

1654/19

2 15/2/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 316944

Certified to be a true and correct copy of the
 registration of the document
 as per the provisions of the Registration Act, 1908
 and the provisions of the West Bengal Registration Act, 1950

Registrar of Land Revenue
 Barrackpore, West Bengal

27 MAR 2019

65346/19

DEVELOPMENT AGREEMENT



2521 18.3.19 to 5000
 नं. १४२१ मुला. १८.३.१९
 क्षेत्राचा नाव हे Prabhate Properties,
 ठिकाण, Sec 24 Barrackpore Rd, Barrackpore,
 पत्ता, J. Sanyal, Sec 24 Barrackpore,
 वेध्याचेर मजुरी १/१४२१
 ए. डि. एम. आर. ऑफिस
 बाराकपूर 'डिस्ट्रिक्ट २४ पार्लमन्ट'.



Addl. Dist. Sub-Registrar,
 Barrackpore, North 24 Parg.

27 MAR 2019

“बि”
 क्षेत्राचा १- जी प्रभाते प्रॉपर्टी
 क्षेत्रातील मजुरी २- बाराकपूर
 ठिकाण, नं. १४२१
 वेध्याचेर मजुरी १/१४२१
 तारीख २२/३/१९

THIS AGREEMENT FOR DEVELOPMENT is made on this the 27th Day of March, 2019 (Two Thousand and Nineteen) of the Christian Era:

BETWEEN

1. SRI. SUBIR KUMAR MITRA, (PAN - AEFPM5969R), son of Late Bholanath Mitra, by profession- Retired ;
2. SRI. SHANKAR MITRA, (PAN - AGOPM1432G) son of Late Dilip Kumar Mitra, by occupation – Service, both by faith – Hindu , residing at, Udayanpally, P.O. Ichapur, P.S. Noapara, District- North 24 parganas, Pin- 743144 hereinafter referred to as the LANDOWNERS (which term, if not repugnant to the context hereof, shall mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART

AND

"PRAKRITI PROPERTIES" (PAN: AAQFP9032K), a Partnership Firm having its registered place of business at, 395, Lenin Nagar, Holding No. 743/1, P.O.-Garulia, P.S. Noapara, District- North 24 parganas, Pin- 743133 and its principle place of business at 28(15), Barasat Road (west), P.O: Barrackpore, P.S: Titagarh,, District- North 24 parganas, Kolkata- 700120, being represented by its Partners for the time being, namely 1) MR. SHIBU BISWAS (PAN : AIKPB1438M) son of Late Ramani Biswas, residing at, 382, Lenin Nagar, Holding No. 729/1, P.O.- Garulia, P.S. Noapara, District- North 24 Parganas , Pin - 743133 2) MR. JOY ADHIKARY (PAN: ANBPA9330M) son of Sri Patit Paban Adhikary, by caste Hindu, by nationality Indian, by profession Business, residing at 395, Lenin Nagar, Holding No. 743/1, P. O. – Garulia, P. S. – Noapara, District – North 24 Parganas, Pin – 743133, and 3) MR. NITAI DAS (PAN: BINPD8503M) son of Sri Brendra Nath Das, residing at Holding No. 771, 2 No. Mahadanga Colony, P.O & P.S.- Chandannagar, District- Hooghly, Pin- 712136, everybody's faith- Hindu, Nationality – Indian, Profession- Business, , hereinafter referred to as 'The DEVELOPER' (which term of expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include the said Firm, its successor-in-office, Partners and their respective heirs, executors, administrators, legal representatives, assigns and/or nominees) of the SECOND PART.

WITNESSETH

WHEREAS

One Harendra Nath Basu while being lawful owner was in actual physical possession in or over 55 decimal of land transferred from this land a piece and parcel of land measuring about

S. Basu



J

Addl Dist. Sub-Registra
Barrackpore, North 24 Pgs

27 MAR 2019

16 decimals appertaining to Dag No. 6366 under Khatlan No. 610 in Mouza- Ichapur, J.L.No.3 in P.S. Hoapara, Re. Sa No. 89 District- North 24 parganas by a registered Deed of Conveyance being No. 1202 dated 25.07.1950 registered in the office of sub-Registrar at Barrackpore, recorded in Book no. 1, Volume no. 23, Pages from 65 to 69 in favour of one Bholu Nath Mitra and delivered peaceful physical possession thereof. This property hereinafter described as entire property.

AND

WHEREAS

While being in actual physical possession in and over the aforesaid land said Bholu Nath Mitra died intestate leaving behind him his widow Labonnya Prava Mitra, seven sons namely Sri. Amar Nath Mitra, Mihir Kumar Mitra, Arun Kumar Mitra, Sri. Asok Kumar Mitra, Sri. Asim Kumar Mitra, Sri. Dilip Kumar Mitra, Sri. Subir Kumar Mitra and three daughters namely Smt. Lina Basu wife of Harendra Nath Basu, Smt. Gouri Basu wife of Bhivash Basu and Kumari. Manu Mitra @ Manasi Mitra as his legal heirs, successors and representative to inherit the aforesaid property in equal shares each having $1/11^{\text{th}}$ share.

AND

WHEREAS

Thereafter Labonnya Prava Mitra having died intestate her $1/11^{\text{th}}$ share from aforesaid property devolved upon her aforesaid seven sons and three daughters, who became entitled to the aforesaid property each having $1/10^{\text{th}}$ share therein.

AND

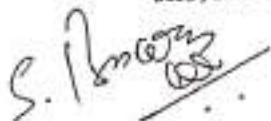
WHEREAS

Thereafter Amar Nath Mitra having died intestate bachelor on 21.10.1982, his $1/10^{\text{th}}$ share in the property devolved upon his aforesaid leaving six brothers and three sisters, who became entitled to the aforesaid property each having $1/9^{\text{th}}$ share therein.

AND

WHEREAS

At that material time, for beneficial enjoyment said Mihir Kumar Mitra being first part and other brothers and sisters namely Arun Kumar Mitra, Sri. Asok Kumar Mitra, Sri. Asim Kumar Mitra, Sri. Dilip Kumar Mitra, Sri. Subir Kumar Mitra, Smt. Lina Basu wife of Harendra Nath Basu, Smt. Gouri Basu wife of Bhivash Basu and Kumari. Manu Mitra @ Manasi Mitra jointly

S. 

being second part, partitioned their ejmali (joint) lands with building standing thereon amicably by executing a Bengali Deed of Partition, Being No. 1726 dated 29.02.1992 Registered at D.S.R, North 24 parganas at Barasat and recorded in Book no. 1, whereby second Part of the said Partition Deed got the specifically demarcated property measuring about 7 Cottahs 11 Chittacks and 41 Square Feet along with structure standing thereon comprised in Dag no. 6066 of khatian no. 610 under Mouza- Ichapur, J.L no.3 in P.S. Noapara, as mentioned in the "Kha" schedule of the said partition Deed and the said partitioned property has been particularly described in the Schedule-A herein below.

AND

WHEREAS

Thereafter, while Arun Kumar Mitra, Sri. Asok Kumar Mitra, Sri. Asim Kumar Mitra, Sri. Dilip Kumar Mitra, Sri. Subir Kumar Mitra, Smt. Lina Basu wife of Harendra Nath Basu, Smt. Gouri Basu wife of Bhivash Basu and Kumari. Manu Mitra @ Manasi Mitra being second part were in ejmal possession in or aforementioned demarcated property measuring about 7 Cottahs 11 Chittacks and 41 Square Feet along with structure standing thereon by way of paying rents and taxes in the office of Govt. Seristha and Municipality, among them said Arun Kumar Mitra died intestate on 25.08.1997 leaving behind his widow Rekha Mitra, son Shri Alok Kumar Mitra and daughter Smt. Chumki Majumder to inherit his 1/8th share from the aforesaid partitioned property in equal shares.

AND

WHEREAS

Thereafter said Rekha Mitra, wife of Late Arun Kumar Mitra died on 12/11/2011 leaving behind his son Shri Alok Kumar Mitra and daughter Smt. Chumki Majumder to inherit her share and by way of such successive inheritance said Shri Alok Kumar Mitra and Smt. Chumki Mitra inherited 1/8th share from the aforesaid partitioned property, each having 1/16th share.

AND

WHEREAS

Thereafter said Chumki Majumder gifted away her 1/16th share from aforesaid partitioned property by registered Deed of Gift being No. 150502818/16 dated 17.06.2016 registered in

the office of A.D.S.R, Barrackpore and recorded in Book no. 1, Volume no. 1505-2016 pages from. 72257 to 72275 In favour of her brother Sri. Alok Kumar Mitra and after acquiring gifted property said Sri. Alok Kumar Mitra owned 1/8th share from the aforesaid partitioned property.

AND

WHEREAS

Thereafter said Asok Kumar Mitra transfer his 1/8th share from aforesaid partitioned property by registered Deed of Sale being No. 6416 dated 20.10.1993 registered in the office of D.R, Barasat and recorded in Book no. 1, Volume no. 156, pages from 161 to 168 in favour of Sri. Asim Kumar Mitra and after purchasing said property said Asim Kumar Mitra owned 2/8th share from aforesaid partitioned property.

AND

WHEREAS

Said Miss. Manu Mitra @ Manasi Mitra having died intestate on 30.10.1999 being bachelor her 1/8th shares from aforesaid partition property devolved upon him her surviving brothers Dillip Kumar Mitra, Sri. Asok Kumar Mitra, Sri. Asim Kumar Mitra, Sri. Mihir Kumar Mitra, Sri. Subir Kumar Mitra and two Sisters Smt. Lina Basu and Smt. Gourí Basu respectively in equal shares each having 2 chittacks 9.6 sq.ft equivalent to 99.6 sq.ft with along with undivided portion of two storied dilapidated building measuring about 37.64 sq.ft in ground floor and 37.64 sq.ft in first floor from aforesaid partitioned property.

AND

WHEREAS

Thereafter Said Smt. Lina Basu having died intestate on 06.01.2001 her 1/8th share acquired through Deed of Partition and 1/56th (2chittaks 9.6 sq.ft land with share of structure) share by way of inheritance being legal heir of Miss. Manu Mitra @ Manasi Mitra from the aforesaid partitioned property, developed upon her son Shri Soumendra Kumar Basu , one daughter Smt. Suva Dutta and one granddaughter Smt Nabanita Sur , who is daughter of Smt. Dipa Dutta respectively in equal share and it is pertinent to mention that said Dipa Basu was daughter of Lina Basu (since deceased). Further, it be noted that, Harendra Nath Bose being husband of Lina Bose died prior to his wife.

AND

WHEREAS

Thereafter said Asok Kumar Mitra having died intestate on 23.01.2003 his $1/56^{\text{th}}$ share or 99.6 Sq.ft land with undivided share of two storied dilapidated building measuring about 37.64 sq.ft in ground floor and 37.64 sq.ft in first floor from the aforesaid partitioned property, developed upon his wife Smt. Riya Mitra and two daughters Smt. Suvra Mitra, Krishna Mitra to inherit his aforesaid share equally:

AND

WHEREAS

Said Sri. Soumendra Kumar Basu and Smt. Suva Dutt jointly gifted away their inherited shares all that piece and parcel of land measuring about 531 sq.ft along with undivided share of two storied dilapidated building measuring about 200.76 sq.ft. in ground floor and 200.76 sq.ft in first floor by registered Deed of Gift being No.1872 dated 29.04.2015 recorded in Book no. 1, volume no. 5, pages from 5938 to 5958 in the office of Additional Dist. Sub Registrar, Barrackpore in favour of the Sri. Subir Kumar Mitra, Sri. Alok Kumar Mitra and Sri. Shankar Mitra.

AND

WHEREAS

Similarly, Smt. Nabanita Sur, wife of Sri. Ashim Sur transferred her inherited share a piece and parcel of land measuring about 265.52 sq.ft land along with undivided share of two storied dilapidated building measuring about 100.38 sq.ft in ground floor and 100.38 sq.ft in first floor by registered Deed of sale being No.1753 dated 15.04.2016, recorded in Book no. 1, Volume no. 1505-2016, pages from 48849 to 48869 registered in the office of Additional Dist. Sub Registrar, Barrackpore in favour of Shankar Mitra, Sri. Alok Kumar Mitra and Sri. Subir Kumar Mitra.

AND

WHEREAS

Said, Sri. Asim Kumar Mitra being bachelor died intestate on 14.07.2004 his $1/8^{\text{th}}$ share acquired through Partition, $1/8^{\text{th}}$ share through purchase from Asok Kumar Mitra and $1/56^{\text{th}}$

S. Mitra

share by way of Inheritance from Miss. Manu Mitra , from aforesaid partitioned property , developed upon him his surviving brothers Sri. Subir Kumar Mitra , Dilip Kumar Mitra, Mihir Kumar Mitra and sister Smt. Gouri Basu respectively in equal shares each having 373.4 sq.ft along with undivided share of two storied dilapidated building measuring about 141.16 sq.ft in ground floor and 141.16 sq.ft in first floor from A schedule property.

AND

WHEREAS

Said . Dilip Kumar Mitra having died intestate on 10.02.2008 his 1/8th share acquired through partition Deed, 1/56th share by way Inheritance from Miss. Manu Mitra@ Manasi Mitra (since deceased), and 373.4 sq.ft together with undivided share of two stored building measuring about 141.16 sq.ft in ground floor and measuring about 141.16 in first floor by way inheritance from Asim Kumar Mitra, from aforementioned partitioned property developed upon him his wife Smt. Shila Mitra and one son Sri. Shankar Mitra in equal share each having 1/2th share as his legal heirs, successors and representatives of him .

AND

WHEREAS

Said Gouri Basu gifted away her undivided share described as aforesaid all that piece and parcel of land measuring about 1169.96 sq.ft land along with undivided portion of two storied dilapidated building standing thereon measuring about 442.30 sq.ft.in ground floor and 442.30 sq.ft in first floor by virtue of a registered Deed of Gift being No. 3053 dated 07.06.2014 recorded in Book no. 1, volume no. 8 , pages from 1070 to 1083 in the office of Additional Dist. Sub Registrar, Barrackpore in favour of her brother Subir Kumar Mitra.

AND

WHEREAS

In the meanwhile said Subir Kumar Mitra and Sri. Shankar Mitra duly got their acquired lands recorded in their name in B.L & L.R.O published record of right against L.R Dag no. 9875 in L.R Khatian no. 18086 & 20845 respectfully and have been possessing by way of paying rents before the Govt. Srestha and taxes in the office of North Barrackpore Municipality having holding no. 396 within ward no. 12.

AND

WHEREAS

S. Mitra
1000

Thereafter said Subir Kumar Mitra and Sri. Shankar Mitra became owners of aforesaid property jointly gifted away a piece and parcel of land measuring about 2 cottahs 08 chittacks 35 sq.ft along with portion of old two storied dilapidated building measuring about 992 sq.ft at ground floor and 992 sq.ft in first floor by registered deed of Gift being No.2093 dated 15.03 2018 recorded in Book no. 1, volume no. 1501-2018 , pages from 44546 to 44574 in the office of Dist. Sub Registrar-I, Barasat in favour of Sri. Alok Kumar Mitra.

AND

WHEREAS

Then, Said Smt. Pronati Mitra and Smt. Shibani Mitra jointly gifted away all the piece and parcel of land measuring about 10 chittacks 23 sq.ft or 473 sq.ft along with undivided share of two storied building measuring about 178.81 in ground floor and 178.81 in first floor , from aforesaid partition property , by virtue of a registered Deed of Gift being no. 150503790 for the year 2018 , registered in the office of Additional District Sub-Registrar, Barrackpore and recorded in Book No. 1, Volume No. 1505-2018, page from 106495 to 106526 in favour of Sri. Shankar Mitra.

AND

WHEREAS

Thereafter, Smt. Rita Mitra Smt. Suvra Mitra and Krishna Mitra being legal heirs of Asok Kumar Mitra (since deceased) while seized and possessed all that piece and parcel of land measuring about 2 chittacks 9.6 sq.ft equivalent to 99.6 sq.ft together with undivided share of two storied building measuring about 37.64 in ground floor and 37.64 in first floor , they gifted away the same by virtue of a registered Deed of Gift being No. 3791 dated 08.08 2018 , registered in the office of Additional District Sub-Register ,Barrackpore, North 24 parganas in favour of Sri. Shankar Mitra.

AND

WHEREAS

Thereafter , said Shila Mitra wife of Late Dilip Kumar Mitra gifted away her inherited share , all that piece and parcel of land measuring about 585sq.ft land along with undivided portion of two storied dilapidated building standing thereon measuring about 221.15 (two hundred twenty one point fifteen) sq.ft in ground floor and 221.15 (Two hundred twenty-one



point fifteen) sq.ft in first floor by virtue of a registered Deed of Gift being No. 15050413 /19 dated 24.01.2019 registered in the office of A.D.S.R, Barrackpore and recorded in Book no. 1 , Volume no. 1505-2019, pages from 12455 to 12482. In favour of her son Shankar Mitra.

AND

WHEREAS

By such aforesaid way the Landowners and Sri. Alok kumar Mitra being joint owners while possessed all that piece and parcel of land as per Deeds measuring about 7 cottas 11 chittacks 41 sq.ft together with two storied building measuring about 2108 in ground floor and 2108 sq.ft in first floor standing thereon and upon physical measurement the same comes down to total area of land measuring about 7 kathas 10 chittacks 14 sq.ft together with a two storied building measuring about 2452 in ground floor and 1767 sq.ft in first floor standing thereon appertaining to sabek Dag No. 6366 of Khatian No.610 corresponding to L.R Dag No. 9875 in LR khatian no. 18086, 20845 & 18087 under Mouja Ichapur, J.L.No.3, P.S. Noapara, Re. Sa no. 89, Touzi No. 617 District North 24 Parganas within Municipal Ward No. 12 bearing Holding no. 396 under North Barrackpore Municipality , they in order to avoid any future problem and in order to set all disputes and differences at rest, amicably partitioned the aforesaid property by metes and bounds by dividing the aforesaid in the manner stated therein i.e. the Landowners herein being co-owner of the first part therein accepted the property set out in the LOT "X" and declined in green border therein i.e. all that piece and parcel of land measuring about 5 kattas 2 chittacks and 27.66 sq.ft and upon physical measuring the said quantum of land comes down to all that piece and parcel of land measuring about 05 kathas 01 chittacks 24 sq.ft along with demarcated portion of two storied residential structure covering an area of 1460 sq.ft in the ground floor and 775 sq.ft in the first floor standing thereon , which is more specifically described in the First schedule hereunder written, through Deed of Partition on 29/01/2019 , which was duly registered in the office of Additional sub Registrar, Barrackpore, North 24 parganas and recorded therein vide Book no. 1 , volume no. 1505-2019, pages from 13477 to 13514 , being no. 1505000446 for the year 2019

AND

WHEREAS

By dint of aforesaid partition Deed the landowners herein have become absolute owner of all that piece and parcel of land measuring about 5 kattas 2 chittacks and 27.66 sq.ft and upon physical measuring the said quantum of land comes down to all that piece and parcel of land

S. Mitra
100

measuring about 05 kathas 01 chittacks 24 sq.ft along with demarcated portion of two storied residential structure covering an area of 1460 sq.ft in the ground floor and 775 sq.ft in the first floor standing thereon comprised to Dag No. 6366 under Khatian No. 610 appertaining to L.R. khatian no. 18086 & 20845 in L.R Dag no. 9875 in Mouja Ichapur, J.L.No.3 in P.S. Noapara, Re. Sa No. 89 District- North 24 parganas, within the jurisdiction of North Barrackpore Municipality having holding no. 396 in Ward no. 12, which is more specifically described in the First schedule herein below.

AND

WHEREAS

Thus being seized and possessed and well sufficiently entitled of the said premises mentioned in the First schedule written hereunder, the LANDOWNERS herein became desirous of developing the First Schedule property by way of raising multi-storeyed structure thereon as Apartment ownership basis and to sell to the Intending PURCHASER.

AND

WHEREAS

To fulfil desired object, the Landowners approached and or offered the present Developer, the said "PRAKRITI PROPERTIES" described as above to undertake development of the A schedule property by raising structure on Apartment ownership basis by input of finance under certain terms and conditions for their mutual benefit

NOW BY THESE PRESENTS the Owners and the Developer do hereby enter into this agreement under the following :-

- a) That the Landowners hereby grant exclusive right to the Developer to undertake new construction after demolishing the existing building standing on the premises more specifically described in the First Schedule herein below in accordance with the plan to be sanctioned by the North Barrackpore Municipality in the name of the Landowners of First Part and in terms of any such revised plan and or substituted plan as may be obtained from North Barrackpore Municipality by the Developer in the names of the Landowners at the Developer's own costs and expenses.
- b) That the Landowners shall hand over the vacant possession of the said premises to the Developer with the execution of this Agreement.
- c) That immediately upon obtaining possession of the said premises from the Land Owners, the Developer shall be entitled to start the preliminary work necessary for



the construction of the multi storied G + 4 building over the First Scheduled land written hereunder.

- d) That the Land Owners shall grant the Developer herein one Registered Developer Power of Attorney to deal with the Developer's allocation by executing and registering Agreements for Sale, Sale Deeds, etc. with the Intending Purchaser(s) , on their behalf, save and except the Land Owner's allocation and also to do all others work necessary and expedient to complete the construction work of the proposed multi storied G +4 building to be built on the First Schedule land.
- e) That upon completion of the new building the Developer shall put the Land Owners in undisputed possession of the Land Owner's allocation as more fully described in the Second Schedule together with the rights in common to the common facilities and amenities as more fully described in the Fifth Schedule written hereunder.
- f) The Land Owners and the Developer shall be exclusively entitled to their respective share of the allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the other and the Land Owners shall not in any way interfere with or disturb the quiet and peace full possession of the Developer's allocation.
- g) In consideration of the Developer construction and/or developing the said premises and making over to the Land Owners, their allocation as stated in the Second Schedule of this Agreement, the Developer shall have the absolute and exclusive right to hold, own, use, occupy, enjoy, sell, transfer, deal with and dispose of its allocation of the premises or any part thereof including the units in the building to be constructed and to realize and appropriate the sale proceeds thereof. For this purpose, the Developer will be at liberty to negotiate with the prospective buyers and to enter into agreements for sale or otherwise single – handedly of the said premises or any part thereof including the units in the building, together with parking spaces, other constructed areas together with or independent of the land comprised in the said premises, on such terms, conditions and considerations as the Developer may deem fit and proper and the Land Owners shall not raise any dispute or objection to such acts of the Developer.
- h) That in so far as necessary all dealings by the Developer in respect of the building including Tri-party Agreements for Sale or transfer concerning Developer's allocation shall be in the name of the Land Owners for which purpose the Land Owners

S. B. 

undertake to put their signature and also undertakes to give the Developer a registered Development Power of attorney in a form and manner required by the Developer, PROVIDED HOWEVER the same shall not create any financial liability upon the Land Owners in any manner whatsoever.

- i) That the Land Owners shall execute the Sale Deed or Deeds in favour of the Developer or its nominee or nominees in such part or parts as shall be required by the Developer in relation with the Developer's allocation.
- j) That the Developer shall at its costs construct and complete the proposed multi storied building at the said premises in accordance with the sanctioned plan.
- k) That the Developer shall install in the said building at its costs, overhead reservoir, electric wiring and installations and other facilities as are required to be provided in the new multi-storied building constructed for sale of flats/shops/garages/office spaces etc. therein on Ownership basis and as mutually agreed.
- l) That the Developer shall be authorized in the name of the Land Owners insofar as it is necessary to apply for and obtain temporary and permanent connection or drainage, sewerage and/or other facilities if any required for the construction of the building.
- m) That the Developer shall at its costs and expenses and without creating any financial or other liability on the Land Owners, construct and complete the said proposed multistoried building in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developer PROVIDED if such alteration or modification is caused at the instance of the appropriate authorities then the Land Owners shall not refuse to give his consent thereon.
- n) That as from the date of making over possession, the municipal rates and taxes and other outgoings including electric bill, in respect of the said premises shall be borne and paid by the Developer and all outstanding dues because of the municipal rates and taxes and other outgoings including electric bill up to the date of making over possession to the Developer shall remain the liability of the Land Owners and shall be borne and paid by him. Moreover, after getting possession of his allocation from the Developer, the Land Owners will also be bound to pay the municipal rates and taxes and other outgoings including electric bill, with regards thereto.



- o) That the Developer be entitled to raise fund from any Bank(s), financial institution(s), person(s), etc. without creating any financial liability on the Land Owners or affecting his estate and interest in the said premises. Besides, the Developer of this Agreement shall have every right to take new Partner(s), if it is necessary for the smooth running of the project, in future. The Land Owners shall not refuse to give his consent thereon PROVIDED the terms and condition of this principal Agreement remain unchanged till completion of the project.
- p) That the Land Owners shall deliver or cause to be delivered to the Developer all the Original Title Deeds, Record of Rights (Porcha), existing sanctioned Building Plan, Electric Bill, Tax Receipt and other necessary original papers relating to the said premises simultaneously with the execution of this presents.
- q) The Landowners shall not object to any construction or laying of sewerage, drainage, water pipes, cables or other provisions made in accordance with the law and scheme of construction of the said multi-storeyed building. Further The Landowners shall not make any objection as to installation of electric transformer in such place within the First schedule of property as may be deemed fit and proper by the Developer.
- r) That the Land Owners shall do, execute, or cause to be done or execute all such further deeds, matters and things not herein specified as may be required to be done by the Developer and for which the Developer may need the authority of the Land Owners, including any such additional Power of Attorney and/or authorization as may be required by the Developer in its name or in the name of its nominee or nominees, including power to execute Sale Deeds.
- s) The Land Owners shall remain bound to put thier signature for the purpose of Tri-party Agreements for Sale, registration of several Sale Deeds in favour of the intending/ prospective purchasers/buyers of flats/shops/garages/office spaces & other units concerning the Developer's allocation and in all such Sale Deeds the Developer shall join as Confirming Party PROVIDED HOWEVER that the Land Owners as Vendor in all such Sale Deeds/Conveyances, shall not claim and/or be entitled to receive any amount being the proportionate land value for which he will receive payment from the Developer as per the Third Schedule hereunder written and also obtain constructed area from the Developer as per the Second Schedule hereunder written as the Land Owner's allocation equivalent to the land value and accordingly proportionate land value as shall be indicated in all such Sale Deeds/Conveyances

S. P. Singh

shall be deemed to have been acknowledged having received by the Land Owners. The entire transactions relating to such Sale Deeds/Conveyances as previously mentioned have been agreed to be done at any time as desired by the Developer.

- t) The Land Owners and the Developer hereby declare that they have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as a Partnership between them or as a Joint Venture in any manner nor shall the Parties hereto constitute an Association of Persons.
- u) The said building shall be known as ' PRAKRATI RESIDENCY - III ' and neither the Developer nor the Land Owners or any such party/person/persons to whom the Developer or the Land Owners will sale, transfer part/parts of the Developer's or the Land Owner's allocation in future, be entitled to change and/or modify the name of the building.

IT IS FURTHER AGREED BY AND BETWEEN THE LAND OWNERS AND THE DEVELOPER AS FOLLOWS:-

- 1) That the Developer shall give possession of Land Owner's allocation to the Land Owners after completion of the construction work of the new building as on such stated as stated in this agreement. Thereafter, the Land Owners shall be exclusively responsible for the payment of all municipal and property taxes, rates, duties and other public outgoings and impositions whatsoever, payable in respect of their allocation. The said rates to be apportioned pro-rata basis with reference to the saleable space in the building if those are levied on the Building as a whole.
- 2) That as and from the date of taking possession, the Land Owners shall also be responsible to pay and bear the service charge for the common facilities in the new building payable with respect to the Land Owners' allocation. Such charges are to include proportionate share of premium for the insurance of the building, water, fire and scavenging charges and taxes, light, sanitation repair and renewal, charges for management of the common facilities, renovation, replacement and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical equipment, one set pump & motor and other electrical and mechanical installations, appliances and equipment, stairways, corridors, halls, passageways, parkways and other facilities, etc. If any additional insurance premium costs and expenses by way of/and maintenance is required to be incurred of the building by virtue of any particular use and/or in the accommodation within the Land owner's

allocation or any part thereof, the Land Owners shall be exclusively liable to pay and bear and reimburse such additional costs and expenses to the Developer.

- 3) That the Land Owners shall not do any act, deed or thing whereby the Developer shall be prevented from the construction and completion of the said multi storied Building as per sanctioned plan provided the Developer abides by the rules, regulations, clauses and/or by-clauses of this Agreement.

THE LAND OWNERS HEREBY AGREES AND COVENANTS WITH THE DEVELOPER AS FOLLOWS:-

1. Not to cause any interference or hindrance in the construction of the said Building at the said premises by the Developer.
2. Not to do any act or thing whereby the Developer may be prevented from entering into any agreement for sale or transfer, selling, assigning and/or disposing of any of the Developer's allocated portion in the Building at the said premises.
3. Not to enter into an agreement for sale or any type of transfer, let out, grant, lease, mortgage, and/or charge the said premises or any portion thereof.
4. To remain bound to execute all Agreements for Sale, Sale Deed and/or transfer concerning Developer's allocation and shall remain bound to execute a Developer Power of Attorney empowering the Developer or Developer's Agent(s)/ nominee(s) to execute all such agreements for sale or transfer for and on behalf of the Land Owner's concerning Developer's allocation of the Building at the said premises.
5. The Landowners shall hand over all original deeds as well as documents to the Developer at the time of execution and registration of this Agreement.

THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE LAND OWNERS AS FOLLOWS:-

- 1) To handover the possession of Land Owner's allocation as per Second Schedule of this Agreement on 31st October, 2020 save and except the work be prevented by any force measure / natural calamity / unwanted litigation and delay in getting approval of proposed sanction plan from North Barrackpore Municipality.
- 2) It is further stated that if the Developer fails to submit the Building Plan of the Ground plus four storied building duly signed by the Land Owners and/or unable to start the construction work of the said multi-storied building and/or handover the possession of the Land owners' allocation to him within the time specified herein due to war, civil commotion, act of God or Order/Rule or Notification of the Government,



Judicial Department, Municipality and/or other public body or due to any act on the part of the Land Owners or Land owners' agents, servants, representatives or any person claiming any right under the Land Owners, then the Developer shall not incur any liabilities in relation with the same.

- 3) It is specifically stated that if nothing occurs during the continuance of the project and still the Developer fails to handover the possession of the Land owners' allocation to him within the stipulated time specified herein, then the Land Owners shall allow the Developer further six months' time to complete the unfinished work.
- 4) The Developer shall pay an amount of Rs. 10,000/- per months to the landowner no.1 for arranging alternative accommodation for them from the month the Landowners shall hand over vacant possession of the A schedule property to the Developer and the Developer is duty bound to pay such amount up to the month of handing over possession in Landowner's allocation to the Landowners. It be noted that, if the Landowners refuse to accept possession in their allocation after completion as per terms, no money will be given to them for alternative accommodation from month by the Developer.

LIQUIDATED DAMAGES AND PENALTY:-

- 1) The Parties hereto shall not be considered liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure conditions i.e., flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the Parties hereto.
- 2) The Land Owners shall make out a clear and marketable title to the said property, hereditaments and ultimately to be conveyed free from reasonable doubts and all encumbrances and shall at their own costs and expenses get in all outstanding estate and clear all defects in the title and all encumbrances and claims on or to the First schedule property .
- 3) In the event of the Land Owners committing breach of any of the terms or conditions herein contained or delaying in delivery of possession the said premises or suppressed any facts regarding family disputes and/or previously made Agreement to develop his said property (if any) as hereinbefore stated, the Developer shall be entitled to payments of and the Land Owners shall be liable to pay such losses and compensations as shall be determined by the Arbitrators so appointed provided however if such delay continue for a period of 1 (one) month then in that event in

addition to any other right, which the Developer may have against the Land Owners, the Developer shall be entitled to sue the Land Owners for specific performance of this Agreement/Contract or to rescind this agreement and claim refund of all the moneys paid and/or incurred by the Developer and such losses and damages which the Developer may suffer.

- 4) In the event the Developer is prevented from proceeding with the construction work during the continuance of such construction or prevented from starting the construction by any act on the part of the Land Owners or Land Owner's agents, servants, representatives or any person claiming any right under the Land Owners, then and in that case the Developer shall have the right to claim refund of all sums paid by the Developer to the Land Owners in the meantime together with interest at the prevailing Bank rate per annum and shall also be entitled to claim damages and losses which the Developer may suffer but the Developer's right to sue for specific performance of this contract/Agreement shall remain unaffected.

ARBITRATION:-

In case of any dispute between the parties hereto with regard to the development of the said premises or with regard to the interpretation of any clause of this Agreement or in the event of any other dispute of any nature whatsoever or howsoever arising out of or in connection with this agreement and/or the development of the premises, the party raising the dispute shall serve a notice on the other party by Registered post A/D at the address herein before mentioned, giving details of the dispute raised. Within 15 (Fifteen) days of the receipt of the said notice, the Parties shall try and settle the dispute amicably in a joint meeting. In the event the dispute is not/cannot resolved at such meeting or such extended time as may be agreed upon in writing either party may then refer the dispute to arbitration under the provisions of the Arbitration & Conciliation Act, 1996 (The Act) or any amendment thereof. The said dispute shall be adjudicated by reference to the arbitration of two independent Arbitrators, one to be appointed by each party who shall jointly appoint an umpire at the commencement of the reference.

JURISDICTION:-

All Courts having competent jurisdiction over the said premises and the Kolkata High Court shall have the jurisdiction to entertain and determine all disputes, actions, suits and proceedings arising out of these presents between the parties hereto

SCHEDULE A

(Description of Land)

All that piece and parcel of land measuring about 5 kattas 2 chittacks and 27.66 sq.ft and upon physical measuring the said quantum of land comes down to all that piece and parcel of land measuring about 05 kattas 01 chittacks 24 sq.ft along with demarcated portion of two storied residential structure covering an area of 1460 sq.ft in the ground floor and 775 sq.ft on the first floor standing thereon, appertaining to Dag No. 6366 under Khatian No. 610 corresponding to L.R khatian no. 18086 & 20845 in L.R Dag no. 9875 in Mouja Ichapur, J.L.No.3 in P.S. Noapara, Re. Sa No. 89 District- North 24 parganas, within the jurisdiction of North Barrackpore Municipality having holding no. 396 within Ward no. 12, butted and bounded as follows :-

- ON THE NORTH BY : 16' - 0" wide Municipal Road (Udyanpally Road).
ON THE SOUTH BY : 6' - 0" wide common passage.
ON THE EAST BY : Property of Kashinath Ghosh.
ON THE WEST BY : Property of Sri. Alok kumar Mitra .

SCHEDULE-B

(LANDOWNERS ALLOCATION)

Two self-contained 3BHK flat Bering No. A and B on the third floor along with undivided proportionate share in the land , each flat consisting of 3 bed rooms, 1 balcony, 1 kitchen, 2 toilet and 1 drawing cum dining room and each flat measuring super built up area of 900 sq.ft (which includes Covered area plus proportionate share of common parking at the ground floor as well as common areas & facilities attached to the said flat) more or less and two car parking space each measuring about 112 sq.ft (covered area) , on the back side of ground floor AND consideration amount as stated in third schedule.

S. Anwar
200

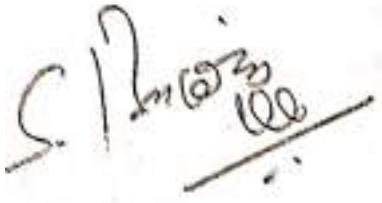
**THE THIRD SCHEDULE ABOVE REFERRED TO
(PAYMENT SCHEDULE)**

Payment to the tune of Rs. 45,00,000/- (Rupees forty five lacs only) will be made by the Developer to the Land Owners, who hereby acknowledge the receipt.

- The Developer has paid an amount of Rs. 3,00,000/- (Three Lacs) Vide RTGS No. UTBR62019030400351444 dated 04.03.2019 to the Landowner to no.1 and an amount of Rs. 3,00,000/- (Three Lacs) Vide RTGS No. UTBR62019030700356898 dated 07.03.2019 to the Landowner no.2 and rest amount to be paid in following manners :
- A sum of Rs. 5,00,000/- (Rupees five lakhs only) on the date of starting of the construction work
- A sum of Rs.10,00,000/- (Rupees ten lakhs only) by 30th July, 2019;
- A sum of Rs.10,00,000/- (Rupees ten lakhs only) by 25th February , 2020;
- A sum of Rs.10,00,000/- (Rupees ten lakhs only) by 30th June, 2020; and
- A sum of Rs. 4,00,000/- (Rupees four lakhs only) by 31st October, 2020.

**THE FOURTH SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

The Developer's allocation shall mean ALL THAT constructed area of the proposed Ground plus Four storied building, namely containing residential flats, commercial shops, office spaces, garages and other spaces having undivided impartible proportionate share or interest in the land underneath the said residential flats, office spaces, garages and other spaces attached thereto and available with the building and/or common facilities of the Ground plus FOUR storied building situated and standing on the land more fully stated in the First Schedule with absolute liberty to deal with and/or dispose and/or transfer of the said allocation/area/portion according to the Developer's sole discretion for all times to come thereafter, save and except the Land Owner's allocation as more fully described in the Second Schedule of this Agreement, written hereinabove.



**THE FIFTH SCHEDULE ABOVE REFERRED TO
SPECIFICATIONS**

- 1) Foundation: R.C.C. Foundation and framed structure for Ground plus Four storied building.
- 2) Wall: External wall shall be 200 mm, (8") thick. Partition wall between the Flats & Corridor shall be 125 mm (5") thick. Internal partition wall in each flat shall be 75 mm (3") thick.
- 3) Wall finish: Outside wall shall be painted with cement based painting. The inside wall of each flat shall be finished with plaster of Putty.
- 4) Floors: 2' - 0" x 2' - 0" wide floor marble will be laid on the floors.
- 5) Doors: Doorframes shall be of good quality Sal wood. All doors will be of phenol bonded commercial flush door with lock. On the main door one magic eye shall be provided. All wooden surfaces shall be painted with two coat primer only.
- 6) Windows: All windows shall be of open able Aluminium window glass with integrated grill. Balcony shall be covered with brick wall and M. S. grill. All metal surfaces shall be painted with good quality synthetic enamel paint.
- 7) Kitchen: At kitchen, cooking platform with sink shall be furnished with 5' - 0" long black stone. 750 mm (2' - 6") high glazed tiles shall be provided over cooking platform only at cooking area. The colour of glazed tiles shall be of the Developer's choice. One bibcock at sink also will be provided.
- 8) Drawing/Dining room: One Basin (white in Colour) with pillar cock.
- 9) Toilet: Glazed tiles dado - 1500 mm (5' - 0") high. One shower including concealed stopcock, one bibcock, one basin, one Commode (white in colour) and one w. c. as per plan shall be provided. The door of toilet shall be of PVC door.
- 10) Electrification : All electrical work shall be of concealed copper wiring as follows :-
 - At Bed room two light point , one fan point and one plug point (5 amp) and one A.C point shall be provided .
 - At Living / Dinning room two light point, one light point, (5 amp.) with another T.V. plug point (5 amp.) and refrigerator plug point shall be provided.

Handwritten signature
100

- At Kitchen room one light point, one exhaust fan point, and one plug point (5 amp.) over cooking platform shall be provided.
- At Toilet one light point and one exhaust fan point shall be provided.
- At Balcony one light point shall be provided.
- At entrance door in each flat one doorbell point shall be provided.

11) Common electrical points for Pump operation & maintenance and electrical points such as for lightening of stairs, common corridor and entrance passage at ground floor, parking space, etc. shall also be provided.

12) All outer pipes including rain water pipes as well as outer & inner common plumbing installation shall be of PVC type Pipes.

13) The Developer will complete the electrification work of each flat up to main meter room at the Ground Floor only. For common electrical facilities along with connection charges from CESC up to main meter room, Infrastructure development cost, security money, transformer installation charges and other quotation charges (if required) are to be paid extra. The Land Owners will provide all the electrical fittings. The Landowners shall not make any objection as to instantiation of transformer in such place within the A schedule property as may be deemed fit and proper by the Developer

14) If the Land Owners takes possession of his allocation before getting electric connection individually from CESC then he must pay the electric charges monthly extra for enjoying the electricity in their Flats and semi-commercial area and common facilities. The Developer shall decide the charges of the electricity then for that interim period.

15) Extra Work: Any extra work, addition & alteration in the flat other than the standard specification shall be done subject to the approval of the supervising Engineer and/or Architect of the project. The requisite extra cost as decided by the Developer's authorized Engineer shall be deposited by the Purchaser to the Developer before execution of such work. Outside labor/mason shall be allowed after completion of total project with the permission of the Flat Owners' Association.

N. B.: The layout and specification given above are tentative and subject to minor alterations/modifications on account of technical reasons without any reference.

[Handwritten signature]
1000

COMMON AREAS AND FACILITIES

1. Staircase on the floors & overhead room.
2. Staircase landing on all floors.
3. Drains and sewers.
4. Lift.
5. Open spaces, passages from the building to the main road, foundation, outer walls and all types of outer pipes and other common electrical, plumbing & sanitary installation.
6. Overhead reservoir.
7. Underground reservoir.
8. Septic Tank.
9. Roof of the Top Floor.
10. Water Supply: Pump operated Deep Tube Well or Municipal water will be utilized for water supply and overhead reservoir will be provided on the ultimate roof.
11. Proportionate undivided un-demarcated common share or interest in the parking space reserved at the Ground Floor.

COMMON EXPENSES

1. All costs of lighting & maintenance of common areas, and also the outer walls of the building.
2. Proportionate share of electrical charges for the Pump and lift operation and the maintenance.
3. The salary of Durwan, Care Taker, who may be appointed.
4. Insurance for insuring the building against riot, earthquake, fire, lightning and violence etc.
5. All charges and security monies to be deposited for the common facilities.
6. Municipal taxes and other outgoing save and except those are separately assessed on the respective flats.
7. Costs and charges of establishment for maintenance of the building.



IN WITNESS WHEREOF the parties hereto having understood the contents hereof have set and subscribed their respective hands and seals hereunto out of their own accord and free will on the date, month and year first above written.

WITNESSES:

1. Soumyadeep Bose
52 Chandra master Road
P.O. N.C.P KOL-122.

Subir Kumar Mishra
Shankar Mishra

SIGNATURE OF THE OWNERS OF THE FIRST PART

PRAKRITI PROPERTIES
Siblu Biswas

Partners

2. Surhanla Pal
Rabindrapally, Barrasat

PRAKRITI PROPERTIES
Joy Adhikary

Partners

PRAKRITI PROPERTIES
Nitai Das

Partners

SIGNATURE OF THE DEVELOPERS OF THE SECOND PART

DRAFTED AND PREPARED BY

(Sanir Biswas)

Advocate

Regn. No. WB/857/78.
District Judges' Court at Barasat,
North 24 Parganas.

MEMO OF CONSIDERATION

Received a sum of Rs. 6,00,000/- (Rupees five Lac only) as per installment, as follows:

Subir Kumar Mishra

Date	Mode of Payment	Bank	Amount
04/03/2019	RTGS No. VTIBR52019030400351444	AXIX BANK, Barrackpore Branch	Rs. 3,00,000/- (Three Lacs)
07/03/2019	RTGS No. VTIBR52019030700356898	Do,	Rs. 3,00,000/- (Three Lacs)
Total Amount Paid Rs.6,00,000/- (Six Lacs)			

Witnesses:

1) Soumyadeep Bose
51 Chandua Master Road.
Nona Chandanpukur BKP

2) Surhanti Pal
Rabindra pally Barrackpore

Subir Kumar Mishra

Shankar Mishra

SIGNATURE OF THE LAND OWNERS

OFFICES OF THE A.D.N.R. - DIST. NORTH 24 PARGANAS
 B.N.N. BANANATIWA - A.D.N. KATA

RIGHT HAND FINGER PRINT

NAME: SAHIBU BISWAS

LITTLE	RING	MIDDLE	INDEX	THUMB
THUMB	INDEX	MIDDLE	RING	LITTLE



Sahibu Biswas

RIGHT HAND FINGER PRINT

SIGNATURE: Sahibu Biswas

LEFT HAND FINGER PRINT NAME: SAHIBU BISWAS

LITTLE	RING	MIDDLE	INDEX	THUMB
THUMB	INDEX	MIDDLE	RING	LITTLE



Sahibu Biswas

RIGHT HAND FINGER PRINT

SIGNATURE: Sahibu Biswas

LEFT HAND FINGER PRINT NAME: SAHIBU BISWAS

LITTLE	RING	MIDDLE	INDEX	THUMB
THUMB	INDEX	MIDDLE	RING	LITTLE



Sahibu Biswas

RIGHT HAND FINGER PRINT

SIGNATURE: Sahibu Biswas

LEFT HAND FINGER PRINT NAME: JAY ADHIKARY

LITTLE	RING	MIDDLE	INDEX	THUMB
THUMB	INDEX	MIDDLE	RING	LITTLE



Jay Adhikary

RIGHT HAND FINGER PRINT

SIGNATURE: Jay Adhikary

**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA**

1. **STATAL REPRESENTANT**
LEFT HAND FINGER PRINT NAME NITAI DAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



NITAI DAS
RIGHT HAND FINGER PRINT

SIGNATURE..... Nitai Das

2. **LEFT HAND FINGER PRINT NAME**.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE.....

3. **LEFT HAND FINGER PRINT NAME**.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT



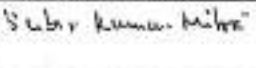

SIGNATURE.....

4. **LEFT HAND FINGER PRINT NAME**.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER AEFPM5969R		
	नाम / NAME SUBIR KUMAR MITRA	
	पिता का नाम / FATHER'S NAME BHOLA NATH MITRA	
	जन्म तिथि / DATE OF BIRTH 06-01-1942	
हस्ताक्षर / SIGNATURE 	 आयकर आयुक्त, य.य. XI COMMISSIONER OF INCOME-TAX, W.B. - XI	

इस कार्ड के खो / भिल जाने पर तुरन्त जारी करने वाले प्राधिकारी को सूचित / वापस करके संयुक्त आयकर आयुक्त(प्रणालि एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकता - 700 069.

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

Subir Kumar Mitra

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

IN: 19-201819-038074176-1
GRN Date: 25/03/2019 16:17:38
BRN: 167066430

Payment Mode: Online Payment
Bank: Punjab National Bank
BRN Date: 25/03/2019 04:18:49

DEPOSITOR'S DETAILS


Id No. : 15051000065346/4/2019
(Query No./Query Year)



Name : Tuhin Roy Chowdhury
Contact No. : Mobile No. : +91 9804712581
E-mail :
Address : Barrackpore
Applicant Name : Mr Samir Biswas
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15051000065346/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	15051000065346/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	6021

In Words : Rupees Eight Thousand Forty Two only
Total 8042



ELECTION COMMISSION OF INDIA
 ভাৰত জেৰ নিৰ্বাচন কমিশ্বন
IDENTITY CARD WB/19/132/177450
 পৰিচয় পত্ৰ

Elector's Name : MITRA SUBIR
 নিৰ্বাচকেৰ নাম : মিট্ৰা সুবীৰ
 Father/Mother/Husband's Name : VOLANATH
 পিতা/মাতা/স্বামীৰ নাম : ভোলানাথ
 Sex : M
 লিংগ : পুৰুষ
 Age as on 1.1.1995 : 52
 ১১.১১.৯৫-এ বয়স : ৫২

Address PART NO.: 60
 UTTAR BARRACKPUR
 NORTH 24 - PARGANAS

ঠিকনা :
 পাৰ্ট নং: ৬০
 উত্তৰ ব্যাৰাকপুৰ
 উত্তৰ ২৪ - পৰগনা


 Electoral Registration Officer
 নিৰ্বাচন কমিশ্বন আধিকাৰিক
 For 132-NQAPARA Assembly Constituency
 ১৩২-নোয়াপাড়া বিধানসভা নিৰ্বাচন কেন্দ্ৰ

Place : BARRACKPUR
 স্থান : ব্যাৰাকপুৰ
 Date : 19/04/85
 তাৰিখ : ১৯/০৪/৮৫

Subir

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AGOPM1432G



नाम / NAME
SHANKAR MITRA

पिता का नाम / FATHER'S NAME
DILIP KUMAR MITRA

जन्म तिथि / DATE OF BIRTH
15-02-1974

हस्ताक्षर / SIGNATURE

Shankar Mitra

B. Das

अधिकार संकेत, प. ४ - III

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

इस कार्ड के खो / चिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / बताना कर दें।
संबंधित आयकर आयुक्त (प्रणाली एवं तकनीकी),
फ-7,
चौरिंग्बे स्क्वायर,
कलकत्ता - 700 069.

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

Shankar Mitra



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

KVV1197961

পরিচয় পত্র



Elector's Name Shankar Mitra

নির্বাচকের নাম শংকর মিত্র

Father's Name Dilip

পিতার নাম দিলীপ

Sex M

লিঙ্গ পুং

Age as on 1.1.2001 26

১.১.২০০১-এ বয়স ২৬

Address

4 pashchima-manikatala (dakshina) North
Barrackpore Munici Noyapara North 24 -
Parganas 743144

ঠিকানা

৪ পশ্চিম-মানিকতলা (দক্ষিণ) উ, বারাকপুর
মিউনিসিপালিটি নোয়াপারা উত্তর ২৪ পরগণা ৭৪৩১৪৪

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

For 132-Noapara

Assembly Constituency

১৩২-নোয়াপারা

বিধানসভা নির্বাচন ক্ষেত্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 16.02.2001

তারিখ ১৫.০২.২০০১

Shankar Mitra

आयकर विभाग
INCOME TAX DEPARTMENT
SHIBU BISWAS
RAMONE BISWAS



भारत सरकार
GOVT. OF INDIA

17/05/1980

Permanent Account Number

AIKPB1438M

Shibu Biswas
Signature



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

Income Tax PAN Services Unit, UTITSL
Flat No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTITSL
फ्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Shibu Biswas



ভারত সরকার
Government of India



শিবু বিশ্বাস
SHIBU BISWAS
অনুষ্ঠানিক ID: DD8 11 11 1111
লিঙ্গ / GENDER: MALE



4466 7335 4220

আমার আধার, আমার পরিচয়



একমুঠক পরিচয় কর্তৃক
Unique Identification Authority of India

ঠিকানা:
S/O রমনী বিশ্বাস, 382, মাদালদাঙ্গা
রোড, লেনিন নগর, গারুলিয়া,
গারুলিয়া (এম), উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 743133

Address:
S/O Ramone Biswas, 382,
MADALDANGA ROAD, LENIN
NAGAR, GARULIA, Garula
(m), North 24 Parganas,
West Bengal - 743133

4466 7335 4220



1247



help@uidai.gov.in



www.uidai.gov.in

Shibu Biswas



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

JGL3506946

পরিচয় পত্র



Elector's Name Shibu Biswas

নির্বাচকের নাম শিবু বিশ্বাস

Mother's Name Rita Biswas

মাতার নাম রিতা বিশ্বাস

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2006 25

১.১.২০০৬ এ বয়স ২৫

Address:
Madaldanga Road, 8 Nowpara North 24 Parganas
743133

ঠিকানা:
মাদালদাংগা রোড, ৮ নোবপারা উত্তর ২৪ পরগণা ৭৪৩১৩৩

Handwritten signature

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিদপ্তর

Assembly Constituency: 131-Jagaldal

বিধানসভা নির্বাচন কেন্দ্র: ১৩১-জগদাল

District/North 24 Parganas (জেলা) উত্তর ২৪ পরগণা

Date: 16.03.2006 তারিখ: ১৬.০৩.২০০৬

Shibu Biswas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JOY ADHIKARY
PATIT PABAN ADHIKARY
26/12/1987
Permanent Account Number
ANBPA9330M

Joy Adhikary
Signature

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीलें :
आयकर पैन सेवा यूनिट, ए टी आई सी एल यू एस,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Joy Adhikary



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

JGL3748225



নির্বাচকের নাম : জয় অধিকারী

Elector's Name : Joy Adhikari

পিতার নাম : নতীর শাহা এম্বিকারী

Father's Name : Naitir Shah Embikari

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ / Date of Birth : 26/12/1987

JGL3748225

ঠিকানা:
395 মাদালদাঙ্গা রোড (লেনিন নগর), গারুলিয়া-৪
নোয়াপারা উত্তর 24 পর্গানা 741133

Address:

395 MADALDANGA ROAD (LENIN
NAGAR), GARULIA-8 NOAPARA NORTH
24 PARGANAS 741133



Date: 11/11/2008

107-নোয়াপারা নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রণ
অফিসারের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
107-Noapara Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভোগা ও এতই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Joy Adhikari

आयकर विभाग
 INCOME TAX DEPARTMENT
 NITAI DAS
 BIRENDRA DAS
 03/02/1978
 Permanent Account Number
 BINPD8503M
 Nitai Das
 Signature

भारत सरकार
 GOVT. OF INDIA




If your Data card is lost / found, kindly inform / return to
 Income Tax PAN Services Unit, UTTISI
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614
 इस कार्ड के खोने/पैने का सूचना सूचित की/प्रोदान
 आयकर विभाग यूटीएसआई
 प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर
 नवी मुंबई - 400 614

Nitai Das



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় কার্ড

WB/27/182/399111



Elector's Name : Das Nitai
নির্বাচকের নাম : দাস নিতাই

Father/Mother/
Husband's Name : Birendra
পিতা/মাতা/স্বামীর নাম : বীরেন্দ্র

Sex : Male
লিঙ্গ : পুরুষ

Age as on 1-1-95 : 18

১-১-৯৫ -এ বয়স : ১৮

Address :
2 NO Mahadanga Colony
P.S. - Chandernagore
Dist - Hooghly

ঠিকানা :
২ নং মহাদাঙ্গা কলোনি
থানা - চন্দ্রনগর
জেলা - হুগলী

Facsimile Signature of
Electoral Registration Officer
নির্বাচক-নিবন্ধন অফিসার

For 182 Chandernagore Assembly Constituency
১৮২ চন্দ্রনগর বিধানসভা নির্বাচন কেন্দ্র

Place : Chandernagore

স্থান : চন্দ্রনগর

Date : 03/02/95

তারিখ : ০৩/০২/৯৫

Nitai Das

आयकर विभाग
INCOME TAX DEPARTMENT
PRAKRITI PROPERTIES



भारत सरकार
GOVT. OF INDIA



09/01/2015

Permanent Account Number

AAQFP9032K

Signature

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

Income Tax PAN Services Unit, UTHITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोले/पले या कृपया सूचित करें/लौटारें :

आयकर पैन सेवा यूनिट, UTHITSL,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलपुर,
नवी मुंबई-४०० ६१४.

Major Information of the Deed

Deed No :	I-1505-01512/2019	Date of Registration	27/03/2019
Query No / Year	1505-1000065346/2019	Office where deed is registered	
Query Date	11/03/2019 12:31:41 PM	A.D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	Samir Biswas Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9433156657, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 45,00,000/-	Rs. 48,86,624/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 6,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Noapara, Municipality: NORTH BARRACKPORE, Road: Udayan Pally Road, Mouza: Ichapur, Ward No: 12, Holding No:396 Pin Code : 743144



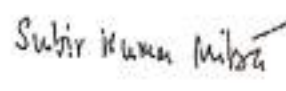


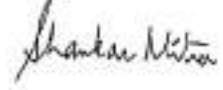
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-6366	RS-6140	Bastu Bastu	5 Katha 1 Chatak 24 Sq Ft	28,23,750/-	32,10,374/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				8.4081Dec	28,23,750 /-	32,10,374 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2235 Sq Ft.	16,76,250/-	16,76,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1460 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 775 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2235 sq ft	16,76,250 /-	16,76,250 /-	

Major Information of the Deed :- I-1505-01512/2019-27/03/2019

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Subir Kumar Mitra (Presentant) Son of Late Bholanath Mitra Executed by: Self, Date of Execution: 27/03/2019 , Admitted by: Self, Date of Admission: 27/03/2019 ,Place : Office	Photo  27/03/2019	Finger Print  LTI 27/03/2019	Signature  27/03/2019
	Udayanpally, P.O:- Ichapore, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AEFPM5969R, Status :Individual, Executed by: Self, Date of Execution: 27/03/2019 , Admitted by: Self, Date of Admission: 27/03/2019 ,Place : Office			
2	Name Shri Shankar Mitra Son of Late Dillp Kumar Mitra Executed by: Self, Date of Execution: 27/03/2019 , Admitted by: Self, Date of Admission: 27/03/2019 ,Place : Office	Photo  27/03/2019	Finger Print  LTI 27/03/2019	Signature  27/03/2019
	Udayanpally, P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGOPM1432G, Status :Individual, Executed by: Self, Date of Execution: 27/03/2019 , Admitted by: Self, Date of Admission: 27/03/2019 ,Place : Office			



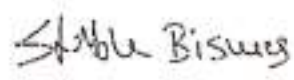


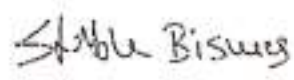


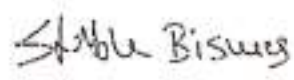


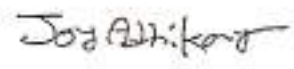


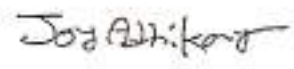


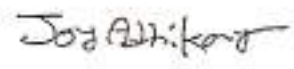


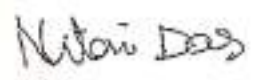


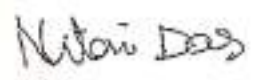


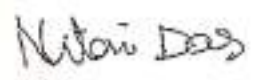
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Prakriti Properties 395, Lenin Nagar, Holding No 743/1, P.O:- Garulia, P.S:- Noapara, Garulia, District:-North 24-Parganas, West Bengal, India, PIN - 743133 , PAN No.:: AAQFP9032K, Status :Organization, Executed by: Representative



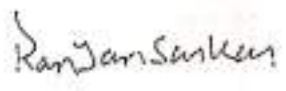
Major Information of the Deed :- I-1505-01512/2019-27/03/2019

28/03/2019 Query No:-15051000065346 / 2019 Deed No :- 150501512 / 2019, Document is digitally signed.

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Shibu Biswas Son of Late Ramani Biswas Date of Execution - 27/03/2019, , Admitted by: Self, Date of Admission: 27/03/2019, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Mar 27 2019 12:45PM</td> <td>LTI 27/03/2019</td> <td>27/03/2019</td> <td></td> </tr> </tbody> </table> <p>382, Lenin Nagar, Holding 729/1, P.O:- Garulia, P.S:- Noapara, Garulia, District:-North 24-Parganas, West Bengal, India, PIN - 743133, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIKPB1438M Status : Representative, Representative of : Prakriti Properties (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Shibu Biswas Son of Late Ramani Biswas Date of Execution - 27/03/2019, , Admitted by: Self, Date of Admission: 27/03/2019, Place of Admission of Execution: Office				Mar 27 2019 12:45PM	LTI 27/03/2019	27/03/2019	
Name	Photo	Finger Print	Signature										
Mr Shibu Biswas Son of Late Ramani Biswas Date of Execution - 27/03/2019, , Admitted by: Self, Date of Admission: 27/03/2019, Place of Admission of Execution: Office													
Mar 27 2019 12:45PM	LTI 27/03/2019	27/03/2019											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Joy Adhikary Son of Shri Patit Paban Adhikary Date of Execution - 27/03/2019, , Admitted by: Self, Date of Admission: 27/03/2019, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Mar 27 2019 12:44PM</td> <td>LTI 27/03/2019</td> <td>27/03/2019</td> <td></td> </tr> </tbody> </table> <p>395, Lenin Nagar, Holding No 743/1, P.O:- Garulia, P.S:- Noapara, Garulia, District:-North 24-Parganas, West Bengal, India, PIN - 743133, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANBPA9330M Status : Representative, Representative of : Prakriti Properties (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Joy Adhikary Son of Shri Patit Paban Adhikary Date of Execution - 27/03/2019, , Admitted by: Self, Date of Admission: 27/03/2019, Place of Admission of Execution: Office				Mar 27 2019 12:44PM	LTI 27/03/2019	27/03/2019	
Name	Photo	Finger Print	Signature										
Mr Joy Adhikary Son of Shri Patit Paban Adhikary Date of Execution - 27/03/2019, , Admitted by: Self, Date of Admission: 27/03/2019, Place of Admission of Execution: Office													
Mar 27 2019 12:44PM	LTI 27/03/2019	27/03/2019											
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Nitai Das Son of Shri Birendra Nath Das Date of Execution - 27/03/2019, , Admitted by: Self, Date of Admission: 27/03/2019, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Mar 27 2019 12:45PM</td> <td>LTI 27/03/2019</td> <td>27/03/2019</td> <td></td> </tr> </tbody> </table> <p>Holding No 771, 2 No Mahadanga Colony, P.O:- Chandannagar, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BINPD8503M Status : Representative, Representative of : Prakriti Properties (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Nitai Das Son of Shri Birendra Nath Das Date of Execution - 27/03/2019, , Admitted by: Self, Date of Admission: 27/03/2019, Place of Admission of Execution: Office				Mar 27 2019 12:45PM	LTI 27/03/2019	27/03/2019	
Name	Photo	Finger Print	Signature										
Mr Nitai Das Son of Shri Birendra Nath Das Date of Execution - 27/03/2019, , Admitted by: Self, Date of Admission: 27/03/2019, Place of Admission of Execution: Office													
Mar 27 2019 12:45PM	LTI 27/03/2019	27/03/2019											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranjan Sarkar Son of Mr Nirmal Sarkar Sadar Bazar, P.O:- Barrackpore, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120			

Major Information of the Deed :- I-1505-01512/2019-27/03/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Subir Kumar Mitra	Prakriti Properties-4.20406 Dec
2	Shri Shankar Mitra	Prakriti Properties-4.20406 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Subir Kumar Mitra	Prakriti Properties-1117.50000000 Sq Ft
2	Shri Shankar Mitra	Prakriti Properties-1117.50000000 Sq Ft

Endorsement For Deed Number : I - 150501512 / 2019

On 11-03-2019

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 48,86,624/-



Asis Kumar Dutta

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE**

North 24-Parganas, West Bengal

On 27-03-2019

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 11:47 hrs on 27-03-2019, at the Office of the A.D.S.R. BARRACKPORE by Shri Subir Kumar Mitra , one of the Executants.

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

Execution is admitted on 27/03/2019 by 1. Shri Subir Kumar Mitra, Son of Late Bholanath Mitra, Udayanpally, P.O: Ichapore, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Retired Person, 2. Shri Shankar Mitra, Son of Late Dilip Kumar Mitra, Udayanpally, P.O: Ichapore Nawabgunj, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Service

Indetified by Mr Ranjan Sarkar, . . Son of Mr Nirmal Sarkar, Sadar Bazar, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Business

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

Execution is admitted on 27-03-2019 by Mr Shibu Biswas, Partner, Prakriti Properties (Partnership Firm), 395, Lenin Nagar, Holding No 743/1, P.O:- Garulia, P.S:- Noapara, Garulia, District:-North 24-Parganas, West Bengal, India, PIN - 743133

Indetified by Mr Ranjan Sarkar, . . Son of Mr Nirmal Sarkar, Sadar Bazar, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Business

Major Information of the Deed :- I-1505-01512/2019-27/03/2019

Execution is admitted on 27-03-2019 by Mr Joy Adhikary, Partner, Prakriti Properties (Partnership Firm), 395, Lenin Nagar, Holding No 743/1, P.O:- Garulia, P.S:- Noapara, Garulia, District:-North 24-Parganas, West Bengal, India, PIN - 743133

Indetified by Mr Ranjan Sarkar, , Son of Mr Nirmal Sarkar, Sadar Bazar, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Business

Execution is admitted on 27-03-2019 by Mr Nital Das, Partner, Prakriti Properties (Partnership Firm), 395, Lenin Nagar, Holding No 743/1, P.O:- Garulia, P.S:- Noapara, Garulia, District:-North 24-Parganas, West Bengal, India, PIN - 743133

Indetified by Mr Ranjan Sarkar, , Son of Mr Nirmal Sarkar, Sadar Bazar, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,021/- (B = Rs 6,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2019 4:18AM with Govt. Ref. No: 192018190380741761 on 25-03-2019, Amount Rs: 6,021/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 167066430 on 25-03-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2521, Amount: Rs.5,000/-, Date of Purchase: 18/03/2019, Vendor name: S K Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2019 4:18AM with Govt. Ref. No: 192018190380741761 on 25-03-2019, Amount Rs: 2,021/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 167066430 on 25-03-2019, Head of Account 0030-02-103-003-02



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1505-2019, Page from 44074 to 44125
being No 150501512 for the year 2019.



Digitally signed by ASIS KUMAR DUTTA
Date: 2019.03.28 13:35:02 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 3/28/2019 1:34:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)