for followings:

a) Light point for all purposes including gate light.

b) Ceiling & wall mounted fan point.

c) 6 Amp. Plug point on switch board.

d) 6 Amp. Plug point away from switchboard.

e) Calling Bell point.

f) Exhaust Fan point in Kitchen & Toilets.

C) Switch Board, distribution board with MCB etc. as per requirement of approved drawing.

WIRING:

Concealed electrical copper wiring through PVC conduit in ceiling, walls, etc.

Makes : HAVELLS.

SWITCHES: Modular switches : HAVELLS.

No. of electrical points (each flat):

Bed Room

1 No. Fan Point, 1 No. A.C. point, 2 No. Light point, 1 No. for TV, 1 No. night lamp point, 1 No. Switch board with 1 No. (6 amp-15 amp) combined power point.

Drawing & Dining Room:

2 Nos. Fan Point, 4 Nos. Light Point, 2 Nos. for (6 amp – 15 amp) combined power point in switchboard, 1 No. for AC, 1 No. for Fridge, 1 No. for TV, 1 No. for Telephone, 1 No. point for light in balcony.

KITCHEN:

2 No. Light point, 1 No. for Exhaust Fan, 1 No. Chimney Point, 2 No. Plug points (6 amp – 15 amp) power point, 1 No. for Gysar.

TOILET

1 No. light point, 1 No. for exhaust fan, 1 No. power point, 1 No. for Gysar.

STAIR CASE

1 No. light point each landing, all switches are ANCHOR make with white PVC board, Car parking Area/Roof/Lift Room/Passage:- Total No. of point – 15 Nos., 1 No. 6 amp – 15 amp combined power point (Car parking Area).

Provide area lighting as per approved layout in car parking area, open area, entrance gate, boundary wall, outside of the buildings.

LIFT-ADMS9. **INTERNAL WATER LINE:**

i) Besides water line for toilet & kitchen one wash basin to be provided in dining room.

10. **DOOR:**

i) Door frame: Flush door frame.

- ii) Door shutter: Main shutter door – Segun wood door.
- iii) Internal Door: Anti termite flush door shutter.

A. DOOR FITTINGS

Main door fittings:

1. S.S. HINGES/One Lock (Godrej)
2. One pair S.S. Handle.
3. One No. 300 mm. Long S.S. hasp bolt
4. One 200 mm long S.S. tower bolt
5. One No. Door stopper.
6. One night latch.

B. INTERNAL DOOR FITTINGS:

1. S.S. HINGES
2. One No. 200 mm long S.S. Tower Bolt.
3. One No. Door stopper.

11. WINDOW SHUTTER:

1. Aluminium Sliding Door/Window natural anodized with bearing roller of standard make.
2. Size of windows to be as per NKDA.
3. Marble sill to be provided with all windows.

12. PAINTING WORKS:

- a) Wall putty.
- b) 2 coats WEATHER COAT PLASTIC EMULTION (any colour) over 2 coat of Acrylic Primer (Any colour) – Asian/Nerolac/Berger at the outer of building.

13. **BOUNDARY WALL.**

As per NKDA approval thereof.

14. **RESOURCE OF WATER:**

Through electric pump to overhead reservoir of the building.

FIFTH SCHEDULE ABOVE REFERRED TO

(DESCRIPTON OF THE COMMON AMENITIES AND FACILITIES)

1. Entrance and exit.
2. Boundary walls, main gate, other gates, if any, of the said premises.
3. Drainage, rain water pipes, and sewerage lines/systems and other installations for the same (except those areas of any flat and/or exclusively for its use).
4. Electrical wiring including meter and main switches and other fittings and fixtures (excluding those as are installed within the exclusively area of any Flat and/or exclusively for its use).
5. Stairs, staircases, lobbies, staircase landing from the Ground Floor upon the roof of the said building.
6. Entrance, entrance passage, lobbies, common space surrounding the Building walls including outer portion, foundation, columns, beams, supporters etc. underground reservoir, overhead water tank, septic tank.
7. Water supply system provided by NKDA as well as through borewell, including tap water, drainage and sewerage system.
8. Lift of standard quality.

DEFECT LIABILITY PERIOD

The defect liability period will be 12 (Twelve) consecutive months from the date of completion of the construction. During this period, Defect if any in the building have to be rectified by the Developer at his own cost.

**LIST OF MATERIALS AND BRAND SHALL BE USED FOR CIVIL & ELECTRICAL
WORKS AS UNDER**

<u>Name of the materials</u>	<u>Proposed Brand Name of the Products</u>
Civil Works:	
Cement	Lafarge/Ultratech/Birla Gold/Ambuja
Reinforcing Steel	Acc/Sreecon/Elegant/SRMB/BSTL/ADHUNIK
Bricks	ACE Blocks.
Stone Chips	Best quality locally available.
Sand	Best quality locally available.
Ant termite Treatment	Standard quality.
White Cement	Birla/J. K.
PVC Conduit pipe	ISI Standard
Water proofing admixture	Cico No. 1/Plastocrete/Latex/Any standard quality.
Porcelain Tiles	ISI standard
Sanitary Items	Nycer/Parry ware/Hindustan
PVC min water & other use	Supreme/Emco.
Door/Frames	Flush Door and Sagun Main Door
Shutter	Iron
Glass	Modiguard/Saint Gobain
C P Fittings glass	ESSCO
MCB.240 volt (all type)	Havells
Distribution Board	Havells
Plug/Socket/Switches	Anchor
Copper wire for electrical wiring	Finolex/Havells/Mescab
PVC casing for wiring	Classic/Precision

IN WITNESSES WHEREOF the parties herein have set and subscribed their respective hands, seal and signature on the day, month and year as above written in presence of the following witnesses.

WITNESSES:

1. Subhojit Santra
10, old Post office
Street, KOL-01

Tookkalkhan

2. Bishwojit Bhowia
10, old Post office
Street, KOL-01

Kishmatul Hossain

SIGNATURE OF THE OWNERS

T. K. DEVELOPERS

Sabel Ahmed Khan

PARTNER

T. K. DEVELOPERS

Shamsir Ahmed Khan

PARTNER

SIGNATURE OF THE DEVELOPER

Drafted by me
Dipak Kumar Chakrabarti
Advocate
High Court, Calcutta
W.B- 579 of 1983

RECEIPT AND MEMORANDUM OF CONSIDERATION

RECEIVED with thanks from the Developer herein a sum of Rs.1,00,000/- (Rupees One Lac) only as advance out of the said sum of Rs.2,00,000/- (Rupees Two Lac) only as being compensation for joint venture as per the following memorandum and signed this memorandum on this day, month and year as above written in presence of the following witnesses.

MEMORANDUM OF CONSIDERATION

Ch/Draft/Cash with date	Name of the Bank	Amount in Rupees
082497 11.04.18	Bank of India	1,00,000/-
082498 11.04.18	— Do —	1,00,000/-
		/
		2,00,000/-

WITNESSES:

1. Subhojit Santra.

Tookalkhan

Kishanul Nisa

SIGNATURE OF THE OWNERS

2. Bishawjit Bhenia



ভারতের নির্বাচন কমিশন
পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD

BHR3602598



নির্বাচকের নাম : সুভদ্রি সান্টরা

Elector's Name : Suvojit Santra

পিতার নাম : রঞ্জিত সান্টরা

Father's Name : Ranjit Santra

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ / Date of Birth : 24/00/1988

BHR3602598

ঠিকানা:
ঘোষ পারা রোড সুখচার পানিহাটি বর্ডার উত্তর 24 পরগণা
700115

Address:
Ghoah Para Road Sukchar Panihati
Khardah NORTH 24 PARGANAS 700115

Date: 11/02/2008
135-পানিহাটি নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
স্বাক্ষরিত হওয়ার সাক্ষরিত
Facsimile Signature of the Electoral
Registration Officer for
135-Panihati Constituency

ঠিকানা পরিবর্তন হলে মানুষ বিলম্বের ছোঁয়ায় সঠিক নাম
জেন্দা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নথিটি বিবেচন করুন।
In case of change in address election file's 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.

Suvojit Santra

आयकर विभाग
INCOME TAX DEPARTMENT



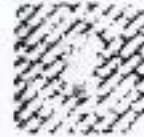
भारत सरकार
GOVE. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAMFT5362J

नाम / Name
T K DEVELOPERS



निगम/पंजन की तारीख
Date of Incorporation/Formation
12/06/2017

30062017

इस कार्ड को खोने / कचेरर रूपत सुचित करी / जरीतः
आयकर पैप सेवा इकाई, एन एस सी एल
5 वीं मंजिल, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मिडल कोलनी, नैप बंगला चौक के पास,
पुणे - 411 016.

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

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: enq@nsdl.co.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AFTPK1836L



नाम / NAME
TAWAKKAL KHAN

पिता का नाम / FATHER'S NAME
ABID KHAN

जन्म तिथि / DATE OF BIRTH
18-07-1945

हस्ताक्षर / SIGNATURE

Tawakkal Khan

B. Das

आयकर अधीक्षक, ए. ए. ए. ऑफिस

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

इस कार्ड के खो / गिरा जाने पर तुरन्त जारी करने वाले अधिकारी को सूचित / वापस कर दें।
संयुक्त आयकर अधीक्षक (प्रणाली एवं तकनीकी),
पी-7,
कोरंगो चौक,
कलकत्ता - 700 089.

In case this card is lost/damaged, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Koranga Square,
Calcutta-700 089.

Tawakkal Khan

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFQPK4614K



नाम /NAME

NISA KISMATUL

पिता का नाम /FATHER'S NAME

TAHIR KHAN

जन्म तिथि /DATE OF BIRTH

26-03-1948

हस्ताक्षर /SIGNATURE

Kismatul Nisa

B. Das

आयकर अधिकारी, प.ब.-111

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

Kismatul Nisa

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर अधिकारी (पद्धति एवं तकनीकी),
पी-7,

चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

Joint Commissioner of Income-tax (Systems & Technical),

P-7,
Chowringhee Square,
Calcutta- 700 069.



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

ভূমিকাঙ্কিত আই ডি/Enrollment No.: 1040/19835/19438

To
নিসা কস্মাতুল
Nisa Kismatul
138/D KARAYA ROAD
Circus Avenue S.O
Circus Avenue Kolkata
West Bengal 700017

13622599



MN126225998DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2843 2658 3445

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



নিসা কস্মাতুল
Nisa Kismatul
পিতা : তাহির খান
Father : TAHIR KHAN
জন্ম বর্ষ / Year of Birth : 1948
মহিলা / Female

2843 2658 3445



আধার - সাধারণ মানুষের অধিকার

Kismatul Nisa

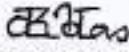
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFQPK4615J



नाम /NAME
SABIL AHMED KHAN

पिता का नाम /FATHER'S NAME
TAWAKKAL KHAN

जन्म तिथि /DATE OF BIRTH
06-02-1962

हस्ताक्षर /SIGNATURE
Sabil Ahmed Khan


आयकर अधिकारी, प.अ. - XI
COMMISSIONER OF INCOME-TAX, W.B. - XI



इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
संपुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
चौरिंगहेे स्क्वायर,
कलकत्ता - 700 069.

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

Sabil Ahmed Khan



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

প্রতিষ্ঠাপন নম্বর/ Enrollment No.: 1178/24189/00244

To
 সাবেল আহমেদ খান
 Sabel Ahmed Khan
 50
 LOWER RANGE
 BALLYGUNGE
 Ballygunge S.O
 Kolkata West Bengal - 700019
 97510/7230

Download Date: 05/02/2017 Generation Date: 31/03/2017



আপনার: **আধার নম্বর / Your Aadhaar No. :**

9754 6141 4789

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সাবেল আহমেদ খান
 Sabel Ahmed Khan
 প্রাপ্তবয়স্ক/DOB: 05/02/1962
 পুরুষ/ MALE

9754 6141 4789

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রমাণ
Unique Identification Authority of India

Address: 50, LOWER RANGE, BALLYGUNGE, Kolkata, West Bengal - 700019
 ঠিকানা: ৫০, লোয়ার রেঞ্জ, বালীগঞ্জ, কলকাতা, পশ্চিমবঙ্গ - ৭০০০১৯

9754 6141 4789



Sabel Ahmed Khan

आयकर विभाग
INCOME TAX DEPARTMENT
SHAMIM AHMED KHAN
TAWAKKAL KHAN
03/12/1971
Permanent Account Number
AGCPK8439M
Signature
भारत सरकार
GOVT. OF INDIA
24032013



Shamim Ahmed Khan



भारत सरकार
GOVERNMENT OF INDIA



শামিম আহমেদ খান
Shamim Ahmed Khan
জন্মতারিখ/ DOB: 03/12/1971
পুরুষ / MALE



3174 8023 6374

MEERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ঠিকানা:
2/এ, লেয়ার রেঞ্জ, সার্কাস
অ্যান্ডিনিউ, সার্কাস এন্ডিনিউ,
কোলকাতা,
পশ্চিমবঙ্গ - 700017

2/A, Lower Range,
CIRCUS AVENUE, Circus
Avenue S.O, Kolkata,
West Bengal - 700017




































1800 301 1947

help@uaid.gov.in












www.uaid.gov.in

P.O. Box No. 1947
Bangalore 560 047

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Took Kal Khan</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								
	<i>Kigabul Nige</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								
	<i>Sabir Ahmad Khan</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Sharaton Ahmed Khan</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					

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

GRN: 19-201819-021804347-1 Payment Mode Online Payment
GRN Date: 11/04/2018 18:49:11 Bank: State Bank of India
BRN: IK000GKWE0 BRN Date: 11/04/2018 18:50:21

DEPOSITOR'S DETAILS

Name: Binod Kumar Singh Id No.: 16060000565579/4/2018
(Query No./Query Year)
Contact No.: 9831444484 Mobile No.: +91 9831444484
E-mail: bksadv12@gmail.com
Address: 10 Old Post Office Street Kolkata-700001
Applicant Name: Mr Binod Kumar Singh
Office Name:
Office Address:
Status of Depositor: Advocate
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	16060000565579/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	74521
2	16060000565579/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	2021

In Words : Rupees Seventy Six Thousand Five Hundred Forty Two only
Total 76542

Major Information of the Deed

Deed No :	I-1606-01520/2018	Date of Registration	12/04/2018
Query No / Year	1606-0000565579/2018	Office where deed is registered	
Query Date	06/04/2018 5:35:36 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Binod Kumar Singh 10,old Post Office Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831444484, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 4,26,63,724/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Entaly, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Debendra Chandra Dey Road, Road Zone : (Pamar Bazar – Rail Line) , Premises No. 70B, Ward No: 58






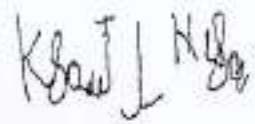
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		14 Katha 9 Chatak 16 Sq Ft	2,00,000/-	3,90,63,724/-	Property is on Road
Grand Total :					24.0648Dec	2,00,000 /-	390,63,724 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4800 Sq Ft.	1,00,000/-	36,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4800 sq ft	1,00,000 /-	36,00,000 /-	

Major Information of the Deed :- I-1606-01520/2018-12/04/2018

Grant Lord Details :



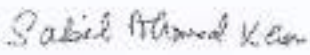



Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr TAWAKKAL KHAN Son of Mr Abid Khan Executed by: Self, Date of Execution: 12/04/2018 , Admitted by: Self, Date of Admission: 12/04/2018 ,Place : Office	 12/04/2018	 LTI 12/04/2018	 12/04/2018
138D, Ustad Enayat Khan Avenue (previously Karaya, P.O:- Circus Avenue, P.S:- Beniapukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AFTPK1836L, Status :Individual, Executed by: Self, Date of Execution: 12/04/2018 , Admitted by: Self, Date of Admission: 12/04/2018 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	Mrs NISA KISMATUL, (Alias: Mrs KISMATULNESSA) Wife of Mr Tawakkal Khan Executed by: Self, Date of Execution: 12/04/2018 , Admitted by: Self, Date of Admission: 12/04/2018 ,Place : Office	 12/04/2018	 LTI 12/04/2018	 12/04/2018
138D, Ustad Enayat Khan Avenue (previously Karaya, P.O:- Circus Avenue, P.S:- Beniapukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AFQPK4614K, Status :Individual, Executed by: Self, Date of Execution: 12/04/2018 , Admitted by: Self, Date of Admission: 12/04/2018 ,Place : Office				

Developer Details :

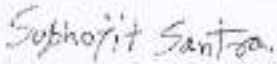
Sl No	Name,Address,Photo,Finger print and Signature			
1	T K DEVELOPERS 76, Park Street, P.O:- Circus Avenue, P.S:- Beniapukur, Kolkata, District-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAMFT5362J, Status :Organization, Executed by: Representative			

Major Information of the Deed :- I-1606-01520/2018-12/04/2018

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SABIL AHMED KHAN (Presentant) Son of Mr Tawakkal Khan Date of Execution - 12/04/2018, , Admitted by: Self, Date of Admission: 12/04/2018, Place of Admission of Execution: Office	 Apr 12 2018 1:31PM	 LTI 12/04/2018	Signature  12/04/2018
50, Lower Range, P.O:- Karaya, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AFQPK4615J Status : Representative, Representative of : T K DEVELOPERS (as Partners)				
2	Name Mr SHAMIM AHMED KHAN Son of Mr Date of Execution - 12/04/2018, , Admitted by: Self, Date of Admission: 12/04/2018, Place of Admission of Execution: Office	 Apr 12 2018 1:32PM	 LTI 12/04/2018	Signature  12/04/2018
2/A, Lower Range, P.O:- Circus Avenue, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AGCPKB439M Status : Representative, Representative of : T K DEVELOPERS (as Partners)				

Identifier Details :

Name & address	
Mr Subhojit Santra Son of Mr Ranjit Santra Ghosh Para Road Sukchar, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr TAWAKKAL KHAN, Mrs NISA KISMATUL, Mr SABIL AHMED KHAN, Mr SHAMIM AHMED KHAN	12/04/2018
	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr TAWAKKAL KHAN	T K DEVELOPERS-12.0324 Dec
2	Mrs NISA KISMATUL	T K DEVELOPERS-12.0324 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr TAWAKKAL KHAN	T K DEVELOPERS-2400.00000000 Sq Ft
2	Mrs NISA KISMATUL	T K DEVELOPERS-2400.00000000 Sq Ft


Major Information of the Deed :- I-1606-01520/2018-12/04/2018

Endorsement For Deed Number : I - 160601520 / 2018

On 11-04-2018

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 4,26,63,724/-


Satyajit Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 12-04-2018

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 12:15 hrs on 12-04-2018, at the Office of the A.D.S.R. SEALDAH by Mr SABIL AHMED KHAN ..

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

Execution is admitted on 12/04/2018 by 1. Mr TAWAKKAL KHAN, Son of Mr Abid Khan, 138D, Ustad Enayat Khan Avenue (previously Karaya, P.O: Circus Avenue, Thana: Beniapukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business, 2. Mrs NISA KISMATUL, Alias Mrs KISMATULNESSA , Wife of Mr Tawakkal Khan, 138D, Ustad Enayat Khan Avenue (previously Karaya, P.O: Circus Avenue, Thana: Beniapukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business

Identified by Mr Subhojit Santra, , Son of Mr Ranjit Santra, Ghosh Para Road Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 12-04-2018 by Mr SABIL AHMED KHAN, Partners, T K DEVELOPERS (Partnership Firm), 76, Park Street, P.O:- Circus Avenue, P.S:- Beniapukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Identified by Mr Subhojit Santra, , Son of Mr Ranjit Santra, Ghosh Para Road Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-04-2018 by Mr SHAMIM AHMED KHAN, Partners, T K DEVELOPERS (Partnership Firm), 76, Park Street, P.O:- Circus Avenue, P.S:- Beniapukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Identified by Mr Subhojit Santra, , Son of Mr Ranjit Santra, Ghosh Para Road Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Law Clerk

Major Information of the Deed :- I-1606-01520/2018-12/04/2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/04/2018 6:50PM with Govt. Ref. No: 192018190218043471 on 11-04-2018, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00OGKWE0 on 11-04-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 500/- by online = Rs 74,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 006104, Amount: Rs.500/-, Date of Purchase: 07/04/2018, Vendor name: A K Maity

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/04/2018 6:50PM with Govt. Ref. No: 192018190218043471 on 11-04-2018, Amount Rs: 74,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00OGKWE0 on 11-04-2018, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2018, Page from 48419 to 48466

being No 160601520 for the year 2018.



Digitally signed by SATYAJIT BISWAS
Date: 2018.04.16 10:54:15 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 16-04-2018 10:53:56
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)