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Certified that the document is admitted to registration. The Signature sheet / sheets & the endorsement sheet / sheets attached to this document are the part of this document. H 863227

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District Sub-Registrar-Ill
North 24 Parganas, Barasat
4 DEC 2018

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this ^{14th} day of December, Two Thousand Eighteen (2018) A.D.

BETWEEN

(1) MOHAMMED ABDUL HAMID (PAN - AGIPH4890D),
(2) MOHAMMED ABDULSAHID (PAN - BHAPS7489B) and (3)
MOHAMMED ABDUL RASHID (PAN - AIDPR8220N), all are sons of Mohammed Haniff, all by faith - Islam, all by occupation - Business, all by nationality - India and all at present residing at Akrapur TaliKhola, P.O. - Napara, P.S- Barasat, Kolkata - 700125, District - North 24 Parganas (hereinafter collectively referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representative and/ or assigns) of the **ONE PART.**

WESTROAD HOUSING LLP
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Designated Partner

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Designated Partner

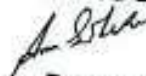
AND

WESTROAD HOUSING LLP. (PAN – AADFW0259Q), Identification No – AAN4524, incorporated Under Section 12(1) of the Liability Partnership Act 2008. Having its Registered Office at 73/B, Jessore Road (South), P.O.- Hridaypur, P.S. – Barasat, Kolkata – 700127, District – North 24 Parganas, represented by its Designated Partners (according to Board Resolution dated 03.12.2018), **(1) SRI ARUN SADHUKHAN** (PAN – AVWPS0901R), son of Late Sristidhar Sadhukhan by nationality – Indian, by occupation– Business, residing at 19/G, Jessore Road (South, Barendrapara, P.O. & P.S. – Barasat, Kolkata – 700124, District – North 24 Parganas) **(2) SRI RAJENDRA CHATTERJEE** (PAN – APWPC9496F), son of Susanta Chatterjee by nationality – Indian, by occupation– Business, residing at Vill & P.O. – Madhabpur, P.S. –Amdanga, Kolkata – 700125, District – North 24 Parganas, hereinafter called and referred to as the **BUILDER/DEVELOPER**, (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART / SECOND PART.**

SUBJECT MATTER OF THIS DEVELOPMENT AGREEMENT :-

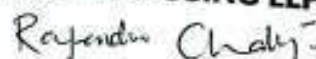
That the owners have by virtue of different Registered documents and/or deeds have jointly acquired (each having undivided 1/3rd share or interest therein) and are presently seized and possessed of and otherwise well and sufficiently entitled to as absolute joint owners of **ALL THAT** piece and parcel of partly Danga and partly Bastu land containing by estimation an area of about **88.22 decimal** be the same a little more or less together with Kuchha structure, lying at **Mouza – Baluria**; J.L. No. – 37; Corresponding to R.S. Khatian Nos. 363, 202,

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211, 495 and 275; and **L.R Khatian Nos. 1669, 1501 and 1180**, comprising in L.R. &R.S Dags are described herein below within the jurisdiction of **Barasat Municipality;Ward No. – 5 (old 26), Holding Nos. –1394,Barrackpur Road**, ADSR Office –Kadambagachi,P.S.Barasat ; District – North 24 Parganas.

<u>Sl.</u>	<u>R.S/L.R Dag Nos.</u>	<u>L.R Khatian Nos.</u>	<u>Nature of Land</u>	<u>Area</u>
N0.(More/ Less)				
1.	712	1669,1501&1180	Danga	40.95 decimal
2.	713	1669,1501&1180	Bastu	25.70 decimal
3.	714	1669,1501&1180	Danga	4.45 decimal
4.	716	1669,1501&1180	Danga	5.31 decimal
5.	694	1669,1501&1180	Danga	11.81decimal

Total area of Land is 88.22 decimal.

(hereinafter collectively referred to as the “said property”);

DEVOLUTION OF TITLE:-

AND WHEREAS the land owners herein above are the lawful owner, possession with every right and title of several landed properties including all that land, piece and parcel of demarcated plot/ plots of land by way of lawful Gift/Purchase measuring more or less 88.22 decimal decimal of land more or less together with caccha structure thereon situated at Mouza - Baluria, J.L. No. 37, corresponding to R.S. Khatian No. 363, 202, 211, 495 and 275 and L.R. Khatian 1669, 1501 and 1180 comprising of L.R.

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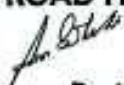
and R.S. Dag No. 712, 713, 714, 716 and 694 and land area in each as described in the schedule- "A" below, within the the jurisdiction of Barasat Municipality Ward No. 26 new Ward no. 5, Holding Nos. - 1394 Barrackpur Road, Barasat. District - North 24 Parganas.

AND WHEREAS the owners herein mentioned above have purchased the said property specifically noted herein below

1. That the owners herein have jointly purchased a piece and parcel of land measuring about 91 decimals of land appertaining to R.S. Khatian No. 235 & 745, comprising to R.S. and L.R. Dag No. 712, area of land 54 decimal, R.S. & L.R. Dag No. 716, area of land 13, decimals situated at Mouza- Baluria, J.L. No. 37 under P.S.- Barasat, ADSR Office Kadambagachhi, within the jurisdiction of Barasat Municipality, ward No.-5, District- North 24 Parganas, by virtue of a valid registered Deed of sale being No. 8009 for the year 1980 executed and Registered in Book No.-I, Volume NO.-108, Pages 293 to 297 before the A.D.S.R.- Kadambagachhi from the then vendor SMT. KAMALA RANI BHADRA.

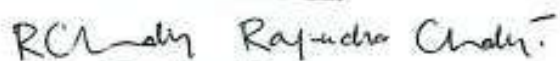
2. That the owners herein have jointly got a piece and parcel of land measuring about 11.55 decimals of land appertaining to

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R.S. Khatian No. 211, comprising to R.S. and L.R. Dag No. 713, area of land 11.55 decimals, out of 53 decimals, situated at Mouza- Baluria, J.L. No. 37 under P.S.- Barasat, ADSR Office Kadambagachhi, within the jurisdiction of Barasat Municipality, ward No.-5, District- North 24 Parganas, by virtue of a valid registered Deed of gift being No. 3368 for the year 2011 executed and Registered in Book No.-I, CD Volume No.-II, Pages 3149 to 3160 before the A.D.S.R.- Kadambagachhi from their grandmother GOLEHAR-NESSHA BIBI.

3. That the owners herein have jointly got a piece and parcel of land measuring about 17.45 decimals of land (alongwith other landed property) appertaining to R.S. Khatian No. 211 & 361, comprising to R.S. and L.R. Dag No. 713, area of land 6.45 Decimals, out of 53 decimals, R.S. and L.R. Dag No.714, area of r.d 3 decimals, out of 8 (eight) decimals and R.S. and L.R. Dag No.-694 area of land 8 (eight) decimals out of 46 decimals situated at Mouza- Baluria, J.L. No. 37 under P.S.- Barasat, ADSR Office Kadambagachhi, within the jurisdiction of Barasat Municipality, ward No.-5, District- North 24 Parganas, by virtue of a valid registered Deed of gift being No. 3369 for the year 2011 executed and Registered in Book No.-I, CD Volume

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Anil Bhatia

Designated Partner

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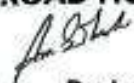
Rajendra Chandra

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No.-11, Pages 3161 to 3172 before the A.D.S.R.- Kadambagachhi from their uncle MD. ARIF.

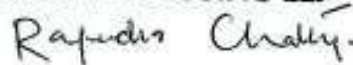
4. That the owners herein have jointly got a piece and parcel of land measuring about 11.15 decimals of land out of 53 decimals appertaining to R.S. Khatian No. 211, situated at Mouza- Baluria, J.L. No. 37 under P.S.- Barasat, ADSR Office Kadambagachhi, within the jurisdiction of Barasat Municipality, ward No.-5, District- North 24 Parganas, by virtue of a valid registered Deed of gift being No. 3370 for the year 2011 executed and Registered in Book No.-I, CD Volume No.-11, Pages 3173 to 3183 before the A.D.S.R.- Kadambagachhi from their uncle MD. ARIF.
5. That the owners herein have jointly got a piece and parcel of land measuring about 14.45 decimals of land (alongwith other landed property) appertaining to R.S. Khatian No. 211 & 202, comprising to R.S. and L.R. Dag No. 713, area of land 5.45 decimals, out of 53 decimals, R.S. and L.R. Dag No.714, area of land 2 decimals, out of 8 (eight) decimals and R.S. and L.R. Dag No.-694, area of land 7 decimals out of 46 decimals situated at Mouza- Baluria, J.L. No. 37 under P.S.- Barasat, ADSR Office Kadambagachhi, within the jurisdiction of Barasat

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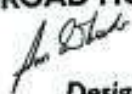
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Municipality, ward No.-5, District- North 24 Parganas, by virtue of a valid registered Deed of gift being No. 3371 for the year 2011 executed and Registered in Book No.-I, CD Volume No.-II, Pages 3184 to 3195 before the A.D.S.R.- Kadambagachhi from their grandmother GOLEHARNESSHA BIBI.

6. That the owners herein have jointly got a piece and parcel of land measuring about 3 decimals of land appertaining to R.S. Khatian No. 211 comprising to R.S. and L.R. Dag No. 714, area of land 3 decimals, out of 8 decimals, situated at Mouza- Baluria, J.L. No. 37 under P.S.- Barasat, ADSR Office Kadambagachhi, within the jurisdiction of Barasat Municipality, ward No.-5, District- North 24 Parganas, by virtue of a valid registered Deed of gift being No. 5668 for the year 2013 executed and Registered in Book No.-I, CD Volume No.-23, Pages 1744 to 1759 before the A.D.S.R.- Barasat from their father **Mohammed Haniff**.

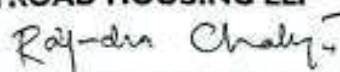
THEREBY the owners referred herein above after obtaining the aforesaid plot of land by virtue of those Deeds of Conveyance/ Gift and since then they have been physically and exclusively enjoying and possessing the aforesaid plots of land and they have mutated their name before the B.L. & L.R.O.- Barasat-I corresponding L.R.

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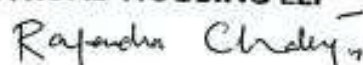
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Khatian No. 1180, 1501 & 1669 and before the Barasat Municipality under **Ward No. - 5 (old 26), Holding Nos. -1394 Barrackpur Road**, and possessing the same with free for all encumbrances.

ARTICLE -I : DEFINITION :~

In these presents unless there is something inconsistent with or repugnant to the subject or context the following words and/or expression shall mean as follows:~

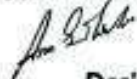
- 1.1 OWNER** : shall mean (1) Mohammed Abdul Hamaid, (2) Mohammed Abdul Sahid and (3) Mohammed Abdul Rashid, all sons of Mohammed Haniff and their successors, legal representatives and assigns.
- 1.2 DEVELOPER** : shall mean **WESTROAD HOUSING LLP**. Identification No – AAN4524, incorporated Under Section 12(1) of the Liability Partnership Act 2008. Having its Registered Office at 73/B, Jessore Road (South), P.O.- Hridaypur, P.S. – Barasat, Kolkata – 700127, District – North 24 Parganas, represented by its Designated Partners (according to Board Resolution dated 03.12.2018), **(1) SRI ARUN SADHUKHAN, (2) SRI RAJENDRA CHATTERJEE,**
- 1.3 LAND /PROPERTY** : shall mean all that piece and parcel of partly Danga and partly Bastu land containing by estimation an area of about **88.22 decimal** be the same a little more or less (together with Kuchha structures, situate lying at **Mouza – Baluria; J.L No. – 37; Corresponding to R.S. Khatian Nos. 363, 202, 211, 495 and 275; and L.R Khatian Nos. 1669; 1501 and 1180; comprising in L.R. & R.S Dag No. – 712; 713;**



714; 716 & 694 within the jurisdiction of **Barasat Municipality; Ward No. – 5 (old 26), Holding Nos. –1394 Barrackpur Road**, ADSR Office –Kadambagachi; P.S. Barasat ; District – North 24 Parganas which is morefully described in the First Schedule hereunder written.

- 1.4 OLD BUILDING** : shall mean some kuncha structure standing over the said property which shall be demolished for the proposed construction.
- 1.5 NEW BUILDING** : shall mean the proposed multi storied building consisting of several flats/spaces and or car parking spaces and other structures which the parties hereto propose to erect in or upon the said property.
- 1.6 THE ARCHITECT** : shall mean any qualified person or persons, or firm or firms having the proper and requisite license as building Architect form the Barasat Municipality, appointed or nominated by the Developer with the written approval of the Owner as Architect of the building to be constructed in the said premises as per Sanctioned plan.
- 1.7 SANCTIONED PLAN** : shall mean the plan for the construction of the new proposed multi storied building, which is sanctioned by the Concern Authority of the maximum permissible floor area ratio available under the Building Rules and Laws and shall include any amendments thereto and/or modification thereof as may be from time to time with the approval of the Owner.
- 1.8 PROPORTIONATE SHARE** : Shall mean such ratio the covered area of any Unit or Units be in relation to the covered area of all the Flat/Flats/Garages/Spaces in the new Building.

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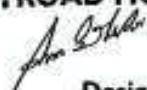
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- 1.9 COMMON MAINTENANCE AND EXPENSES** : shall mean and include the expenses for common purpose as mentioned in Third Schedule hereunder written.
- 1.10 SERVICE COMPANY** : shall mean Flat Owners Association, syndicate society and/or body that may be formed or nominated, by the Owner and/or Developer or their nominated Flat Owner for the maintenance of the common parts of the proposed building.
- 1.11 COMMON FACILITIES/AREAS/ PORTIONS** : shall include the common areas and facilities in the building for the use of the Owner and the Developer and all other occupiers of flats and spaces of the building as mentioned in Third Schedule hereunder written.
- 1.12 CONSTRUCTED AREA** : shall mean the total Built up area which is sanctioned by the concern authority.
- 1.13 SALEABLE SPACE** : shall mean the space in the building as per sanctioned plan available after construction for independent and meaningful use and occupation after making the due provisions for common facilities and amenities and the space required thereof including undivided proportionate share or in respect of the land.
- 1.14 OWNER'S ALLOCATION** : shall mean the **Owners are entitled to get** for their allocated portion which particularly mentioned hereunder written :~

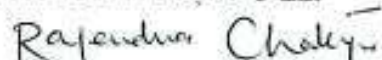
That it is agreed by and between the both parties in this agreement that the Developer herein will construct one or more multi – storied

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building/buildings consisting of different types of flats, shop, office & parking spaces in the First Schedule property at its own cost and responsibility **within 54 (Fifty Four) months** from the date of **signing this Development Agreement** and after completion of the said proposed building the Developer herein will handover **20% (Twenty Percent) of total constructed portion** of the proposed building/s as self-compact and contained **Flats / Car Parking Space** together with undivided proportionate share of land and common facilities and amenities of the Project.

Apart from that the developer herein have agreed to pay a **Non Refundable Consideration Amount of Rs. 4,50,00,000/- (Rupees Four Crore Fifty Lakh) only to the Owners** herein. Payment will be done in the manner as follows :-

- (i) That the Developer shall pay a sum of **Rs. 51,00,000/- (Rupees Fifty One Lakh) only at/or before execution of this Agreement.**
- (ii) That the Developer shall pay a sum of **Rs. 20,00,000/- (Rupees Twenty Lakh) only within 10 (Ten) months,** from the date of **execution of this Agreement.**
- (iii) That the Developer shall pay a sum of **Rs. 45,00,000/- (Rupees Forty Five Lakh) only within 24 (Twenty Four) months,** from the date of **execution of this Agreement.**
- (iv) That the Developer shall pay a sum of **Rs. 25,00,000/- (Rupees Twenty Five Lakh) only within 36 (Thirty Six) months,** from the date of **execution of this Agreement.**

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(v) That the Developer shall pay a sum of **Rs. 65,00,000/-** (Rupees Sixty Five Lakh) only within **48 (Forty Eight) months**, from the date of **execution of this Agreement**.

(vi) That the Developer shall pay a sum of **Rs. 2,44,00,000/-** (Rupees Two Crore Forty Four Lakh) only within **54 (Fifty Four) months**, from the date of **execution of this Agreement**.

It is mutually agreed that the Owners herein shall allow the Developer a maximum time of another 6 months to complete the payment proceedings for each payment schedule stated above without any extra payment of interest on outstanding amount (if any), if the Developer fails further so ever it can be extended for next two years subject to payment of 12% interest per annum over the outstanding amount.

It is to be mentioned that after the sanction of Building Plan the **Land Owners and Developer shall divide their allocated portion according to their Ratio/ Allocation** and for that effect they jointly execute a **Supplementary Development Agreement** to specify their allocated portion.

1.15 DEVELOPERS ALLOCATION : shall mean **The Developers** will get remaining **80% (Twenty Percent)** of total constructed area of the proposed multi storied building or buildings **save and except the Owner's allocated portion** as above mentioned in Para 1.14 (Owner's Allocation) as per plan sanctioned by the Barasat Municipality together with undivided proportionate share of land and common facilities and amenities of the Project.

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The Developer is entitled to demolish the existing structure of the First Schedule below by its own fund and also entitled to sell out respective scrap materials of the said old building at his own discretion as he things fit and proper and in this regard the owner's herein will not raise any objection whatsoever.

After providing the aforesaid and hereinafter owner's allocation in favour of the said owner's thereof, the said Developer henceforth shall be allotted rest of the total allocable part or portion of the said proposed multi storied building/s and thus they shall have absolute rights, interest to sell, transfer, convey, dispose of and or hand over all that piece and parcel of the areas as specified of the said proposed building on the said plot/land of the said property as per specification prescribed in the said sanctioned building plan including proportionate share of land and other common facilities and amenities in the building by the Owner and they shall have no objection and or demand over any of the part or portion of the newly constructed building on the ground of their specified allocation after completion of the execution of this Indenture, on fulfilment of the terms and condition and settlement of such consideration as stated above and thus the Developer shall have no further reciprocal liabilities against each other.

It is to be mentioned that after execution of Supplementary Development Agreement (for specification of allotment) the Developer has every right to enter into Agreement for Sale of their allocated flats/units to the intending buyer(s) or their bank or financial institute for


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equitable mortgage without creating any charge/Liability upon the Owners.

1.16 TIME : Shall mean the completion of the construction work i.e. **54 (Fifty Four)months** from the date of execution of this Agreement and the same may be extended a maximum tenure of **6 (six) months** as per consent of both the parties, if the Developer is unable to complete the construction work within stipulated **60 (Sixty)months** then the Developer should pay a sum of Rs. 60,000/- (Rupees Sixty Thousand) only per month to the Land Owners for delay of hand over their allocated portion, and it will be continue for 24 months.

It is to be mentioned that the Developer shall complete the procedure of Sanction Plan within 6 (six) months from the date of signing this Agreement.

1.17 ROOFTOP: shall mean and include the entire open space of the ultimate roof and/or top of the new building, excluding the space required for installation of the overhead tank, T.V. Antenna/satellite disk, stair-case cover and other facilities.

1.18 TRANSFEREE : shall mean the person or persons to whom any space in the building has been agreed to be transferred.

1.19 ENCUMBRANCES : shall mean charges, liens, lispence, claims, liabilities trusts, demands, acquisitions and requisitions of Government and public authorities.

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Designated Partner

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Rajendra Chaudhary

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1.20 FORCE MAJURE : shall mean flood, earthquake, riot, war storm, tempest, civil commotion, strike / lock out etc.

1.21 POSSESSION :It is record that the owners have already put the developer in quite vacant and peaceful possession of the property for for the purposes herein stated.

ARTICLE-II : TITLE & INDEMNITY :~

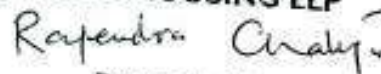
- i) The Owners doth hereby declare that they are the sole and absolute Owners in respect of the said property morefully described in the First Schedule hereunder and the same is free from all encumbrances and the Owners have a good and marketable title in respect thereof and there is no impediment to the development of the said property and/or the construction of the new proposed building by the Developer in the manner as herein agreed upon.
- ii) That the all photocopies of original Deeds, Parcha, Tax Receipts and other related documents in respect of the said property is handed over to the Developer herein by the owners herein at the time of execution of these presents.
- iii) The Owners herein agreed that after the execution of this agreement the Owners shall not in any manner encumber, mortgage sale, transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.
- iv) The Owners hereby also undertake that the Developer shall be entitled to construct and complete the new proposed building on "The Said

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Property” as per the plan sanctioned by the Barasat Municipality and to retain and enjoy the Developer’s portion without any interruption or interference from the Owner or any persons or persons lawfully claiming through or under the Owners.

- v) The Developer also doth hereby undertake to construct the new building in accordance with the said sanctioned Building Plan and undertake to pay the fees along with all damages, penalties and/or compounding fees, if any, payable to the authority or authorities concerned or relating to any deviation.
- vi) In carrying out the said development work and/or construction of the new building herein agreed upon by the Developer shall keep the Owners indemnified from and against all third party claims or compensations and actions due to any act or commission/ commissions for which the entire legal responsibility shall be borne upon the Owners and the Owners herein shall be liable to pay the damages to the developer herein caused by the Owner’s negligence.
- vii) The Developer will file at his own cost to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity etc. to the building and other public utilities and Developer will be entitled to get all refunds or payments and /or deposits made by the Developer to any authority, firm or persons and all papers as may be required for the same shall be assigned by the said owners.

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ARTICLE- III : EXPLOITATION RIGHTS :~

The Developer shall be entitled to revise the said sanctioned building plan if necessary and the same should be regularized from the Barasat Municipality or any other authority. All costs, expenses and payments required for the preparation and/or modifications in the said sanctioned plan and all other incidental expenses for the above noted purpose stated herein above shall be paid and borne by the Developer herein.

ARTICLE-IV : BUILDING :~

i) The Developer herein will construct the new multi storied building/s over the said property by its own fund and the Developer agrees to complete the said proposed building in accordance With the plan to be sanctioned by the Barasat Municipality without any hindrance or disturbances by or on behalf of the Owners or any person claiming under them. The Developer will ensure that the building shall conform to Class -1 standard building and is made with the best available materials and according to the specification morefully described and written in the Third Schedule hereunder.

ii) The Developer herein will be entitled to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity etc. to the building/s and other public utilities and Developer will be entitled to get all refunds or payments and/or deposits to be made by the Developer to any authority, firm or persons and all papers as may be required for the same shall be signed by the said Owner.

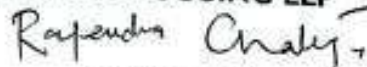
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iii) The Developer herein will abide by all the laws, bye laws, rules and regulations of the Government, Corporation, local bodies and other concerned authorities as the case maybe and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the laws, facilities to the said property during the period of construction and before handing over possession of the Owner's allocation to the Owners herein. The Owners or their legal heirs or assignees' shall sign, execute and deliver all lawful necessary papers and applications signifying their consent and approval to enable the Developer to obtain such utility services and facilities for raising the said construction.

iv) The Developer hereby undertake to construct the new proposed multi storied building by its own fund according to the said sanctioned building plan and liable to finish all construction work of the building within **54 (Fifty Four)months** from the date of execution of this Agreement and to complete the construction of the building diligently and expeditiously according to the specification contained herein unless prevented by force majeure or any other unforeseen circumstances beyond its control or capacity, in such eventualities in either case the time shall be reasonably extended by the Owners.

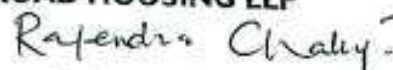
v) Simultaneously with the execution of these presents, the Owner herein will execute and register a **Power of Attorney** in favour of **SRI ARUN SADHUKHAN & RAJENDRA CHATTERJEE** herein to represent on behalf of the Owners before the Police Authority, Fire Brigade, B.L &L.R.O, Corporation or any other authority or authorities and to sign any application, amalgamation, scheme, map or any other writing on his behalf and to appear before the authority or authorities to register any agreement, conveyances, etc. in favour of respective buyer and to do all acts by virtue of the said Power of

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Attorney which shall remain operative till the completion of the transfer of all the portion of the developers allocation of the building.

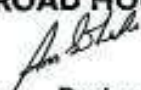
ARTICLE-V : CONSIDERATION AND SPACE ALLOCATION :~

i) Upon completion of the construction of the new proposed multi storied building with the proportionate share or interest in the land, common space the roof and other facilities, in all respect the Developers' portion shall belong to the Developer exclusively which is specifically mentioned in the Developers Allocation of the Part -II of the Second Schedule hereunder written and the Developer will be entitled to deal with and dispose off the residential flats and other spaces to be allotted in the Developers' portion together with the proportionate share or interest in the land and common areas and facilities only after completion all the dues to the Owners as specifically mentioned in the Owners allocation of the Part 1 of the Second Schedule hereunder written,

ii) The Owner shall be liable to transfer or dispose of the Owner's right, title and interest over the said property as well as in the building whatsoever to the Developer and any persons lawfully claiming on their behalf shall not in any way interfere with and disturb the quiet and peaceful possession of their respective portions or any person or persons claiming through his respective nominee or nominees.

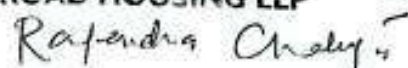
iii) The Developer will also be similarly exclusively entitled to the Developer's portion in the building without in any way disturbing the common areas and facilities situated thereon with the exclusive right to deal with and enter into agreement to sell the same and transfer the same without any way affecting the right, claim, demand interest whatsoever or howsoever of the

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Owners or any other person or persons claiming through and/or without any right to disturb the quiet and peaceful possession of the occupiers of the Owners portion or their nominee or nominees or any portion or persons lawfully claiming on their behalf but only after handing over the Owners allocation or the Consideration to the Owner. The Developer shall not be entitled to put intending purchasers of the Developer allocations in possession without fulfilment of the Owners allocation or Consideration.

Provided always that after the commencement of construction of the building the Developer will be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of the Developers' portion on their responsibility and risk and to receive earnest money and payment for the same of the area of the Developers' portion for which the Owner shall be in no way be responsible and liable.

iv) It is agreed and confirmed by the land owner that the Developer have every right to amalgamate the adjacent land / plot with the adjacent plot owner/s.

ARTICLE-VI : COMMON FACILITIES AND OBLIGATIONS OF THE OWNER AND THE DEVELOPER :~

i) The Owner will bear and pay all rates and taxes and all other outgoing in respect of the said property till the end of last quarter immediately proceedings the execution of the agreement. Thereafter the Developer will bear and pay all rates and taxes and other outgoing in respect of the said property till the Owner is provided with the Owners' allocation of the buildings.

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ii) The Developer have duly examined /inspected all documents relating to the ownership of the said premises and being satisfied have accepted the title of the Owner to the premises to be good and marketable and shall not raise any dispute and/or objection with regard thereto hereafter.

iii) All taxes and outgoing with regard to the said property from the date of handing over the possession till such time the new building is completed shall be borne by the Developer.

iv) During the continuance and until the expiry of 54 months the Owner will not prevent the Developer in any way or interfere with the peaceful possession and enjoyment of the said property and shall not cause any obstruction or interference in the construction and completion of the new buildings in accordance with the said sanction plan, except in case of the Developer does not carry out his obligations in terms of this agreement.

If any further reasonable time is required for completion of the construction work of the said proposed multi storied building then the same shall be extended by a further period of six months by the owner herein.

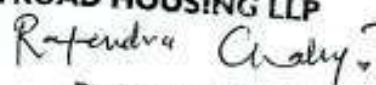
v) The Owner's will from time to time after execution hereof at the request and cost of the Developer prepare, sign, verify, affirm and execute all necessary maps, plans, forms application, petitions, affidavits and other papers, documents and writings in order to enable the Developer to get the additional plan or modification of plan if required, by the Barasat Municipality and/or other appropriate bodies or authorities.

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vi) The Developer and/or their nominee or nominees shall be duly authorised empowered by the Owner's by or under a duly executed and registered Power of Attorney in favour of the **Developer** to use sanction plan/plans by the Barasat Municipality and /or other concerned bodies and /or authorities and for such purpose to do all acts, deeds and things necessary for fully and effectively on behalf of the Owners before all relevant authorities. It is expressly made clear that if the Developer comply with all terms conditions and stipulations of these presents and carry on construction of the building diligently in terms of this agreement the Owner and/or any person or persons claiming under them shall not for any reason or in any manner whatsoever interfere with or hinder prohibit injunct or stop the Developer and/or their men, agents, servants or representatives from carrying out the development of the said property in terms of this agreement including the construction. It is further hereby made clear that the decision of the Developer/Owner concerning all matters in respect of the development of the said property in terms of this agreement shall be final and binding on all the parties and shall not be questioned by any one on any ground whatsoever excepting on grounds, mentioned herein and the Developer are bound to complete all construction job of the proposed building according to the sanctioned building plan.

vii) The Owners hereby authorise the Developer to do all works necessary for or required for the construction on the building on the said property in terms of this agreement including apply for and obtaining electric, water and drainage connection and other utilities and to sign on behalf of the Owner and represent them before the relevant authorities. The Owners undertake to sign, verify, execute, affirm and if necessary register all such papers, documents, affidavits,


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applications plans, letters in writings including Power of Attorney, if so required, in favour of the Developer or its representatives and to do at the request to be done in connection with the construction and development of the building on the said property. The Owner further undertake to fully assist and co-operate with the Developer at the request of the Developer in development of the said property and not to delay or hinder the same in any manner whatsoever provided the construction is made diligently by the Developer and in terms of this agreement and the original deed should be in possession of the Owner until completion of the new proposed building. But for any official requirement such as sanction of building plan etc. Owner should present it to the respective authorities and the Developer should inform in such cases by prior notice of **3 days** to the Owners, if any financial loss caused by delay, will be on owners accountability.

viii) Out of the total constructed area of the new building/buildings to be constructed by the Developer, the Developer shall make over to the Owners Consideration as stated herein above and Owners hereby exclusively appoint and authorise the Developer to secure purchaser/ purchasers and/or lessee/lessees at such rates and on such terms and conditions as maybe mutually agreed by and between such purchaser/purchasers and/or lessee/lessees and the Developer and to receive the earnest money. But it is clearly stated herein that the Developer shall not be entitled to put any intending purchaser or lessee in any portion in the Developer allocation in possession of the said portion **without handing over the Owner's Consideration to the owners herein** in terms of this agreement otherwise the said person or persons shall be regarded as trespassers nor the Developer

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will be entitled to execute the final sale deed or any deed of lease or any other deed but the Developer is entitled to execute any agreement for sale in respect of the Developer Allocations in favour of such person or persons before the Owner being put in possession of the Owners Consideration in a habitable state. The Owners hereby also authorise the Developer to receive the entire earnest moneys received from such purchaser/purchasers and/or lessee/lessees as and by way of its remuneration and or compensation for development of the said property by construction of a new building. It is clarified that the Developer alone shall be exclusively entitled to receive and or collect the earnest money payable by the intending Purchaser/purchasers and/or the intending lessee/lessees of the portions in developer allocations only and the Owners shall not be entitled to claim any amount from the Developer out of the said money. The Owners will in this respect duly execute and make over to the Developer or its nominee/nominees a Power of Attorney for such purposes in favour of the Developer,

ix) The Developer shall be at liberty to negotiate with the intending purchasers/purchasers and/or lessee /lessees for sale/lease of the constructed space/spaces in the building out of Developer allocation together with proportionate share of the land comprised in the said property and to sell, transfer, convey, assure and/or lease the same to such intending and/or actual purchaser/purchasers and/or lessee lessees in respect of portions in the newly constructed building that appertain to Developer allocation.

ix) The Owners will sign and execute proper deed/deeds or conveyance/ conveyances in favour of the Developer or its nominee/nominees in respect of the Developer allocation together with undivided proportionate share or

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interest in the land underneath of the building and all necessary charges will be borne upon by the Developer or its nominee or nominees.

x) This agreement shall subsist and remain inaction till the work of construction of building at the said property is completed within the time framed herein and diligently and in terms of the sanctioned plan and is completed subject to the condition as mentioned clause IV under the captioned building and the Owner Consideration is first paid to the Owners by the Developer as aforesaid and thereafter the constructed space is sold/leased to the purchaser/purchasers and/or lessee/lessees later by documents in connection therewith are fully executed or registered.

xi) The Owners or the Developer or any of their transferees shall not use or permit use of their respective allocation in building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the building.

xii) The Owners or Developer or any of their transferees shall not demolish or permit for demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural allocation therein without the previous consent of the management society / association that the occupiers of the proposed building may form in future.

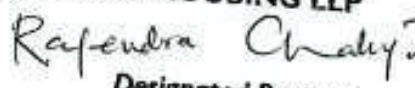
xiii) The Developer with the concurrence of the Owners shall be entitled to frame a scheme for the management and administer the said building and/or common areas and facilities thereof. The parties hereto agree to abide by all

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such rules and regulations of such management/ society /association and hereby give their consent to abide by the same.

xiv) It is expressly made clear that the proposed building will be **Multi-storied** building with roof on the top floor and the Developer have every right whatsoever to construct further floor on the roof of the multi storied building and the occupiers of the proposed building shall have common roof right in the ultimate roof except the area encroached by the developer herein.

xv) Nothing in this agreement shall be construed as a demise or assignment or consequences in Law by the Owner of the said property or any trust thereof to the Developer or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive right to the Developer to commercially exploit the Developer' allocation thereof.

xvi) It is also made clear that if the Developer is found negligent or violates the terms and condition of this agreement to be performed and observed by the Developer then it will be within the right of the Owners to cancel this agreement.

xvii) During the period of construction Developer are bound to take written permission from the land Owners to change the Building Sanctioned plan.

xviii) That the Developer will be fully liable or responsible for any accident or nuisances took place during construction work of the proposed building.


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Ana Bhat
Designated Partner

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Rajendra Chakraborty
Designated Partner

xix) That if the Developer shall extend the project by purchasing the adjacent land then the Developer shall provide 800 sq. ft. constructed area as self contained flat for every 20 cottah land to the Land Owners for said extension.

xx) That it is agreed by both the parties i.e. land owner and developer that the developer shall create equitable mortgage for their allocated constructed portion of the proposed building without hampering the right, title and interest of the owners allocation.

ARTICLE-VII : DOCUMENTATION AND PROFESSIONAL CHARGES :-

That the Developer shall prepare, execute and register the Deed of Conveyance through the Advocate of the Developer and the draft deed of conveyance shall be prepared by the Developer through his appointed Advocate, The registration fees with stamp duties assessed for the purchaser/ s allocation and the legal charges of the Advocate for entire registration work shall be borne by the intending purchaser/s.

FUNCTIONS AND SCOPE OF THEWORK AND DUTIES OF THE DEVELOPER:

The main functions and scope of work and duties of the developer under these presents are as follows:-

(a) To demolish the old small house or sheds or structures from the said property and to make and/or erect and/or construct and complete the said "building"(s) including the common parts/"common portions" on the said land


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and thereafter in consideration for and subject to the provisions hereinafter stated to put the owners in possession of the owners ;

(b) To deal with the developer's and also owner's allocation and to cause the "Intending Purchasers" of the different portions of and/or units comprised in their allocation of the different portion of and/or units comprised therein at such consideration and in such manner and on such terms and conditions as the Developer/Owners shall at its sole discretion think fit and proper and the owners/developer undertake to execute and registered proper deed or deeds of transfer and/or conveyance(s) as mutually agreed by both the parties to be a confirming parties in favour of the "Intending Purchasers".

THE SCHEDULE OF LAND FOR THE PROPOSED BUILDING :

ALL THAT piece and parcel of **partly Danga and partly Bastu Land** measuring an area of about **88.22 (Eighty Eight point Two Two) decimal** be the same a little more or less together with Tiles shed structure measuring about 100 sq. ft. (which shall be demolish for the purpose of proposed construction) thereon lying and situated at **Mouza - Baluria**; J.L No. - 37, corresponding to R.S. Khatian Nos. - 363, 202, 211, 495 & 275; and **L.R Khatian Nos. - 1669; 1501 & 1180**; comprising in **L.R. & R.S Dag Nos. 712, 713, 714, 716 & 694** specifically described herein below, within the jurisdiction of **Barasat Municipality, Ward No. - 5 (old 26), Holding Nos. - 1394 Barrackpur Road, ADSR Office - Kadambagachi, P.S. - Barasat, District - North 24 Parganas.**

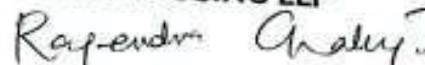
And shown and delineated in Red in the Map or Plan annexed hereto.

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<u>Sl.</u>	<u>R.S/L.R Dag Nos.</u>	<u>L.R Khatian Nos.</u>	<u>Nature of Land</u>	<u>Area</u>
				<u>NO.(More/ Less)</u>
1.	712	1669,1501&1180	Danga	40.95 decimal
2.	713	1669,1501&1180	Bastu	25.70 decimal
3.	714	1669,1501&1180	Danga	4.45 decimal
4.	716	1669,1501&1180	Danga	5.31 decimal
5.	694	1669,1501&1180	Danga	11.81decimal

Total area of Land is 88.22 decimal.

The aforesaid total land is butted and bounded as follows :-

- ON THE NORTH : By Dag No. 694(part) and Dag Nos. 711 (part);
ON THE SOUTH : By Main Barasat Barrackpore Road 40' wide and
Dag Nos. 715(part) and 716(part);
ON THE EAST : By Municipal Road; and Dag No. - 715
ON THE WEST : By Dag No.713 (part) &Dag No. 694 (part).

SECOND SCHEDULE ABOVE REFERRED TO :


(Specifications)

- i. **Structure** : R.C.C. framed structure;
- ii. **Doors**: Quality wooden frames and solid core flush/ panel shutters;
- iii. **Windows**: Aluminium window with cover/Partly cover M.S. grill;
- iv. **Living/ Dining**:
 - (a) **Flooring**: Floor tiles;
 - (b) **Electricals** : Concealed copper wiring with latest modular switches.
Provision for telephone, television and intercom.

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v. **Bedrooms** :

- (a) **Flooring** : Vitrified / Rectified tiles;
- (b) **Electricals** : Concealed copper wiring with latest modular switches. Provision for telephone and A.C. points in master bedroom.

vi. **Kitchen** :

- (a) **Flooring** : Anti-skidding Floor Tiles;
- (b) **Electricals** : Concealed copper wiring with latest modular switches. Provision for adequate plug points for appliances, one 5 AMP for chimney and one for micro oven and plug point.
- (c) **Counter** : Green Granite polish slab with stainless steel sink;
- (d) **Wall tiles**: Glaze Tiles upto 2'-06" (two and half feet) height above counter.

vii. **Toilets**:

- (a) **Flooring**: Anti-skidding floor tiles;
- (b) **Electricals** : Concealed copper wiring with latest modular switches. Provision for adequate light and geyser point;
- (c) **Wall Tiles** : Wall dados in glazed tiles upto door height;
- (d) **Sanitary ware** ; or Dicore fittings, Perywere porcelain ware.

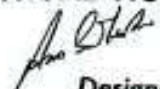
viii. **Lifts** : 1 (one) lift of suitable capacity of "Ambition" or equivalent make in each block;

ix. **Interior** : All walls to be finished with putty and two coat primers for door, windows and all iron works.

x. **Exterior** : Weather coat paint finish.

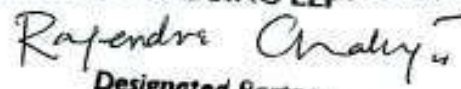


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THIRD SCHEDULE ABOVE REFERRED TO

(Common facilities /areas /portion and amenities provided)

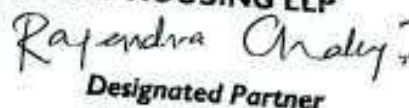
The Purchaser shall enjoy and access to the following common benefit, facilities in the premises and duties and obligations as Apartment owners.

1. Entrance and exit.
2. Boundary walls, open spaces by and between the said building and the boundary walls, open spaces surrounding the building of the said premises, main gate, other gates if any, of the said property.
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 upto 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, electric room, pump room and the office room to be used by the Association and/or Society.
7. Water supply system, including tap water, drainage and sewerage system.
8. The ultimate roof of the said building/s.

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FORTH SCHEDULE ABOVE REFERRED TO
(Common Maintenance Expenses)

1. The expenses of maintaining, repairing, redecorating etc of the said structure and in particular the roof, gutter and rainwater pipes of the building, water pipes and electric wires in under or upon the building and enjoyed or used by the Purchaser in common with the other occupiers of the other flats and main entrance, passages and landings, staircases of the building/s as enjoyed by the Purchaser or used by him in Common as aforesaid and the boundary walls of the building compounds, terraces etc.
2. The Costs of cleaning and lighting the passages, landings staircase and other parts of the building as enjoyed or use by the purchaser in common as aforesaid.
3. The cost of decorating the exterior of the building/s.
4. The costs of the salaries of clerks, Chowkidars sweepers etc. engaged for the security and other common services of the premises.
5. The costs of working and maintenance of light and service charges relating to the common areas and the common utilities.
6. Corporation Taxes, levies etc, if levied on the premises for common services and/or under common heads.
7. Insurance of the building done.
8. Legal expenses for common purposes.
9. Such other expenses as may from time to time be deemed necessary or incidental for the maintenance and upkeep of the building.

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[Signature]
Designated Partner

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[Signature]
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IN WITNESS WHEREOF the owners and the developer above named have put their respective hand and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED by,
at Barasat in the presence of:

WITNESSES :-

1. Anwar Ah.
Barasat Court
2. Kamrul Islam
Barasat Court

1. Abdul Hamid
2. Abdul Sazid
3. Abdul Rezaid

Drafted by :-

Mijanur Rahaman
MijanurRahaman

Advocate

District Judges' Court
Barasat, North 24 Parganas
Enrolment No. : WB910/2000

Signature of the Land Owners

1. WESTROAD HOUSING LLP
Rafendra Chakraborty
Designated Partner
- 2.

Signature of the Developers

Composed by :

Biplab Goswami
Biplab Goswami
Barasat Court,
North 24 Parganas.

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Designated Partner

WESTROAD HOUSING LLP
Rafendra Chakraborty
Designated Partner

MEMO OF CONSIDERATION

Received of and from the within named developer a sum of **Rs. 51,00,000/- (Rupees Fifty one Lakh)** only by Cheque/Cash as and by way of 'Part Deposit' of the Total Security money as mentioned hereinabove.

1. By Ch. HDFC No-000113 dt	Rs. - 7,00,000/-	<i>Attd Receipt</i>
2. By Ch. HDFC No-000114 dt	Rs. - 7,00,000/-	
3. By ch HDFC No-000254 dt	Rs. - 5,00,000/-	
4. By ch ALL Bank - No-071823	Rs. - 5,00,000/-	
5. By ch. ALL Bank - No-071824	Rs. - 5,00,000/-	
6. By ch. ALL Bank - No-002664	Rs. - 5,50,000/-	
7. By ch of ALL Bank, No - 002662 & 071819 5 HDFC Bank - 000299	Rs. - 5,00,000/-	
8. By RTGS of ALL Bank. S. Chattanjee -	Rs. - 1,00,000/-	
9. By cash		
	Total Rs. 51,00,000/-	

(Rupees Fifty one Lakh)

WITNESSES :-

1. *Imran Ali*
2. *Kamrul Islam*

1. *Abdul Hamid*
2. *Abdul Aziz*
3. *Abdul Qadir*

Signature of the Land Owners

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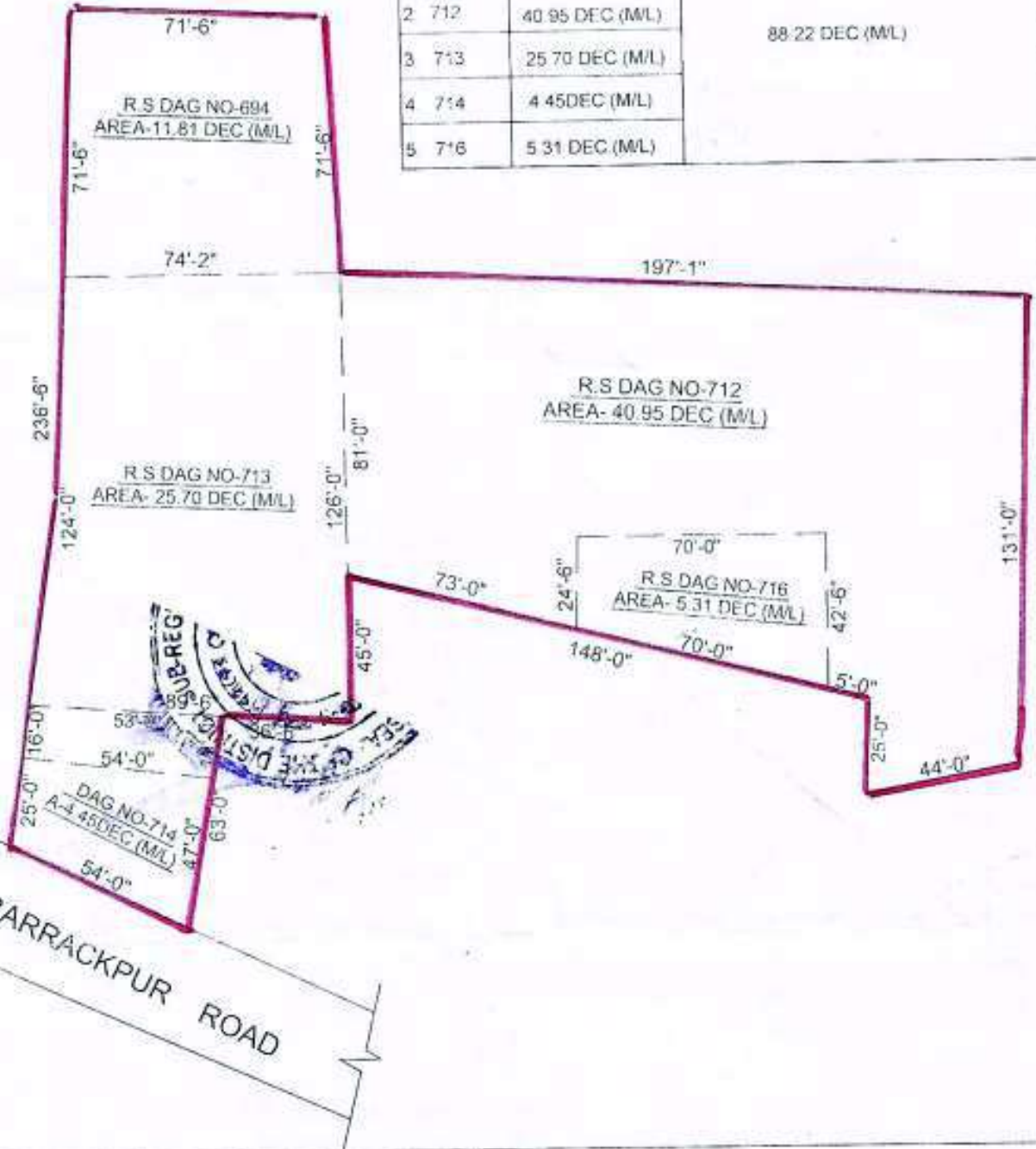
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SITE PLAN OF DAG NO-694,712,713,714 & 716,, AT MOUZA- BALURIA, J.L NO-37, L.R KH NO-1180, WARD NO-5 HOLDING NO- 1394, UNDER P.S & MUNICIPALITY -BARASAT, DIST.-24 PGS.(N).

SCALE-1"=40'-0"



DAG NO	LAND AREA	TOTAL LAND AREA
1 694	11.81 DEC (ML)	88.22 DEC (ML)
2 712	40.95 DEC (ML)	
3 713	25.70 DEC (ML)	
4 714	4.45 DEC (ML)	
5 716	5.31 DEC (ML)	



Md. Rasid
 Alimul Karim
 Md. Hamid

SIGNATURE OF VENDOR OWNERS.

21/11/2018

Md. ISHA ALI MONDAL
 (B.Sc.(Hons), Civil Engineer)
 Planner, Designer, Estimator & Surveyor
 Alimul Karim Khairuddin (RA) Sarani
 (Suripukur) Noapara, Barasat, Kol-125

DRAWN BY

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 Abdul Hamid	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						











All the above fingerprints are of the abovenamed person and attested by the said person

Abdul Hamid

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 Abdul Sadiq	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

All the above fingerprints are of the abovenamed person and attested by the said person

Abdul Sadiq

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 Abdul Rasid	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

All the above fingerprints are of the abovenamed person and attested by the said person

Abdul Rasid

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name ARUN SADHU KHAN

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person
Arun Sadhu Khan

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name RAJENDRA CHATTERJEE

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person
Rajendra Chatterjee

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> PHOTO </div>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

Arjun Sadhu Khan



भारत सरकार
GOVERNMENT OF INDIA



আব্দুল হামিদ
Abdul Hamid
জন্মতারিখ/ DOB: 01/01/1966
পুরুষ / MALE



3392 6855 3092

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ঠিকানা:
S/O মোহাম্মদ হানিফ, বারাকপুর রোড,
আক্রামপুর, বারাসত ১, উত্তর ২৪-
পার্শ্ব
পশ্চিম বঙ্গ - 700125

S/O Mohammad Hanif, ,
Barrackpur Road,
Akrampur, Barasat - 1,
North 24 Parganas,
West Bengal - 700125

3392 6855 3092



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABDUL HAMID
MOHD HANIF

01/01/1966

Permanent Account Number
AGIPH4890D

Abdul Hamid
Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, UTTISE
प्लॉट नं. 3, सेक्टर 11, नविका.डी. बेलपुर
नवी मुंबई-400 614


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CKW2838803




নির্বাচকের নাম : আব্দুল হামিদ
 Elector's Name : Abdul Hamid
 পিতার নাম : মহঃ হানিফ
 Father's Name : Md. Hanif
 লিঙ্গ/Sex : পুং/ M
 জন্ম তারিখ
 Date of Birth : 01/01/1966

CKW2838803

ঠিকানা:
 বারাকপুর রোড, আক্রামপুর, ন-পার্শ্ব, বারাসাত-৫,
 বারাসাত, উত্তর ২৪ পরগণা- 700125

Address:
BARRACKPUR ROAD,
AKRAMPUR,NOAPARA,
BARASAT-5,BARASAT, NORTH 24
PARGANAS- 700125

Date: 01/01/2013
 

119-বারাসাত নির্বাচন কেন্দ্রে নির্বাচন নিয়ন্ত্রক
 অফিসের অধীনে অনুষ্ঠিত
Facsimile Signature of the Electoral
Registration Officer for
119-Barasat Constituency

বিধান পরিবর্তন হলে এই চিহ্নের সাথে পিঠি নম্বর ১৩৩৩ ৫ ১৩৩১
 লস্কায় নতুন ঠিকার পরিবর্তন করে তার ১৩৩১ ৫ ১৩৩১ নম্বর
 পরিবর্তন করতে হবে।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

भारत सरकार
GOVERNMENT OF INDIA



नाम / Name
ABDUL SAHID
जन्म तिथि / DOB: 01/01/1970
लिंग / GENDER: MALE



4376 6732 8555

अध्यापक आशुतोष, आंध्र प्रदेश

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY (IIA)

ठिकाना:
5/0 अहमदाबाद रोड, अहमदाबाद
गणतंत्र, अहमदाबाद, गुजरात
अहमदाबाद - 700125

Address:
5/0 Mithanku, Ahmedabad
Talukha, Gandhinagar, Gujarat
Ahmedabad, North 24 Paragana
West Bengal - 700125

4376 6732 8555

MERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA




स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BHAPS7489B



नाम / Name
ABDUL SAHID

पिता का नाम / Father's Name
MOHAMMAD HANIF

जन्म की तारीख / Date of Birth
01/01/1970


हस्ताक्षर / Signature



14102017

इस कार्ड के खोले/पाने पर कृपया सूचित करें/लौटायें:
आयकर पैन सेवा इकाई, एन एस डी यूएल
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप बंगलाउ चौक,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CKW2838811



নির্বাচকের নাম : আব্দুল সাহিদ
Elector's Name : Abdul Sahid
পিতার নাম : মহঃ হানিফ
Father's Name : Md Hanif
লিঙ্গ/Sex : পুং M
জন্ম তারিখ
Date of Birth : 01/01/1970

CKW2838811

বিতান:
আক্রামপুর, তালি খোলা, নদাপারা, বারাসত, পূর্ব ২৪
নংসন-৭০০১২৫

Address:
AKRAMPUR, TALI
KHOLA, NDAPARA, BARASAT, NORTH 24
PARGANAS-700125

Date: 28/11/2015

স্বাক্ষরিত
Facsimile Signature of the Electoral
Registration Officer for
119-Barasat Constituency

যদি নির্বাচক কোন নতুন ঠিকানা চান তবে তার নাম ও বসতি
স্বাক্ষরিত নতুন ঠিকানা সনদের সহ নির্বাচক কর্তৃক
নির্বাচন কমিশনের কাছে জমা দিতে হবে।
In case of change of address mention the Card No.
in the relevant form by including your name in the
cell at the changed address and to obtain the card
with name number.



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrolment No.: 1178/39420/15582

Download Date: 27/08/2017 Generation Date: 10/08/2017

To
 ABUL RASID
 S/O Md Hanif
 AKRAMPUR, TALKHOLA
 NOAPARA
 BARASAT
 Naopara
 Naopara
 North 24 Parganas West Bengal - 700125
 9830135752

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

3228 4573 5747

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



ABDUL RASID
 Date of Birth/DOB: 02/12/1974
 Male/ MALE



3228 4573 5747

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Address:
 S/O Md Hanif, AKRAMPUR, TALKHOLA,
 NOAPARA, BARASAT, Naopara, North 24
 Parganas,
 West Bengal - 700125



3228 4573 5747



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

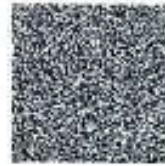


नाम / Name
ABOUL RASID

पिता का नाम / Father's Name
MO HANIF

जन्म की तारीख /
Date of Birth
02/12/1974

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
A/DPR8220N



10002018


हस्ताक्षर / Signature

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

आयकर पत्र सेवा इकाई, पत्र एस सी एन
5 वीं मंजिल, मन्त्री स्टोरींग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मिडल कोलनी, नज़द डीप बंगला चौक,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :-*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Storing,
Plot No. 341, Survey No. 997/8,
Middel Colony, Near Deep Bangalow Chowk,
Pune - 411 016.

Tel: 01-20-2721 8040, Fax: 01-20-2721 8083
e-mail: tininfo@nsdl.co.in



Duplicate


 ভারতের নির্বাচন কমিশন
 Election Commission of India
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

CKW2838829





নির্বাচকের নাম : আব্দুল রসিদ
 Elector's Name : Abdul Rasid
 পিতার নাম : মম্বা হানিফ
 Father's Name : Md. Hanif
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ/Date of Birth : 02/12/1974

CKW2838829

ঠিকানা:
 অক্রামপুর টালিখোলা, নং-পার্শ্ব, বারাসাত-৫,
 বারাসাত, উত্তর ২৪ পরগণা, ৭০০১২৫

Address:
 AKRAMPUR TALIKHOLA, NGAPARA,
 BARASAT-5, BARASAT, NORTH 24
 PARGANAS, 700125


 Date: 03/08/2010

119-বারাসাত নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 অফিসার দ্বারা স্বাক্ষরিত
 Facsimile Signature of the Electoral
 Registration Officer for
 119-Barasat Constituency

কোন পরিবর্তন হলে, যথা নির্দেশ দেয়া হয় এই কার্ডের নং এবং
 ঠিকানা যথা সঠিক পরিচয়পত্র প্রদান করে নির্বাচন অফিসে
 পরিবর্তন করতে হবে।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AADFW0259Q



नाम / Name
WESTROAD HOUSING LLP

30/10/2018

निगम/गठन की तारीख
Date of Incorporation/Formation
18/10/2018

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटें।
आयकर सेवा सेवा इकाई, एन एस डी यूएन
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मोडर्न कॉलोनी, न्यू डीप बंगला चौक के पास,
पुणे - 411 016.



*If .. is card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
4th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Modern Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: ininfo@nsdl.co.in



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CKW0803445



নির্বাচকের নাম : অরুন সাধুখী
Elector's Name : Arun Sadhukhan
পিতার নাম : সৃষ্টিধর সাধুখী
Father's Name : Srishtidhar Sadhukhan
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ/Date of Birth : XX/XX/1957

CKW0803445

ঠিকানা:
12/G, JESSORE ROAD, (DAKSHIN), BARENDRA
PARA, BARASAT, NORTH 24
PARGANAS-700124

Address:
12/G, JESSORE ROAD
(DAKSHIN), BARENDRA
PARA, BARASAT, NORTH 24
PARGANAS-700124

Date: 28/11/2015

(1) 0-বারসাত নির্বাচন কেন্দ্র নির্বাচন নিয়ন্ত্রক
অফিসারের স্বাক্ষর অনুমোদিত
Facsimile Signature of the Electoral
Registration Officer for
110- Barasat Constituency

নিম্নে উল্লিখিত ঠিকায় বাস করা নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক অফিসের
স্বাক্ষর অনুমোদিত স্বাক্ষর পত্রের মাধ্যমে এই পত্রের কপি
প্রাপ্তির পরে ঠিকানা পরিবর্তন করুন।
In case of change in address mention this Card No.
in the relevant form for including your name in the
roll at the changed address and to obtain the card
with same number.

85/2005

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARUN SADHUKHAN
SRISTIDHAR SADHUKHAN
17/08/1962

Permanent Account Number

AVWPS0901R

Arun Sadhukhan
Signature



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

Income Tax PAN Services Unit, UTITSL
Plot No. 5, Sector 11, CHD Belapur,
Navi Mumbai - 400 614.

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

आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ५, सेक्टर ११, सी.डी.डी.बेलपुर,
नवी मुंबई-४०० ६१४.



भारत सरकार
GOVERNMENT OF INDIA



अरुण साधुखान
ARUN SADHUKHAN
जन्मदिनांक / DOB: 17/05/1952
पुंलिंग / GENDER: MALE



8156 2751 5684

आधार-साधारण मानुषेरे अधिकार



भारतीय रिजिस्ट्रार जनरल प्राधिकरण
REGISTRAR GENERAL OF INDIAN RESIDENCY OF INDIA

ठिकाण:

दक्षिण पारा, बाराक, बंगाल
कलकत्ता (पश्चिम), ईश्वर 10
दरभंगा,
पश्चिम बंगाल - 700124

Address:

SOUTH PARA, BARAKAT, Barakhat
1, North Twenty Four Parganas,
West Bengal - 700124

8156 2751 5684

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT
RAJENDRA CHATTERJEE
SUSANTA CHATTERJEE
12/02/1986
Permanent Account Number
APWPC9496F
RChatterjee
Signature

भारत सरकार
GOVT. OF INDIA



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलपुर,
नवी मुंबई-४०० ६१४.



ভারত সরকার

Unique Identification Authority of India
Government of India

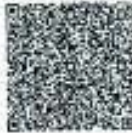
অনন্যতন্ত্রিত্ব নম্বর/Enrolment No.: 2016/00624/02788

To

রাজেন্দ্র চাট্টারজী
Rajendra Chatterjee
S/O: Susanta Chatterjee
Madhabpur
North 24 Parganas Noapara Madhabpur
West Bengal - 700125
9830747218

Download Date: 26/02/2017

Generation Date: 03/02/2017



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

4325 6451 9592

আমার **আধার, আমার পরিচয়**



ভারত সরকার
Government of India

রাজেন্দ্র চাট্টারজী



Rajendra Chatterjee
আধার ID: 12/02/1986
পুং / MALE



4325 6451 9592

আমার **আধার, আমার পরিচয়**



Department of IT&S



সংক্ষেপে

- আধার পরিচয়ের প্রমাণ, লগইন/লগআউট প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করা।
- এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী করা।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- অধার মাত্রা প্রমাণ নয়।
- অধার তথ্যমাতে স্বাক্ষরকারী ও বৈধকারী পরিচয়ের সাক্ষরিত সত্যকথা হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



স্বাধীনতা বিধানী সচিবালয়

Unique Identification Authority of India

স্থিতি: ১৩

১৩:৩০: সুভাষ চাট্টারজী, মাধবপুর,
উত্তর ২৪ পরগণা,
পশ্চিম বঙ্গ - ৭০০১২৫

Address:

S/O: Susanta Chatterjee,
Madhabpur, North 24 Parganas,
West Bengal - 700125



4325 6451 9592



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RChatterjee



ভাৰতীয় নিৰ্বাচন কমিশন
পঞ্জীয়ন পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KJM3399375



নিৰ্বাচকেৰ নাম : আনসার আলি

Elector's Name : Ansar Ali

পিতৃৰ নাম : জামিৰ আলি

Father's Name : Jamir Ali

লিংগ / Sex : পুৰ / M

জন্ম তাৰিখ / Date of Birth : XX / XX / 1988

KJM3399375

ঠিকনা:
মুছলিমপাৰা, ডেকাশংগা, পঞ্চুৰিয়া মুছলিমপাৰা জিলা
কোত্ৰা বাৰাসাট উত্তৰ 24 পৰগণা 743294

Address
Dakshinpara, Panchuriya Muslimpara
Kotra Barasat North 24 Parganas
743294

Date: 26/07/2007
92-সংখ্যা নিৰ্বাচন জিলাক নিৰ্বাচন
মন্ত্ৰিকালিয়াল সঞ্চালকাল সঞ্চালকাল
Facsimile Signature of the Electoral
Registration Officer for
92-Deganga Constituency

বিদ্যা: পৰিৱৰ্তন হলে সৰ্বমুখি বিদ্যাৰ সঞ্চালকাল সঞ্চালকাল
কোত্ৰা বাৰাসাট উত্তৰ 24 পৰগণা জিলা
মুছলিমপাৰা জিলা
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

2007/2007

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

GRN: 19-201819-031735676-1 Payment Mode Online Payment
GRN Date: 14/12/2018 12:39:19 Bank : State Bank of India
BRN : IK00VTEJC0 BRN Date: 14/12/2018 12:40:00

DEPOSITOR'S DETAILS

Id No. : 15250001871261/5/2018
[Query No./Query Year]

Name : Westroad Housing LLP
Contact No. : Mobile No. : +91 9830211686
E-mail :
Address : Jessore Rd South Hridaypur Kol 127 BY TRANSFER
Applicant Name : Mr Mijanur Rahaman
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15250001871261/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	74521
2	15250001871261/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	51053

Total

125574

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

Major Information of the Deed

Deed No :	I-1525-10468/2018	Date of Registration	14/12/2018
Query No / Year	1525-0001871261/2018	Office where deed is registered	
Query Date	11/12/2018 3:03:10 PM	D.S.R. - III NORTH 24-PARGANAS, District:	North 24-Parganas
Applicant Name, Address & Other Details	Mijanur Rahaman Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830211686, 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 : 51,00,000/-]		
Set Forth value	Market Value		
Rs. 16/-	Rs. 6,87,15,428/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 51,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Barasat, Municipality: BARASAT, Road: Barasat Barrackpur Road, Mouza: Baluria

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-694	LR-1669	Bastu	Danga	3.93 Dec	1/-	30,59,779/-	Width of Approach Road: 60 Ft.
L2	LR-694	LR-1501	Bastu	Danga	3.94 Dec	1/-	30,67,565/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	LR-694	LR-1180	Bastu	Danga	3.94 Dec	1/-	30,67,565/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L4	LR-712	LR-1669	Bastu	Danga	13.65 Dec	1/-	1,06,27,478/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L5	LR-712	LR-1501	Bastu	Danga	13.65 Dec	1/-	1,06,27,478/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L6	LR-712	LR-1180	Bastu	Danga	13.65 Dec	1/-	1,06,27,478/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L7	LR-713	LR-1669	Bastu	Bastu	8.57 Dec	1/-	66,72,343/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,

Major Information of the Deed :- I-1525-10468/2018-14/12/2018

L8	LR-713	LR-1501	Bastu	Bastu	8.57 Dec	1/-	66,72,343/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L9	LR-713	LR-1180	Bastu	Bastu	8.56 Dec	1/-	66,64,558/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L10	LR-714	LR-1669	Bastu	Danga	1.48 Dec	1/-	11,52,284/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L11	LR-714	LR-1501	Bastu	Danga	1.48 Dec	1/-	11,52,284/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L12	LR-714	LR-1180	Bastu	Danga	1.49 Dec	1/-	11,60,069/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L13	LR-716	LR-1669	Bastu	Danga	1.77 Dec	1/-	13,78,068/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L14	LR-716	LR-1501	Bastu	Danga	1.77 Dec	1/-	13,78,068/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L15	LR-716	LR-1180	Bastu	Danga	1.77 Dec	1/-	13,78,068/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		TOTAL :			88.22Dec	15 /-	686,85,428 /-	
		Grand Total :			88.22Dec	15 /-	686,85,428 /-	






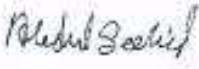


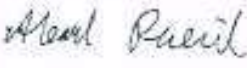
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L7, L8, L9	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete.					
Total :		100 sq ft	1 /-	30,000 /-	

Major Information of the Deed :- I-1525-10468/2018-14/12/2018

18/12/2018 Query No:-15250001871261 / 2018 Deed No : I - 152510468 / 2018, Document is digitally signed.

Land Lord Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Md Abdul Hamid Son of Md Hanif Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office			
	14/12/2018	LTI 14/12/2018	14/12/2018	
Baluria, P.O:- Napara, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AGIPH4890D, Aadhaar No: 33xxxxxxxx3092, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office				
2	Name Md Abdul Sahid Son of Md Hanif Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office			
	14/12/2018	LTI 14/12/2018	14/12/2018	
Baluria, P.O:- Napara, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BHAPS7489B, Aadhaar No: 43xxxxxxxx8555, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office				
3	Name Md Abdul Rasid (Presentant) Son of Md Hanif Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office			
	14/12/2018	LTI 14/12/2018	14/12/2018	
Baluria, P.O:- Napara, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AIDPR8220N, Aadhaar No: 32xxxxxxxx5747, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office				

Major Information of the Deed :- I-1525-10468/2018-14/12/2018

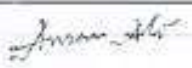
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Westroad Housing LLP 73/B, Jessore Road South, P.O:- Hridaypur, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700127 , PAN No.:: AADFW0259Q, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Arun Sadhukhan Son of Late Sristidhar Sadhukhan Date of Execution - 14/12/2018, , Admitted by: Self, Date of Admission: 14/12/2018, Place of Admission of Execution: Office			
	Dec 14 2018 4:33PM	LTI 14/12/2018	14/12/2018	
	19/g, Jessore Road South , Barendrapara, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVWPS0901R, Aadhaar No: 81xxxxxxx5684 Status : Representative, Representative of : Westroad Housing LLP (as partner)			
2	Name	Photo	Finger Print	Signature
	Shri Rajendra Chatterjee Son of Susanta Chatterjee Date of Execution - 14/12/2018, , Admitted by: Self, Date of Admission: 14/12/2018, Place of Admission of Execution: Office			
	Dec 14 2018 4:34PM	LTI 14/12/2018	14/12/2018	
	Madhabpur, P.O:- Madhabpur, P.S:-Amdanga, District:-North 24-Parganas, West Bengal, India, PIN - 700125, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APWPC9496F Status : Representative, Representative of : Westroad Housing LLP (as partner)			

Identifier Details :

Name & address	
Mr Ansar Ali Son of Late J Ali Barasat Court, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Muslim, Occupation: Law Clerk, Citizen of: India, , Identifier Of Md Abdul Hamid, Md Abdul Sahid, Md Abdul Rasid, Shri Arun Sadhukhan, Shri Rajendra Chatterjee	
	14/12/2018

Major Information of the Deed :- I-1525-10468/2018-14/12/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Hamid	Westroad Housing LLP-3.93 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Hamid	Westroad Housing LLP-1.48 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Sahid	Westroad Housing LLP-1.48 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Rasid	Westroad Housing LLP-1.49 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Hamid	Westroad Housing LLP-1.77 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Sahid	Westroad Housing LLP-1.77 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Rasid	Westroad Housing LLP-1.77 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Sahid	Westroad Housing LLP-3.94 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Rasid	Westroad Housing LLP-3.94 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Hamid	Westroad Housing LLP-13.65 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Sahid	Westroad Housing LLP-13.65 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Rasid	Westroad Housing LLP-13.65 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Hamid	Westroad Housing LLP-8.57 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Sahid	Westroad Housing LLP-8.57 Dec

Major Information of the Deed :- I-1525-10468/2018-14/12/2018

Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Rasid	Westroad Housing LLP-8.56 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Md Abdul Hamid	Westroad Housing LLP-33.33333300 Sq Ft
2	Md Abdul Sahid	Westroad Housing LLP-33.33333300 Sq Ft
3	Md Abdul Rasid	Westroad Housing LLP-33.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Barasat Barrackpur Road, Mouza: Baluria

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 694(Corresponding RS Plot No:- 694), LR Khatian No:- 1669	Owner:আঃ হামিদ ., Gurdian:মঃ হানি, Address:মিঃ , Classification:ভাঙ্গা, Area:0.07 Acre,	Md Abdul Hamid
L2	LR Plot No:- 694(Corresponding RS Plot No:- 694), LR Khatian No:- 1501	Owner:আঃসহিদ ., Gurdian:মঃ হানি, Address:মিঃ , Classification:ভাঙ্গা, Area:0.08 Acre,	Md Abdul Sahid
L3	LR Plot No:- 694(Corresponding RS Plot No:- 694), LR Khatian No:- 1180	Owner:আঃ রাসিদ ., Gurdian:মঃ হানি, Address:মিঃ , Classification:ভাঙ্গা, Area:0.08 Acre,	Md Abdul Rasid
L4	LR Plot No:- 712(Corresponding RS Plot No:- 712), LR Khatian No:- 1669	Owner:আঃ হামিদ ., Gurdian:মঃ হানি, Address:মিঃ , Classification:ভাঙ্গা, Area:0.15 Acre,	Md Abdul Hamid
L5	LR Plot No:- 712(Corresponding RS Plot No:- 712), LR Khatian No:- 1501	Owner:আঃসহিদ ., Gurdian:মঃ হানি, Address:মিঃ , Classification:ভাঙ্গা, Area:0.15 Acre,	Md Abdul Sahid
L6	LR Plot No:- 712(Corresponding RS Plot No:- 712), LR Khatian No:- 1180	Owner:আঃ রাসিদ ., Gurdian:মঃ হানি, Address:মিঃ , Classification:ভাঙ্গা, Area:0.14 Acre,	Md Abdul Rasid
L7	LR Plot No:- 713(Corresponding RS Plot No:- 713), LR Khatian No:- 1669	Owner:আঃ হামিদ ., Gurdian:মঃ হানি, Address:মিঃ , Classification:বাড়, Area:0.13 Acre,	Md Abdul Hamid
L8	LR Plot No:- 713(Corresponding RS Plot No:- 713), LR Khatian No:- 1501	Owner:আঃসহিদ ., Gurdian:মঃ হানি, Address:মিঃ , Classification:বাড়, Area:0.13 Acre,	Md Abdul Sahid
L9	LR Plot No:- 713(Corresponding RS Plot No:- 713), LR Khatian No:- 1180	Owner:আঃ রাসিদ ., Gurdian:মঃ হানি, Address:মিঃ , Classification:বাড়, Area:0.13 Acre,	Md Abdul Rasid

Major Information of the Deed :- I-1525-10468/2018-14/12/2018

18/12/2018 Query No:-15250001871261 / 2018 Deed No :I - 152510468 / 2018, Document is digitally signed.

L10	LR Plot No:- 714(Corresponding RS Plot No:- 714), LR Khatian No:- 1669	Owner:আঃ হামিদ ., Gurdian:মঃ হানি, Address:নিজ , Classification:ডাঙ্গা, Area:0.03 Acre,	Md Abdul Hamid
L11	LR Plot No:- 714(Corresponding RS Plot No:- 714), LR Khatian No:- 1501	Owner:আঃসহিদ ., Gurdian:মঃ হানি, Address:নিজ , Classification:ডাঙ্গা, Area:0.03 Acre,	Md Abdul Sahid
L12	LR Plot No:- 714(Corresponding RS Plot No:- 714), LR Khatian No:- 1180	Owner:আঃ রাসিদ ., Gurdian:মঃ হানি, Address:নিজ , Classification:ডাঙ্গা, Area:0.02 Acre,	Md Abdul Rasid
L13	LR Plot No:- 716(Corresponding RS Plot No:- 716), LR Khatian No:- 1669	Owner:আঃ হামিদ ., Gurdian:মঃ হানি, Address:নিজ , Classification:ডাঙ্গা, Area:0.01 Acre,	Md Abdul Hamid
L14	LR Plot No:- 716(Corresponding RS Plot No:- 716), LR Khatian No:- 1501	Owner:আঃসহিদ ., Gurdian:মঃ হানি, Address:নিজ , Classification:ডাঙ্গা, Area:0.02 Acre,	Md Abdul Sahid
L15	LR Plot No:- 716(Corresponding RS Plot No:- 716), LR Khatian No:- 1180	Owner:আঃ রাসিদ ., Gurdian:মঃ হানি, Address:নিজ , Classification:ডাঙ্গা, Area:0.02 Acre,	Md Abdul Rasid

Endorsement For Deed Number : I - 152510468 / 2018

On 11-12-2018

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 6,87,15,428/-

Ananda Mohan Nandi

**Ananda Mohan Nandi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal**

On 14-12-2018

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 15:08 hrs on 14-12-2018, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Md Abdul Rasid , one of the Executants.

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

Execution is admitted on 14/12/2018 by 1. Md Abdul Hamid, Son of Md Hanif, Baluria, P.O: Napara, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Muslim, by Profession Business, 2. Md Abdul Sahid, Son of Md Hanif, Baluria, P.O: Napara, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Muslim, by Profession Business, 3. Md Abdul Rasid, Son of Md Hanif, Baluria, P.O: Napara, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Muslim, by Profession Business Indetified by Mr Ansar Ali, , Son of Late J Ali, Barasat Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Major Information of the Deed :- I-1525-10468/2018-14/12/2018

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

Execution is admitted on 14-12-2018 by Shri Arun Sadhukhan, partner, Westroad Housing LLP (LLP), 73/B, Jessore Road South, P.O:- Hridaypur, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700127

Identified by Mr Ansar Ali, , Son of Late J Ali, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Execution is admitted on 14-12-2018 by Shri Rajendra Chatterjee, partner, Westroad Housing LLP (LLP), 73/B, Jessore Road South, P.O:- Hridaypur, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700127

Identified by Mr Ansar Ali, , Son of Late J Ali, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 51,053/- (B = Rs 51,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 51,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2018 12:40PM with Govt. Ref. No: 192018190317356761 on 14-12-2018, Amount Rs: 51,053/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00VTEJCO on 14-12-2018, 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: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1675, Amount: Rs.500/-, Date of Purchase: 13/12/2018, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2018 12:40PM with Govt. Ref. No: 192018190317356761 on 14-12-2018, Amount Rs: 74,521/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00VTEJCO on 14-12-2018, Head of Account 0030-02-103-003-02

Ananda Mohan Nandi

**Ananda Mohan Nandi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal**

Major Information of the Deed :- I-1525-10468/2018-14/12/2018

18/12/2018 Query No:-15250001871261 / 2018 Deed No :I - 152510468 / 2018, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1525-2018, Page from 291103 to 291169

being No 152510468 for the year 2018.



Digitally signed by ANANDAMOCHAN
NANDI
Date: 2018.12.18 11:04:04 +05:30
Reason: Digital Signing of Deed.

Anandi

(Ananda Mohan Nandi) 12/18/2018 11:03:57 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)