

7498/18

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AA 150483

13.7.18
 अग्र. - 162728/18
 Dev Agent - *pe*
 Additional Registrar of
 Assurances-IV, Kolkata

Certified that the Document is admitted to
 Registration. The Signature Sheet and the
 endorsement sheets attached to this document
 are the part of this Document

pe
 Additional Registrar
 of Assurance-IV, Kolkata

13 JUL 2018

DEVELOPMENT AGREEMENT
POLICE STATION - DUM DUM,
DISTRICT - NORTH 24 PARGANAS.

THIS AGREEMENT FOR DEVELOPMENT made on this the 13th day of July,
 2018 (Two Thousand Eighteen);

BETWEEN

Sl. No: 2239 DATE: 10/7/18

VALUE:.....RUPEES.....PAISE.....

NAME: Santosh K. Nande

ADDRESS: North 24 Pgs

STAMP VENDOR - SOUMYA BANERJEE
CIVIL COURT, HOWRAH

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ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
13 JUL 2018

Hushe Mukherjee
Advocate
S/o Dali Santosh Mukherjee
Judges Court, Howrah,
Howrah - 711001
F/119/2006

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

GRN: 19-201819-026061917-1 Payment Mode: Online Payment
GRN Date: 13/07/2018 00:50:47 Bank: State Bank of India
BRN: IK00RCUHR7 BRN Date: 13/07/2018 00:51:39

DEPOSITOR'S DETAILS

Name: Anshu Mukherjee Id No.: 19041000162728/3/2018
(Query No./Query Year)
Contact No.: Mobile No.: +91 9830046475
E-mail: Address: Judges Court Howrah
Applicant Name: Mr ANSHU MUKHERJEE
Office Name: Office Address: Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19041000162728/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	19041000162728/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	101
Total				10021

In Words: Rupees Ten Thousand Twenty One only





ADDITIONAL REGISTRAR
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(1) **SRI SAMARENDRA NATH DAS (PAN- AIWPD0213E)**, son of Late Lakshmi Kanta Das, by faith Hindu, by occupation business, (2) **SRI SOURENDRA NATH DAS (PAN-CROPD6233M)**, son of Late Lakshmi Kanta Das, by faith Hindu, by occupation business, (3) **SRI SWAPAN DAS (PAN-BUBPD1311F)**, son of Late Lakshmi Kanta Das, by faith Hindu, by occupation business, (4) **SRI SAMIR DAS (PAN-BCPPD0158Q)**, son of Late Lakshmi Kanta Das, by faith Hindu, by occupation service, (5) **SRI SANJAY DAS (PAN-CRBPD6311B)**, son of Late Lakshmi Kanta Das, by faith Hindu, by occupation business, all resident of Vivekananda Pally, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata-700065 and (6) **SMT. PURNIMA BISWAS (PAN-CMHPB2192M)**, daughter of Late Lakshmi Kanta Das, by faith Hindu, by occupation housewife, resident of 151, Vivekananda Pally, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata 700065, hereinafter referred to as **OWNERS/LANDLORDS** (which expression deemed to be included their heirs assigns, administrators, executors and legal representatives unless excluded by or repugnant to the context) of the **FIRST PART** ;

A N D

M/S. S & N GROUP, a Proprietorship firm represented by **SRI SANTOSH KUMAR NANDE (PAN- ACSPN0962E)**, son of Sri Nilambar Nande, having its Regd. Office at 733, Purba Sinthi Road, Post Office Purba Sinthi, Police Station Sinthi and District - North 24 Parganas-700030, hereinafter referred to as **DEVELOPER** (which expression deemed to be included its assigns, Successors-in-office, administrators, executors and legal representatives unless excluded by or repugnant to the context) of the **OTHER PART** ;

WHEREAS ALL THAT piece and parcel of Mokorari Mourashi Bastu Land measuring about 5 Cottahs, be the same a little more or less, lying and situate at Mouza Ghorui and comprised in R.S. Khatian No. 620 corresponding to L.R. Khatian No. 620, appertaining to R.S. Dag No. 62, corresponding to L.R. Dag No. 149 & R.S. Dag No. 4/337, J.L. No. 16, Touzi-No. 172, P.S. Dum Dum, District North 24 Parganas-700065, within the local limits of the South Dum Dum Municipality, morefully mentioned in the Schedule hereunder was originally belonged to one Smt. Parul Bala Das who acquired the same for



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valuable consideration by virtue of a registered Deed of Conveyance dated 18.04.1965 since been registered before the Office of the ADSR, Cossipore, Dumdum and incorporated in Book No. 1, Being No. 338 for the Year 1965 from the then owners viz. Sri Ratneswar Rajak Das and Smt. Charu Bala Rajak Das, wife of Sri Ratneswar Rajak Das.

AND WHEREAS while thus being seized and possessed of the said property by exercising all sorts of overt acts as true and lawful owner and occupier thereof, the said Smt. Parul Bala Das, died intestate on 11.05.2008 leaving behind her husband Sri Lakshmi Kanta Das, five sons viz. Sri Samarendra Nath Das, Sri Sourendra Nath Das, Sri Swapan Das, Sri Samir Das, Sri Sanjay Das, and one daughter viz. Smt. Purnima Biswas (Das) as her legal heirs, subsequently the said Sri Lakshmi Kanta Das also died intestate on 06.02.2015 leaving behind him his sons and daughter as his legal heirs.

AND WHEREAS thus while being seized and possessed of the said property by exercising all sorts of overt acts as true and lawful owners and occupiers thereof the said Sri Samarendra Nath Das, Sri Sourendra Nath Das, Sri Swapan Das, Sri Samir Das, Sri Sanjay Das, and one daughter viz. Smt. Purnima Biswas (Das) mutated the said property in their names before the South Dum Dum Municipality as well as in the Settlement Office.

AND WHEREAS both the owners jointly intend to invest their properties in a profitable manner by developing the said property as a whole but due to paucity of fund and lack of experience in the field of development they have decided to enter into this agreement for development with **M/s. S & N GROUP**, a proprietorship firm, represented by **SRI SANTOSH KUMAR NANDE**, for developing the said property under certain terms and conditions mutually agreed by and between the landlords and the developer.

NOW THIS AGREEMENT WITNESS AND THE PARTIES HERETO HAVE MUTUALLY AGREED AND CONVENATED AS FOLLOW :-

ARTICLE - 1.



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1. **OWNERS** : (1) SRI SAMARENDRA NATH DAS, (2) SRI SOURENDRA NATH DAS, (3) SRI SWAPAN DAS, (4) SRI SAMIR DAS, (5) SRI SANJAY DAS & (6) SMT. PURNIMA BISWAS (DAS).
2. **DEVELOPER**: M/S. S & N GROUP, a Proprietorship firm represented by **SRI SANTOSH KUMAR NANDE**, having its Regd. Office at 733, Purba Sinthi Road, Post Office Purba Sinthi, Police Station Sinthi and District – North 24 Parganas-700030,
3. **PREMISES AND HOLDING NO** : **ALL THAT** piece and parcel of Mokorari Mourashi Bastu property totally measuring about 5 Cottahs, be the same a little more or Less, more or less situated within the Schedule mentioned property, which is comprised within South Dum Dum Municipality. Ward No. 2.
4. **BUILDING** : New constructed building as per sanctioned plan/ its modification and rectification sanctioned by South Dum Dum Municipality.
5. **COMMON FACILITIES AND AMENITIES** : shall mean corridor, ways passage way, drive ways, provided by the Developer pump room over-head tank, water pump motor and other facilities which may be mutually agreed upon the parties and required for establishment, location enjoyment maintenance and/or management of the building.
6. **OWNER'S ALLOCATION AND DEVELOPER'S ALLOCATION**: **OWNER'S** allocation means that the Developer shall provide to the owners 40% constructed area in the said property as per the Plan duly sanctioned by the South Dum Dum Municipality. The owners shall be allocated the entire First Floor of the said multi-storied building and the remaining area out of the total allocation of 40%, if any, shall be provided on the top Floor and the remaining 60% of the constructed area in each floor will be enjoyed by the developer which would be constructed upon the said property mentioned in the Schedule hereunder. Be it noted that 15% of the deviated portion, if any, shall be allocated to the owners.



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7. **ARCHITECT** : Shall mean the person or persons who shall be appointed by the developer for designing and planning of the said building and possess the necessary qualification and experience to be called an architect.
8. **BUILDING PLAN** : Shall mean the sanctioned plan sanctioned by the South Dum Dum Municipality on the total area of land measuring 5 Cottahs, be the same a little more or less, together with old structure standing thereon comprised within South Dum Dum Municipality, Ward No. 2 and its variation, modification and rectification.
9. **TRANSFER** : Shall mean the person, firm, limited company, association of/ persons to whom any space in the building has been transferred with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchasers thereof.
10. **WORDS IMPARTING SINGULAR** shall include plural and vice versa and masculine gender shall include feminine and neuter gender, Likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE - II COMMENCEMENT :-

THIS AGREEMENT shall be deemed to have commenced on effect from ___ day of July, 2018.

ARTICLE - III OWNER'S REPRESENTATIONS :-

1. The owners are absolutely seized and possessed and of or otherwise well and sufficiently entitled to **ALL THAT** the said premises free from all encumbrances whatsoever.
2. The said premises is not vested under the urban land (Ceiling and Regulation) Act, 1976.
3. That the owners empower the Developer to enter upon the said property with full right and authority to commence, carry on and complete the



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development project, in accordance with the permission and terms herein mentioned.

4. That the owners shall render every assistance to the Developer and for that purpose they shall submit each and every documents in original to the developer and will sign and verify all applications or Deeds and documents and for the smoothful progress of the project the owners will execute a **Registered Power of Attorney** in favour of the developer on the same date of this **Regd. Development Agreement**.
5. That the owners shall not interfere with or obstruct in any manner with the construction of work for the building. However, the owners or their nominee or nominees shall have free hand and unfettered access to the construction site at all reasonable time and they shall be free to point out to the Developer or his agents, Sub-contractors or administrators and the Developer shall rectify such defective construction, workmanship or use of inferior materials.
6. That after executing this Registered Agreement for Development and a Registered Power of Attorney and after starting of the process of the Development project the owners cannot cancel or revoke the above Power of Attorney and this Agreement unless there is any fault or breach of the terms and conditions in the part of the developer of this concern except act of god, scarcity of building materials and/ or labours and if they can only cancel the aforesaid documents only lawfully or legally.

ARTICLE - IV.

DEVELOPER'S REPRESENTATIONS :-

1. The owners hereby grant exclusive right to the Developer for development of the said property on what is known as "as is where is basis" and the Developer accepts the same to built, construct erect and complete the said building comprising of various size of the Flats, Shop rooms, Garage or Go-downs in order to sell the said Flats and /or Units for residential/commercial purpose by entering into agreement for sale



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and/or transfer and/or construction in respect of the developer's allocation.

2. It is specifically agreed that the owners shall through the Developer's Architect submit plans for sanctioning of lay out for construction of building and/or other structures on the said property or any part or portion thereof.
3. The said plan shall be prepared by the Architect of the Developer and at the cost of the Developer. The Developer shall pay and bear all the expenses for the said purpose including Architect's fee, charge and expenses required to be paid or deposited for obtaining sanction plan from the appropriate authorities.
4. That at any time after the execution of this agreement the Developer may enter into an Agreement for sale in respect of his ratio i.e., his allotted portion in the building duly sanctioned by South Dum Dum Municipality with the intending purchasers.

ARTICLE - V PROCEDURE :-

1. That the Second party will develop the schedule mentioned property after obtaining sanction of the building plan from the South Dum Dum Municipality in his entire liability and responsibility and cost after obtaining vacant possession of the property in question from the first party within 1 month.

ARTICLE - VI, CONSTRUCTION :-

1. The Developer shall be solely and exclusively responsible for construction or the building complete in all respect. The Developer shall complete the building and common facilities with all amenities which includes at the said newly constructed floors in accordance with the sanctioned plan with good and standard materials as may be specified by the architect from time to time and shall engage competent engineers, architects and masons. The Developer shall complete the construction work within 36 months from the date of obtaining sanctioned of the building plan except unavoidable circumstances like,



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- earth quake, riot, non-availability of the building materials or any prohibitory order from the Court or Municipality or other authorities.*
2. *The developer shall erect and/or construct said building at his own costs as per specification and drawing provided by the architect and shall also provide pump, water storage tanks, over head reservoirs and electrification, until the permanent electric connection shall be obtained, temporary electric connection shall be provided and other facilities are required to be provided for residential building and constructed space for sale and/or residential flats and/or constructed space therein on ownership basis.*
 3. *The developer shall be authorized in the name of the owners, in so far as necessary to apply and to obtain temporary and permanent connection of water, electricity, power, drainage and other input and facilities required for the construction of enjoyment of the building for the purpose.*
 4. *The developer shall at his own cost and expenses and without creating any financial or other liabilities construct and complete the said building.*
 5. *All costs charges and expenses including architect fees shall be paid, discharge and borne by the developer and the owners shall have no liability in this context.*
 6. *The developer shall provide at his own cost, the electricity wiring, water pipe lines, sewerage connection etc.*
 7. *The developer shall prepare a scheme and a plan for construction of multi storied building on the land of the said premises at his own costs and expenses and get the said plan duly sanctioned by the South Dum Dum Municipality. The owners shall sign all such plans and application papers all acts and things which may be necessary for submitting getting sanctioned of the plan of the said property.*
 8. *That if any person or persons shall create any obstacle or hindrance or impediments in the said Development works thereon, the Developer*



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shall take all necessary steps for removing and/or defending the said objection hindrances and impediments at the development work.

9. *That during the course of construction all building materials and equipment used or to be used shall remain at the Developer risk and the Developer shall not be entitled to any compensate from the first Party for any damage, damages, loss or destruction of such works or material or equipment arising from any cause whatsoever.*
10. *If until the completion of building any case damage or harm occurs to the adjoining properties, neighbors, the Developer shall be fully responsible for all the consequences.*
11. *That the developer shall be responsible for any eventuality or consequences arising out of the structural defects. Appropriate remedial measures to rectify such defects or remove such irregularities at the earliest shall be taken.*
12. *That the developer may take financial assistance from any financial institution and/or from any person willing to assist the Developer financially and in that event the owners have no objection.*
13. *That the developer will take steps for mutating the said Schedule property in the name of the landlords respectively and for such purpose the landlord of this present shall bear all the costs and if there is any arrear outgoing or taxes that should be paid by the landlords of this present through the developer.*
14. *That the developer shall at his own costs and responsibilities rehabilitate the land lords to a rented accommodation by paying rents what-so ever the amount may be every English calendar month till the completion of the construction of the new building and after completion of the said constructional work, the developer shall again restore the said land lords at their newly made house as per their allotment encrypted herein.*

ARTICLE - VII COMMON FACILITIES :-

1. *As soon as the multi storied building upon the said property is completed as per sanctioned plan and the electricity, wiring, sewerage,*



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line and water pipe lines are ready up to the portion of the owners' allocation, the developers shall give written notice to the owners requiring the owners to take possession of the owners' allocation at first in the multi storied building upon the said property.

ARTICLE VIII, MISCELLANEOUS :-

That is hereby agreed by and between the parties as follows :-

- 1. That the owners shall always co-operate and assist the developer for making conveyance or conveyances in respect of selling of the flat /flats of the developers' allocation to the intending purchasers and/or its nominee or nominees in respect of the Developer's allocation.*
- 2. The period of 36 months for the completion of the construction shall be calculated from the date of sanction of Building plan, which means time is the essence of this contract.*
- 3. The original deeds and documents and all other paper or papers in respect of the said property shall be kept in the custody of the said developer which shall be given to the developer by the owners at the time and day of this development agreement and which will be handed over to the owners after completion of the project.*
- 4. That this agreement shall not be deemed to constitute a partnership between the owner and the Developer or an Agreement for sale of the plot by the owner to the Developer and shall not be deemed to bind the parties except specifically recorded herein. The developer shall solely be responsible for any liability in connection with the construction of the building on the land morefully described in the Schedule.*
- 5. That the First Parties/Owners of the property shall never be liable or responsible for any debts, payments, mis-appropriation of any money or anything whatsoever or any cause of accidents, even death of any labour or eventually takes place at the time of construction completed and till handover owner's allocation accordingly.*
- 6. That with permission of the owners/ 1st Party, the developer can assign the said work taking partners if required only in respect of the*



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developer's allocation and in that event, time to complete the project and allotment of owner's allocation shall not be delayed and/or changed.

7. That the owner's allocation will be handed over to the respective owners within 36 months from the date of sanction of the building plan.
8. That the developer will hand over to the owners/ first part Xerox copies of this Agreement and Registered Power of Attorney to both the owners and the original documents will be retained by the developer.
9. That it is agreed upon the developer/ second part shall use best quality materials while making the construction and that no sub-standard materials should be used for which the construction may be weak and chances of collapsing of the building may be there in course of short duration and if, such incident may occur the entire responsibility shall devolved solely on the Second Party and that the consequences shall borne by the second party.
10. That the Developer shall at his own cost construct, erect and complete the building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality materials.
11. That if the developer violates any terms and conditions as stipulated in this agreement or the owners violate any terms and conditions as stipulated in this agreement, then in that case, the parties are at liberty to agitate this grievances before the Arbitrator and its award will be final and binding upon the respective parties.
12. That in case during the construction period any of the owners died in that event the legal heir of that particular owner along with the co-sharer will execute a fresh Registered Power of Attorney in favour of the Second Part of this present and the legal heir of the deceased owners will have to enter into a fresh agreement for development which will be supplementary to this agreement without changing the allocation of owners and/or developer.

SCHEDULE



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ALL THAT piece and parcel of Mokorari Mourashi Bastu Land measuring about 5 Cottahs, be the same a little more or less, lying and situate at Mouza Ghorui and comprised in R.S. & L.R. Khatian No. 620, appertaining to R.S. Dag No. 62, corresponding to L.R. Dag No. 149 & R.S. Dag No. 4/337, J.L. No. 16, Touzi No. 172, P.S. Dum Dum, District North 24 Parganas-700065, within the local limits of the South Dum Dum Municipality, Ward No. 2, together with all easementary right and privileges which is butted and bounded as follows:-

ON THE NORTH :: Khal.

ON THE SOUTH:: 8 feet wide common passage .

ON THE EAST:: House of R.G Sarkar.

ON THE WEST:: House of Late Kalachand Das & Late Nikunja Bihari Das.

SPECIFICATION OF THE BUILDING

SCHEDULE - 'D'

1. **Structure** : R.C.C. Frame Structure.
2. **Walls** : 5" outer and 5" partition wall shall be provided in each and every flat and both sides cement plastering and out wall ordinary painted and inside paris.
3. **Flooring** : Marble/ Ceramic Tiles flooring in all flats.
4. **Door** : Ply door flush door with wood frame in the flat with door Bolts.
5. **Windows** : Aluminium Sliding windows with smoke glass.
6. **Bathroom** : Anglo Indian Comode with cistern and Two Bib Cock for water point, one shower point, wall of toilet and bath will be of ceramics tiles with 6' Feet height with basin.
Marble/ Ceramic tiles flooring with Black stone cooking slab and Stainless Steel sink and ceramic
7. **Kitchen** : glazed tiles of 4' height from cooking platform.
8. **Electric** : Copper wiring in concealed ISI mark for light, fan, fuse and main wiring inside to outside and 15



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points (5 Amps) and two (15 Amps) in each flats.

9. **Water Supply** : *24 Hours Municipal Water Supply.*

SCHEDULE OF COMMON AREAS

1. *Staircase on all floors.*
2. *Staircase landing on all floors and roof of the top floor.*
3. *Common passage.*
4. *Water pump, Water Tank, Water pipes and others common plumbing installations.*
5. *Electric wiring, electric meters and fittings.*
6. *Drainage and sewers.*
7. *Pump House.*
8. *Boundary walls and main gate.*



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IN THE WITNESSES WHEREOF THE OWNERS AND DEVELOPERS

hereunto set and subscribed in their respective hands and seals on the present day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In presence of:-

WITNESSES:

1. Anshu Mukherjee
Advocate
Judge's Court, Howrah.
Howrah - 711101
2. Jayanti Halder
Advocate
10, K.S. Roy Road,
Kolkata - 700001.

:- Amarendra Das.
Bourindra Nath Das,
Sanjoy Das
Sameer Das
Sanjoy Das
Parvina Biswas

**SIGNATURE OF THE FIRST PARTY/
LANDLORDS/OWNERS**

S. & N. Group

Khandi
Proprietor

**SIGNATURE OF THE SECOND PARTY/
DEVELOPER**

Prepared, drafted & computerized
in my office, read over & explained
to the parties in vernacular who
admit the contents to be true and correct.

Anshu Mukherjee
(Anshu Mukherjee)
Advocate.
Judges' Court Howrah.



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SPECIMEN FORM FOR TEN FINGERPRINTS



Purnima Biswas

	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					



Sanjay Dal.

	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					



Phande.

	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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SPECIMEN FORM FOR TEN FINGERPRINTS



Mogor Das

	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					



Samarantra Nath Das

	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					



Sourindra Nath Das

	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					



Sankar Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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आयकर विभाग
INCOME TAX DEPARTMENT
SANTOSH KUMAR NANDE



भारत सरकार
GOVT OF INDIA

NILAMBAR NANDE

16/11/1965

Permanent Account Number

ACSPN0962E

Santosh Nande

Signature



16/11/2009

यदि कार्ड खो जाय, तबही कर कृपया सूचित कर, अंतर
संशोधन सेन सेवा केंद्र, एन एन सी एन
प्लॉट नं. १०१, टॉपिंग टॉवर, कानडा मिल्स कंपाउंड,
५ बी मार्ग, लोअर पार्क, मुंबई - ४०० ०१३

If this card is lost / missing / lost card is found
please inform immediately to
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kandola Mills Compound,
5 B Marg, Lower Park, Mumbai - 400 013
Tel: 91-22-2496 4451 Fax: 91-22-2495 0664,
e-mail: unit@nsdl.com

आयकर विभाग

INCOME TAX DEPARTMENT

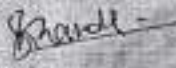
SANTOSH KUMAR NANDE

NILAMBAR NANDE

16/11/1965

Permanent Account Number

ACSPN0962E



Signature



भारत सरकार

GOVT. OF INDIA



240-100b

यह कार्ड मे वॉरन / फॉर एंड प्रुवरा सुचित हई / लॉक
आयकर फॉर सेवा इवई, एन एन सी एन
वहनी मॉडल, टॉर्नस टॉवर, कानडा मिल्स कंप्लेक्स,
एन. बी. मार्ग, लोवर पार्क, मुम्बई - 400 013

If this card is lost / someone's lost card is found,
Please inform/return to
Income Tax PAN Services Unit, NSDI,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Park, Mumbai - 400 013
Tel: 91-22-7999 4693, Fax: 91-22-795 0664,
e-mail: nsdi@nsdi.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMARENDRA NATH DAS
LAKSHMI KANTA DAS
08/02/1957



Permanent Account Number

AIWPD0213E



Samarendra

If copy this card is lost / found, kindly inform / return to
Income Tax PAN Services Cent, LITISE,
Plot No. 3, Sector 31, CBD, Bhopal,
Naxa Number - 400 814
यदि इस कार्ड का प्रत खोया / पाया, कृपया सूचित / लौटाने
आयकर सेवा केंद्र, LITISE,
प्लॉट नं. 3, सेक्टर 31, सीबीडी, भोपाल,
नक्शा नंबर - 400 814



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PURNIMA BISWAS

LAKHSMI KANTA DAS

10/09/1958

Permanent Account Number

CMHPB2192M

Purnima Biswas

Signature



12330000

यदि कार्ड के लोप/उपे पर कृपया सूचित करें/वेबसाइट:

सुप्रीम नैच सेवा केंद्र, एन एन सी एन
5 वीं मंजिल, मांती स्ट्रीट,
प्लॉट नं. 143, सर्वे नं. 997/8,
मॉडल कॉलोनी, नैर देव बंगला चौक के पास,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL,
5th Floor, Mantri Sterling,
Plot No. 143, Survey No. 997/8,
Model Colony, Near Deen Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 1010, Fax: 91-20-2721 8081
e-mail: income@nsdl.co.in

आयकर विभाग

INCOME TAX DEPARTMENT

SOURENDRA NATH DAS

LAKSHMI KANTA DAS

04/02/1963

Permanent Account Number

CROPD6233M

Sourendra Nath Das
Signature



भारत सरकार

GOVT. OF INDIA



07122016

इस कार्ड को खोने / कानून ब्रूकरा सुनिश्चने / लौटणे:
आयकर पैप सेवा इकाई, एनएसटीयू
5-वीं मंजिल, मंडी स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नूर 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 Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalow Chowk,
Pune - 411 016.

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



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SWAPAN DAS

LAKSHMIKANTA DAS

16/01/1964

Permanent Account Number

BUBPD1311F

Swapan Das



BUBPD1311F

इस कार्ड को खोने / चुरने पर दुराचार दुरुस्त करने / लेना
आयकर सेवा सेवा इकाई, एनएसडी एल
5 वीं मंजिल, मंत्री स्टारिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, नजदीक 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 Starling,
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



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMIR DAS

LAKSHMI KANTA DAS

02/01/1971

Permanent Account Number

BCPPD0158Q

Samir Das

Signature



10122018

आयकर विभाग, नया दिल्ली
आयकर विभाग, नया दिल्ली
आयकर विभाग, नया दिल्ली
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आयकर विभाग, नया दिल्ली

आयकर विभाग, नया दिल्ली
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आयकर विभाग, नया दिल्ली
आयकर विभाग, नया दिल्ली
आयकर विभाग, नया दिल्ली
आयकर विभाग, नया दिल्ली



आयकर विभाग
INCOME TAX DEPARTMENT
SANJAY DAS
LAKSHMIKANTA DAS
227091872
Functional Account Number
CRBPD6311B

भारत सरकार
GOVT. OF INDIA



Sanjay Das
Signature

✓

Major Information of the Deed




Deed No :	I-1904-07765/2018	Date of Registration	13/07/2018
Query No / Year	1904-1000162728/2018	Office where deed is registered	
Query Date	14/06/2018 5:53:19 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ANSHU MUKHERJEE HOWRAH JUDGES COURT, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9830046475, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 65,00,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Vivekananda pally, Mouza: Gorui, Ward No: 2, Holding No:151



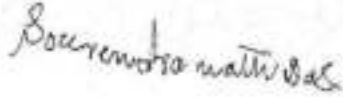
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-149	LR-620	Bastu	Bastu	3 Katha		39,00,001/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
L2	RS-4/337	RS-620	Bastu	Bastu	2 Katha		26,00,001/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
		TOTAL :			8.25Dec	0 /-	65,00,002 /-	
		Grand Total :			8.25Dec	0 /-	65,00,002 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri SAMARENDRA NATH DAS Son of Late LAKSHMI KANTA DAS Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place : Office	 13/07/2018	 LTI 13/07/2018	 13/07/2018

Major Information of the Deed :- I-1904-07765/2018-13/07/2018



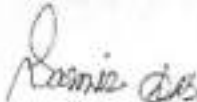
VIVEKANANDA PALLY, P.O:- RABINDRA NAGAR, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIWPD0213E, Status :Individual, Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	Shri SOURENDRA NATH DAS Son of Late LAKSHMI KANTA DAS Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place : Office			
		13/07/2018	LTI 13/07/2018	13/07/2018

VIVEKANANDA PALLY, P.O:- RABINDRA NAGAR, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CROPD6233M, Status :Individual, Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place : Office



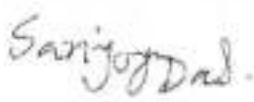


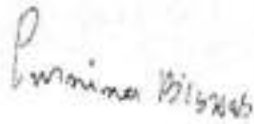
3	Name	Photo	Fingerprint	Signature
	Shri SWAPAN DAS Son of Late LAKSHMI KANTA DAS Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place : Office			
		13/07/2018	LTI 13/07/2018	13/07/2018

VIVEKANANDA PALLY, P.O:- RABINDRA NAGAR, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BUBPD1311F, Status :Individual, Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place : Office

4	Name	Photo	Fingerprint	Signature
	Shri SAMIR DAS Son of Late LAKSHMI KANTA DAS Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place : Office			
		13/07/2018	LTI 13/07/2018	13/07/2018

VIVEKANANDA PALLY, P.O:- RABINDRA NAGAR, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCPPD0158Q, Status :Individual, Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place : Office










Major Information of the Deed :- I-1904-07765/2018-13/07/2018

5	Name	Photo	Fingerprint	Signature
	Shri SANJAY DAS Son of Late LAKSHMI KANTA DAS Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place : Office			
		13/07/2018	LTI 13/07/2018	13/07/2018
VIVEKANANDA PALLY, P.O:- RABINDRA NAGAR, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CRBPD6311B, Status :Individual, Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place : Office				
6	Name	Photo	Fingerprint	Signature
	Smt PURNIMA BISWAS DAS Daugther of Late LAKSHMI KANTA DAS Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place : Office			
		13/07/2018	LTI 13/07/2018	13/07/2018
151,VIVEKANANDA PALLY, P.O:- RABINDRA PALLY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CMHPB2192M, Status :Individual, Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S AND N GROUP 733,PURBA SINTHI ROAD, P.O:- PURBA SINTHI, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700030 ; PAN No.:: ACSPN0962E, Status :Organization, Executed by: Representative

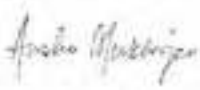
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> Shri SANTOSH KUMAR NANDE (Presentant) Son of Shri NILAMBAR NANDE Date of Execution - 13/07/2018 , , Admitted by: Self, Date of Admission: 13/07/2018, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jul 13 2018 1:44PM</td> <td>LTI 13/07/2018</td> <td>13/07/2018</td> </tr> </table>	Name	Photo	Finger Print	Signature	Shri SANTOSH KUMAR NANDE (Presentant) Son of Shri NILAMBAR NANDE Date of Execution - 13/07/2018 , , Admitted by: Self, Date of Admission: 13/07/2018, Place of Admission of Execution: Office					Jul 13 2018 1:44PM	LTI 13/07/2018	13/07/2018
Name	Photo	Finger Print	Signature										
Shri SANTOSH KUMAR NANDE (Presentant) Son of Shri NILAMBAR NANDE Date of Execution - 13/07/2018 , , Admitted by: Self, Date of Admission: 13/07/2018, Place of Admission of Execution: Office													
	Jul 13 2018 1:44PM	LTI 13/07/2018	13/07/2018										

Major Information of the Deed :- I-1904-07765/2018-13/07/2018

733,PURBA SINTHI ROAD, P.O:- PURBA SINTHI, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACSPN0962E Status : Representative, Representative of : S AND N GROUP (as PROPRIETOR)

Identifier Details :

Name & address	
Mr ANSHU MUKHERJEE Son of Late ASHUTOSH MUKHERJEE HOWRAH JUDGES COURT, P.O:- HOWRAH, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri SAMARENDRA NATH DAS, Shri SOURENDRA NATH DAS, Shri SWAPAN DAS, Shri SAMIR DAS, Shri SANJAY DAS, Smt PURNIMA BISWAS DAS, Shri SANTOSH KUMAR NANDE	
	13/07/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SAMARENDRA NATH DAS	S AND N GROUP-0.825 Dec
2	Shri SOURENDRA NATH DAS	S AND N GROUP-0.825 Dec
3	Shri SWAPAN DAS	S AND N GROUP-0.825 Dec
4	Shri SAMIR DAS	S AND N GROUP-0.825 Dec
5	Shri SANJAY DAS	S AND N GROUP-0.825 Dec
6	Smt PURNIMA BISWAS DAS	S AND N GROUP-0.825 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri SAMARENDRA NATH DAS	S AND N GROUP-0.55 Dec
2	Shri SOURENDRA NATH DAS	S AND N GROUP-0.55 Dec
3	Shri SWAPAN DAS	S AND N GROUP-0.55 Dec
4	Shri SAMIR DAS	S AND N GROUP-0.55 Dec
5	Shri SANJAY DAS	S AND N GROUP-0.55 Dec
6	Smt PURNIMA BISWAS DAS	S AND N GROUP-0.55 Dec

Major Information of the Deed :- I-1904-07765/2018-13/07/2018

Endorsement For Deed Number : I - 190407765 / 2018

On 14-06-2018

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 65,00,002/-



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 13-07-2018

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 13:26 hrs on 13-07-2018, at the Office of the A.R.A. - IV KOLKATA by Shri SANTOSH KUMAR NANDE .

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

Execution is admitted on 13/07/2018 by 1. Shri SAMARENDRA NATH DAS, Son of Late LAKSHMI KANTA DAS, VIVEKANANDA PALLY, P.O: RABINDRA NAGAR, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 2. Shri SOURENDRA NATH DAS, Son of Late LAKSHMI KANTA DAS, VIVEKANANDA PALLY, P.O: RABINDRA NAGAR, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 3. Shri SWAPAN DAS, Son of Late LAKSHMI KANTA DAS, VIVEKANANDA PALLY, P.O: RABINDRA NAGAR, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 4. Shri SAMIR DAS, Son of Late LAKSHMI KANTA DAS, VIVEKANANDA PALLY, P.O: RABINDRA NAGAR, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 5. Shri SANJAY DAS, Son of Late LAKSHMI KANTA DAS, VIVEKANANDA PALLY, P.O: RABINDRA NAGAR, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 6. Smt PURNIMA BISWAS DAS, Daughter of Late LAKSHMI KANTA DAS, 151, VIVEKANANDA PALLY, P.O: RABINDRA PALLY, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife

Identified by Mr ANSHU MUKHERJEE, . . Son of Late ASHUTOSH MUKHERJEE, HOWRAH JUDGES COURT, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-07-2018 by Shri SANTOSH KUMAR NANDE, PROPRIETOR, S AND N GROUP, 733,PURBA SINTHI ROAD, P.O:- PURBA SINTHI, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700030

Identified by Mr ANSHU MUKHERJEE, . . Son of Late ASHUTOSH MUKHERJEE, HOWRAH JUDGES COURT, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/07/2018 12:51AM with Govt. Ref. No: 192018190260619171 on 13-07-2018, Amount Rs: 101/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00RCUHR7 on 13-07-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1904-07765/2018-13/07/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2239, Amount: Rs,100/-, Date of Purchase: 10/07/2018, Vendor name: S Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/07/2018 12:51AM with Govt. Ref. No: 192018190260619171 on 13-07-2018, Amount Rs: 9,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00RCUHR7 on 13-07-2018, Head of Account 0030-02-103-003-02



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1904-07765/2018-13/07/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2018, Page from 312516 to 312550
being No 190407765 for the year 2018.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.07.25 18:53:57 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 25-07-2018 18:53:25
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)