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पश्चिम बंगाल WEST BENGAL

39AB 574339

Certified that the document is admitted to registration. The registration fees and the registration charges paid in this document are the full and final.

District Sub-Registrar-I
Howrah

District Sub-Registrar
Howrah

26 FEB 2020

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the 26th day of February, Two Thousand Twenty **BETWEEN SRI TAPAN KUMAR KHARA** (PAN- BDHPK0143B), (Aadhaar No. 7482 8806 5192), son of Sri Jitendra Nath Khara, by faith- Hindu, by occupation- Service, by Nationality- Indian, residing at Chandrabati, Podrah, Village & P.O. Podrah, Police Station- Sankrail, District- Howrah, Pin- 711109, hereinafter called as **OWNER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean

and include his heirs, executors, successors, successors-in-interest, administrators, legal representatives and assigns) of the **FIRST PART**:

A N D

UNIKUE CON HEIGHT PVT. LTD. (PAN- AABCU8056G), a Company having its office at 48BB-Block, 352, Shanti Pally, Rajdanga, Kasba, P.O. East Kolkata Township, P.S. Kasba, Pin- 700107, being represented by one of its Directors namely- **MD. SAJID** (PAN- BQEPM9517P), (Aadhaar No. 2128 8535 3973), son of Late Md. Hanif, by faith- Mohammedan, by occupation- Business, by Nationality- Indian, residing at Maa Sitala Apartment, 2nd Floor, Andul Road, P.O. Podrah, P.S. Sankrail, District- Howrah- 711109, hereinafter referred to as the **DEVELOPER/ PROMOTER** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives, successors-in-interest and assigns) of the **SECOND PART**:

WHEREAS by a Deed of Sale being No. 1475 for the year 1998 which is duly executed and registered before the Additional District Sub-Registrar Ranihati and recorded in Book No. I, Volume No. 31, Page- 201 to 207, Being No. 1475/1998 the First Part became the owner and occupier of a plot of Bastu land measuring about 02 Cottahs 04 Chittaks appertaining to R.S. Dag No. 308/1331 under R.S. Khatian No. 427, L.R. Dag No. 346, L.R. Khatian No. 2024, and after mutation the present Khatian No. 3613 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah, Pin- 711109 along with all easement rights over 4' feet wide common passage and enjoying the same without any objection from any outsider, stranger, third party.

AND WHEREAS after receiving the said the Owner/Landlord got the physical possession and enjoying the same without any obstruction from any corner and after receiving the same the Owner mutated his name before the appropriate authority and paying rent and taxes to the appropriate authority and enjoying the same without any interruption from any corner, which is more fully and particularly written and described in the First Schedule hereunder and referred to as the 'Said Property'.

WHEREAS for secure and to get more profit for 02 Cottahs 04 Chittaks of Bastu land, the Owner/First Party herein desirous to construct a multi-storied building subject to approval of Howrah Zilla Parishad upon the said property, but due to lack of experience and stringency of finance he was in search of a good, experienced and financial capable Developer who could do the needful construction on the said property.

WHEREAS the Second Party being an experienced and financial capable developer approached the Owner to enter into an agreement for developing the said property with a formulated scheme to do so and for that after having several discussions regarding the terms and conditions of the agreement, it has been settled that the terms and conditions of the agreement, should be fully embodied so that there should not be any confusion in the future towards the Agreement and Development of the said property. However, the Developer shall start the construction of the new building after Plan sanctioned from the authority of Howrah Zilla Parishad. In this regard to construct the masonry building thereupon the said property, Owner will delegate the Development Power of Attorney to the Developer which will be duly executed and registered as and when

required and Development Agreement and Development Power of Attorney will be registered before the appropriate authority for smooth work and procedure and the First Schedule noted property is already mutated in the name of Owner herein.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

Article - I : Definitions :

In these presents unless it is repugnant to or inconsistent with the following words and/or expression shall mean as hereinafter mentioned.

- 1.1 **OWNER** shall mean the above named Owner/Landlord and his heirs, executors, administrators, legal representatives and assigns.
- 1.2 **DEVELOPER** shall mean the above named Developer. In case it is necessary the Developer may form other Company subject to the approval of the Owner/Landlord.
- 1.3 **THE PROPERTY** shall mean the property measuring about 02 Cottahs 04 Chittaks mentioned and hereunder written in the First Schedule mentioned property comprised within R.S. Dag No. 308/1331 under R.S. Khatian No. 427, L.R. Dag No. 346, L.R. Khatian No. 2024, and after mutation the present Khatian No. 3613 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah, Pin- 711109 along with all easement rights more fully described in the First Schedule hereunder written.
- 1.4 **THE BUILDING** shall mean the building to be constructed on the said property in accordance with the building Plan to be sanctioned

by the authority of Howrah Zilla Parishad at the cost of the Developer and the name of the building will be settled later.

1.5 **THE UNIT** shall mean the partly or wholly constructed flat/ apartment/shop/garage in the building (which is agreed to be completed by the Second Part/Developer) and also include a proportionate share in common portions of the said property and structure whatever the case may be.

1.6 **PROPORTIONATE OR PROPORTIONATE PORTION OR PROPORTIONATELY** shall mean the ratio between the built-up area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owner.

1.7 **THE COMMON PORTIONS** shall mean and include the common portions to be made and erected for convenience of the intending purchaser and/or lawful occupiers.

1.8 **THE ARCHITECT** shall mean such Architect or Architects appointed by the Developer as Architect for the building or such other Architect or Architects as may be appointed by the Developer, cost of which will be borne by the Developer.

1.9 **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and space required excepting for the Owner's allocation.

- 1.10 **OWNER'S ALLOCATION** shall mean the Developer shall give 600 Sq.ft. Flat and a cash of Rs.7,00,000/- out of which at the time of agreement Rs.50,000/- is paid and the owner acknowledges the same and balance amount of Rs.6,50,000/- will be paid at the time of handover of possession to the Owner.
- 1.11 **DEVELOPER'S ALLOCATION** shall mean rest of the total construction i.e. except 600 Sq.ft. to be made at the said property together with proportionate share, right, title and interest in common facilities and amenities including the right of using the said facilities with right to the undivided proportionate importable share in the land.
- 1.12 **TRANSFER WITH ITS GRAMMATICAL VARIATIONS** shall mean adopted for effecting what is understood as a transfer of undivided proportionate share of land in multi-storied building to Purchasers thereof by executing and registering Deed or Deeds of Conveyance in accordance with the provisions of law in this behalf by the Owner in favour of the Purchaser, on receipt of consideration.
- 1.13 **TRANSFeree** shall mean the person or persons, firm, limited company or Association of persons to whom any space in the building shall be transferred.
- 1.14 **WORD IMPORTING SINGULAR** shall include plural and vice-versa.
- 1.15 **WORD IMPORTING MASCULINE GENDER** shall include feminine and neutral genders, likewise words importing feminine

genders shall mean and include masculine and neutral genders and similarly words importing neutral gender shall include masculine and feminine genders.

1.16 **THE DATE OF DELIVERY** within **Four** years from the date of Sanction of the Plan by Howrah Zilla Parishad.

1.17 **SANCTIONED PLAN** shall mean and include the new building plan to be sanctioned by the Howrah Zilla Parishad.

1.18 **STATUTE PORTION** shall mean and include the portion which is to be allocated in favour of the Developer by these presents.

1.19 **PREMISES** shall mean the premises newly built on R.S. Dag No. 308/1331 under R.S. Khatian No. 427, L.R. Dag No. 346, L.R. Khatian No. 2024, and after mutation the present Khatian No. 3613 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah, Pin- 711109 at the cost of the Developer.

1.20 **ADVOCATE** shall mean RABIN KUMAR KARMAKAR of Village & Post- Podrah, P.S. Sankrail, District- Howrah who will prepare all the papers related to the schedule noted property in respect of Developer's allocation with the approval of Owner's Advocate.

1.21 **SPECIFICATION OF ALLOTMENT** : Allotment will be finally settled after sanction of Plan from Howrah Zilla Parishad, without making harm to each other.

ARTICLE - II : COMMENCEMENT :

2.1 This agreement shall be deemed to have commenced on and from the date of execution of these presents.

ARTICLE - III : OWNER'S RIGHT AND REPRESENTATIONS :

- 3.1 The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it.
- 3.2 That excepting the Owner nobody else have any right, title and interest, claim or demand whatsoever or howsoever into or upon the said property.
- 3.3 The said property is free from all encumbrances, charges, liens, lispendents, attachments, trusts whatsoever or howsoever.
- 3.4 There is no excess vacant land in the said property within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and the Developer is fully satisfied with the marketable title of the Owner.
- 3.5 There is no bar, legal or otherwise for the Owner to obtain the certificate or certificates from the Income Tax Authority as per the provisions of the Income Tax Act or other consents and permission those may be required but the Developer shall be responsible for payment of Income Tax according to progress of construction save and except the Owner's Allocated portion and sale to the intending Purchaser.
- 3.6 That the total area comprised in the said property is 02 Cottahs 04 Chittaks described in the First Schedule of this Deed.

- 3.7 That the Owner undertakes to execute Registered Development Power of Attorney in favour of the Second Party/Developer, whereby the Owner will give the Developer/Second Party all the powers required for the purpose of making such construction on their own risk and cost as well as the power to negotiate for and make register deeds, documents, whatsoever, required.

ARTICLE - IV : DEVELOPER'S RIGHT :

- 4.1 That on the power and by virtue of this Agreement, the Developer/ Second Party is hereby empowered to raise the construction at the above mentioned property by investing its own finance and resources and undertake to erect the said building as per the building plan. The Developer will bear the cost of building plan, soil testing and whatever expenses necessary for sanction of building Plan.
- 4.2 That the Second Party is hereby empowered to suitably, modify or alter the sanctioned Plan as and when required and submit the same for approval of the Howrah Zilla Parishad with the previous written consent of the Owner but if the same is at all done, the entire costs shall be borne by the Second Party/Developer alone, provided a fresh agreement is entered into after the First Sanctioned Plan.
- 4.3 That the Second Party/Developer herein for the purpose of raising the construction shall have their right to enter into agreement for sale of flats etc. in respect of their own allocation (as the same will be shown in the sanction Plan) upto the limit of built-up area, as

mentioned above, and to that effect they shall be entitled to receive the earnest money from the intending Purchasers but at all material times, the Owner shall not be liable for such money or earnest money.

- 4.4 The Developer/Second Party shall have right to name the newly constructed building with the mutual consent of the Owner.
- 4.5 The Developer/Second Party shall be entitled to appoint their own labours, masons, contractor, builder, engineer, architect for necessary raising of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Second Party/Developer and all the risk and liability together with all responsibility shall remain with the Developer/Second Party and to that effect the Owner/First Party shall never be liable or responsible for any debts, payments, misappropriation of any money or anything whatsoever, eventuality takes place at the time or after construction completed and hand-over to the prospective purchasers. The Second Party/Developer shall also remain liable for any litigation or for any matter relating to the building.
- 4.6 That the Developer/Second Party for the purpose of raising the said construction shall have their absolute right to enter into any agreement for sale of flats and apartment together with the shop room/ portions as the said portion will be shown in the sanctioned Plan, subject to making Confirming Party of the Owner and to that effect they shall be entitled to receive the earnest money from the intending purchasers together with all advance thereof but at all material time the Owner shall not be liable for such advance or

earnest money. That the said earnest money accepted by the Second Party/Developer shall remain charges only with the Developer's share and to that effect.

- 4.7 The Second Party/Developer shall have the right to register the Deed of Conveyance in respect of their own allocation and also at all material time, the said power together with allowing possession to the intending purchaser or purchasers can be made or done.

ARTICLE - V : APPARENT CONSIDERATIONS :

- a) That in consideration of the Agreement the Owner to allow the Developer/Second Party to construct the building at his own property, it is hereby settled that the Owner shall receive 600 Sq.ft. flat of the total area and a cash of Rs.7,00,000/- out of which at the time of agreement Rs.50,000/- is paid and the owner acknowledges the same and balance amount of Rs.6,50,000/- will be paid at the time of handover of possession to the Owner.

ARTICLE - VI : DEVELOPER'S RIGHT AND REPRESENTATIONS :

- 6.1 The Developer at their responsibility sanctioned the Plan from the Howrah Zilla Parishad and shall start construction of the building.
- 6.2 To prepare and cause the said plan to be sanctioned and to incur and bear all costs, charges and expenses for preparation, design and sanctioning of the said plan by the Developer.

- 6.3 At their own cost to obtain all necessary permission and/or approval and consent.
- 6.4 To incur and pay all costs, charges and expenses for obtaining the permission from the Authority/Authorities concerned.
- 6.5 To bear all costs, charges and expenses for construction of the building at the said premises including soil testing.
- 6.6 To take loan from the scheduled/nationalized bank or any other financial institutions or private financiers against their share without any further consent of the owner and this agreement itself will be treated as consent of the Owner without mortgaging owner's land.

ARTICLE - VII : OWNER'S ALLOCATION :

- 7.1 The Developer shall at their own costs, construct, erect and complete the building in all respect and shall allocate the Owner his allocation of 600 Sq.ft. flat out of the total area and a cash of Rs.7,00,000/- out of which at the time of agreement Rs.50,000/- is paid and the owner acknowledges the same and balance amount of Rs.6,50,000/- will be paid at the time of handover of possession to the Owner with the right, title, interest in common facilities and amenities at the said premises.

ARTICLE - VIII : DEVELOPER'S ALLOCATION :

- 8.1 In consideration of the above, the Developer shall be entitled to the entire built-up area except 600 Sq.ft. flat out of the total

construction area with the right of user of user of common facilities and amenities and the Developer shall be entitled to enter into Agreement for Sale and transfer in their own names or in the name of their nominee and to receive and realize and collect all moneys in respect thereof and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement, it will not be obligatory on the party of the Developer to obtain consent of the Owner as Confirming Party.

ARTICLE - IX : PROCEDURE :

- 9.1 The Owner shall grant to the Developer a Registered Power of Attorney after registration of Development Agreement as may be required for the purpose of obtaining necessary permission from the different authorities in connection with the construction of the building and also for pursuing the follow-up of the matter with the statutory body and other authorities.
- 9.2 Notwithstanding grant of Power of Attorney by the Owner in favour of the Developer and delivery of possession of the said premises, no action of the Developer under this Power of Attorney shall in any manner fasten or create any financial or any other liabilities of any kind whatever upon the Owner.

ARTICLE - X : CONSTRUCTION -

- 10.1 The Developer shall be solely and exclusively responsible for construction of the said building.

ARTICLE - XI : BUILDING -

- 11.1 The Developer at their 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 of materials.
- 11.2 The Developer shall install and erect in the said building at their own costs as per the specifications and also as per drawings provided by the Architect, Pump Water storage tanks, overhead reservoir, electrification, permanent electric connection from the CESC and electrification in the building and also in the respective flats through electrical wiring and other facilities as are required to be provided in a Residential multi-storied building at Podrah in Ownership basis or otherwise.
- 11.3 The Developer shall borne the entire cost of construction including Architect's fees and fees for building Plan to be sanctioned from the Howrah Zilla Parishad without creating any financial or other liabilities on the part of the Owner regarding the construction.
- 11.4 The Developer shall complete the building with outside plastering and with decent colourings of the outside and the building in a total complete condition.

ARTICLE - XII : COMMON FACILITIES :

- 12.1 The Developer shall pay and bear all Panchayat Taxes and other dues and impositions and outgoing in respect of the said premises

accruing due as and from the date of sanction of the building plan till hand-over of the possession within the stipulated period in favour of the Owner as well as other flat Owners. But if any dues made by the Developer of the previous due all such payment shall be adjusted from the Owner's consideration or the Owner will refund the same without interest to the Developer before final payment.

- 12.2 After the completion of the total construction, the Developer and the Owner including their assigns will bear the cost of common facilities and maintenance charges like cost of lift, if any, Durwans, Pump Motor and Electric Charges in the common areas in proportion of their respective possession including proportionate share of premium for the insurance of the building, if any, water, fire and scavenging charges etc.

ARTICLE - XIII : LEGAL PROCEEDINGS :

- 13.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend all actions, suits and proceedings, which may arise in respect of the Development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owner shall be borne and paid by the Developer alone.

ARTICLE - XIV : DEVELOPER'S INDEMNITY :

- 14.1 The Developer hereby undertake to keep the Owner indemnified against all Third Party claim and actions arising out of any sorts of

act of commission of the Developer or relating to the construction of the building.

14.2 The Developer hereby undertake to keep the Owner indemnified against all acts, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the Development of the said premises and/or in the manner of construction of the said building and/or any defect therein.

14.3 The Developer will avail off the facilities of the right of the common passage as mentioned in the said schedule and plan annexed thereto in the document.

ARTICLE - XV : MISCELLANEOUS :

15.1 The Owner and the Developer have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owner or as a Joint Venture between the parties hereto in any manner nor shall the parties hereto constitutes as an Association or persons.

15.2 The Owner hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the Owner shall execute any such additional Power of Attorney and/or Authorization in favour of the Developer for the purpose and the owner also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds and matters and things do

not in any way infringe on the right of Owner and/or against the spirit of this Agreement.

- 15.3 The Developer shall frame a scheme for the management and administration of the said building and/or common parts thereof. The Owner hereby agrees to abide by the Rules and Regulations of such management society, Association, holding organization and hereby give his consent to abide by the same. The Developer shall also confirm the specifications of the building materials and fittings and mode of flooring, plastering, colourings, wirings, etc. with the Owner in details on agreed terms.
- 15.4 It is expressly agreed by the Owner that at all times he will not cancel the said agreement without showing any reasonable ground against this agreement of Development and if the Owner strict to cancel the agreement, then the Owner shall have to pay the entire expenses incurred by the Developer which shall be ascertained by an expert valuer overhead costs at that time and such compensation shall be made clear at once at the time of cancellation of the agreement, otherwise the agreement shall be valid at all time.
- 15.5 The name of the building will be settled later.
- 15.6 As and from the date of completion of the building, the Developer and/or their transferees and the Owner and/or his transferees and his successors shall each be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes

payable in respect of his respective areas and/or share of the built-up area.

- 15.7 There is no existing Agreement regarding Development or sale of the said premises and that all other arrangements, if any, prior to this agreement have been canceled and are being suspended by this agreement.
- 15.8 It is expressly agreed by and between the parties hereto that the right, title and interest over the above the top roof will be in the custody with the Developer.
- 15.9 If Howrah Zilla Parishad or any other concerned authorities grants, further sanction, Developer can construct further construction on the top floor of the building and that case the Owner will be entitled to his share.
- 15.10 The Developer will construct boundary wall and at that time, if any dispute arises, the Developer will inform the same to the Owner and the Owner will settle the dispute.
- 15.11 Regarding any dispute in the title of the said property, the Owner will clear all the disputes and in that event if any expenses incurred by the Developer that will be refunded by the owner by cash.
- 15.12 The First party will hand-over all the requisite documents to the Second Party upon receipt and the Second Party upon receipt and the Second Party will return back the same the First Part upon expiry of this Agreement.

15.13 The Second Party will not allow to do any type of immoral activities whereby the Owner as well as the neighbours are prejudicially affected.

15.14 That the Developer will be at liberty to amalgamate the First Schedule noted property with other properties and to take project loan from any institution in respect of their share.

15.15 This agreement is binding upon all the legal heirs and successors of both the parties.

15.16 All documents in respect of construction shall be approved by the Advocate Rabin Kumar Karmakar including registration and also will act as arbitrator between the parties.

ARTICLE - XVI : FORCE MAJEURE -

16.1 The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the Force Majeure and shall be suspended from the obligations during the duration of the Force Majeure.

16.2 Force majeure shall mean flood, earth-quake, riot, war, tempest, civil commotion, strike and/or any other act or commission beyond the reasonable control of the Developer.

ARTICLE - XVII : ARBITRATION -

17.1 If at any time any dispute shall arise between the parties hereto regarding the construction or violation of any of the terms and

conditions herein contained or abridging these presents or determination of any liability of any of the parties under this Agreement, both parties shall first try to settle the dispute amicably by discussion among themselves and if not possible, the same shall be referred to the Arbitration and their joint decision shall be deemed to be a reference within the meaning of the Indian Arbitration & Reconciliation Act, 1996 or any statutory enactment or modification thereunder and the said Arbitrators will be nominated by each of the parties. In case of differences with the reference of the Arbitrator, the Arbitrator will appoint an Umpire and his decision is final and binding upon the respective parties but no event none of the parties shall be entitled to stop the progress of construction or Development of the said premises until such time as the award is given by the Arbitrator or the Umpire, as the case may be.

FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT the piece and parcel of Danga/Bastu land measuring about 02 Cottahs 04 Chittaks 00 Sq.ft. be the same a little more or less comprised within R.S. Dag No. 308/1331 under R.S. Khatian No. 427, L.R. Dag No. 346, L.R. Khatian No. 2024, and after mutation the present Khatian No. 3613 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah, Pin- 711109 within Additional District Sub-Registry Office Ranihati, District Sub-Registry Office Howrah, along with all easement rights which is butted and bounded in the manner as follows:-

On the North	: 4' feet wide Common passage;
On the South	: Part of R.S. Dag No. 308/1331;
On the East	: 4' feet wide Common passage;
On the West	: Part of R.S. Dag No. 308/1331.

SPECIFICATION SCHEDULE

- 1) Marble Flooring within 6 inches skirting. TATA Rod upto plinth.

Bathroom Flooring - Marble with 6 inches skirting with 6 feet height glazed tiles.

Kitchen - Cooking Platform Black Stone top and 2 feet Glazed tiles above cooking platform.

2. M.S. Grill with aluminum channel windows with glass, handles and stopper.

3. Concealed electric wiring -

Bed Room - 5 Points each with 1 No. 5 Amp. Plug Point.

Hall - 3 Points with 15 Amp. Plug point.

Kitchen/Bathroom/Balcony/Main Gate - Three points.

4. Inside walls and Ceiling Finished with plaster of Paris.

5. Wooden Door frame and commercial flush doors, main door will be of standard commercial ply.

Brick Work - 8" Outside, 5" partition of flat and 3" inside partition and wall in front and between two flats 5", all shops 5".

Water supply - concealed water pipe line with one shower, one tap water and one at the pan with cistern point in bathroom and two points in kitchen.

IN WITNESS WHEREOF the parties hereto signed on this Agreement at Howrah on this day, month and year first above written in the presence of :

Signed, Sealed and Delivered

In the presence of :

Witnesses:-

1. *Mahajan Hapa*
Chunabhai Raghunani
P.S. Sankaral Howrah-12

Jagan Kumar Khara
Signature of the First Party.

2. *Emdad Laskar*
V/P Pedorah P.S. Sankaral
Howrah

UNIKUE CON HEIGHT PVT. LTD.
Md. Sahid
Director
Signature of the Second Party.

Drafted by me and prepared
in my sheristha.

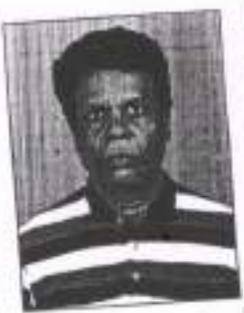
Rabimohan Karimakar

Advocate.
Judges' Court, Howrah.
Enrolment No. WB-301/90.

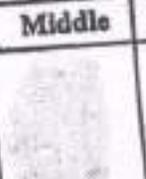
Typed by me.

Rabimohan Karimakar
21/05/90

FORM FOR TEN FINGER IMPRESSION

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

Signature Jafar Keimar Khan

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

Signature Md. Sajid

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

Signature _____

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

192019200196189361
Date: 26/02/2020 13:15:27
BRN : IKDAMDGUR3

Payment Mode : Online Payment
Bank : State Bank of India
BRN Date: 26/02/2020 13:16:02

DEPOSITOR'S DETAILS

Name : Md Sajid
Contact No. :
E-mail :
Address : Sankrail Howrah
Applicant Name : Mr Rabin Kumar Karmakar
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

Id No. : 05010000215565/1/2020
[Query No./Query Year]

Mobile No. : +91 9874922137

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	05010000215565/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	501
2	05010000215565/1/2020	Property Registration- Registration Fees	0030-03-104-001-15	7046

In Words : Rupees Twelve Thousand Fifty Seven only

Total

12057



Sajid . BOEPM 9517 P
A.K.
to
Japan

Japan Kumar Khara



भारत-सर्वकार
GOVERNMENT OF INDIA



তপন কুমার খারা
Tapan Kumar Khara
পিতা : জিতেন্দ্র নাথ খারা
Father : Jitendranath Khara
জন্ম বর্ষ / Year of Birth : 1963
বুধ / Male



7482 8806 5192

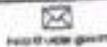
আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

প্ৰিন্সিপাল
S/O জিতেন্দ্র নাথ খারা
চন্দ্রাবতী, হাড়া, পশ্চিমবঙ্গ,
711108

Address:
S/O Jitendranath Khara,
CHANDRABATI, Podra,
Haora, West Bengal, 711108



ISO 19014

ISO 27001

ISO 20000

ISO 20000

Japan Kumar Khara





भारत सरकार
 Government of India
 मा. मर्दि
 Mo Sayd
 पिता : मा. मर्दि
 Father: MO HANF
 जन्मदिन : 008 10/02/1990
 लिंग : Male

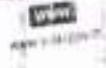


2128 8535 3973

आधार - साधारण मानुषेर् अधिकार

आधार
 Unique Identification Authority of India
 Address:
 S/O Mo Hanif, Podra, Podra
 Yashal, West Bengal, 71 (PO)

2128 8535 3973



Major Information of the Deed

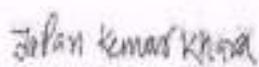
Deed No :	I-0501-01142/2020	Date of Registration	26/02/2020
Query No / Year	0501-0000215566/2020	Office where deed is registered	D.S.R.-I HOWRAH, District: Howrah
Query Date	05/02/2020 11:34:08 PM	Rabin Kumar Karmakar Howrah Court, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9874922137, Status : Advocate	
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 7,00,000/-]	
Set Forth value	Rs. 7,00,000/-	Market Value Rs. 7,00,000/-	
Stamp duty Paid(SD)	Rs. 5,021/- (Article 48(g))	Registration Fee Paid Rs. 7,046/- (Article: E, E, B, M(b), H)	
Remarks			

Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: PODRAH, Mouza: Podra, JI No: 38, Pin Code : 711109

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-346 (RS -)	LR-2024	Bastu	Bastu	2 Katha 4 Chatak 3.7125Dec	7,00,000/-	7,00,000/-	Width of Approach Road: 4 Ft.
Grand Total :								

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature	Signature		
	Name	Photo	Finger Print	
1	Mr Tapan Kumar Khara Son of Mr Jitendra Nath Khara Executed by: Self, Date of Execution: 26/02/2020 , Admitted by: Self, Date of Admission: 26/02/2020 ,Place : Office			 26/02/2020
Chandrabati, Podrah, P.O:- Podrah, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BDHPK0143B, Aadhaar No: 74xxxxxxxx5192, Status :Individual, Executed by: Self, Date of Execution: 26/02/2020 , Admitted by: Self, Date of Admission: 26/02/2020 ,Place : Office				

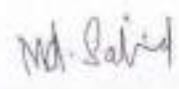
Details :

Name, Address, Photo, Finger print and Signature

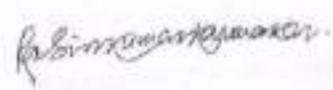
1 **UNIKUE CON HEIGHT PVT. LTD.**
 48BB-Block, 352, Shanti Pally, Rajdanga, P.O.- East Kolkata Township, P.S.- Kasba, District-South 24-Parganas
 West Bengal, India, PIN - 700107, PAN No.: AABCU8056G Aadhaar No Not Provided by UIDAI, Status
 : Organization, Executed by: Representative

Representative Details :

Sl No Name, Address, Photo, Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	Md Sajid (Presentant) Son of Late Md Hanif Date of Execution - 26/02/2020, , Admitted by: Self, Date of Admission: 26/02/2020, Place of Admission of Execution: Office	 Feb 26 2020 3:21PM	 L1 26/02/2020	 26/02/2020
Andul Road, Maa Sitala Apart., P.O:- Podarah, P.S:- Sankrail, District-Howrah, West Bengal, India, PIN - 711109, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: BQEPM9517P, Aadhaar No: 21xxxxxxx3973 Status : Representative, Representative of : UNIKUE CON HEIGHT PVT. LTD. (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rabin Kumar Karmakar Son of Late K. K. Karmakar Podrah, P.O:- Podrah, P.S:- Sankrail, District-Howrah, West Bengal, India, PIN - 711109	 26/02/2020	 26/02/2020	 26/02/2020

Identifier Of Mr Tapan Kumar Khara, Md Sajid

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Tapan Kumar Khara	UNIKUE CON HEIGHT PVT. LTD.-3.7125 Dec

Endorsement For Deed Number : I - 050101142 / 2020

26-02-2020

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 14:24 hrs on 26-02-2020, at the Office of the D.S.R.-I HOWRAH by Md Sajid .

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 7,00,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 26/02/2020 by Mr Tapan Kumar Khara, Son of Mr Jitendra Nath Khara, Chandrabati, Podrah P.O: Podrah, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Service
Identified by Mr Rabin Kumar Karmakar, . . Son of Late K. K. Karmakar, Podrah, P.O: Podrah, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 26-02-2020 by Md Sajid, DIRECTOR, UNIKUE CON HEIGHT PVT. LTD. (Private Limited Company), 48BB-Block, 352, Shanti Pally, Rajdanga, P.O:- East Kolkata Township, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107
Identified by Mr Rabin Kumar Karmakar, . . Son of Late K. K. Karmakar, Podrah, P.O: Podrah, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by profession Advocate

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 7,046/- (B = Rs 7,000/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,046/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/02/2020 1:16PM with Govt. Ref. No: 192019200196189361 on 26-02-2020, Amount Rs: 7,046/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0AMDGUR3 on 26-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 5,011/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 3196, Amount: Rs. 10/-, Date of Purchase: 15/11/2019, Vendor name: A Sarkar
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/02/2020 1:16PM with Govt. Ref. No: 192019200196189361 on 26-02-2020, Amount Rs: 5,011/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0AMDGUR3 on 26-02-2020, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.-I HOWRAH
Howrah, West Bengal

of Registration under section 60 and Rule 69.
• erred in Book - I
ume number 0501-2020, Page from 39854 to 39887
being No 050101142 for the year 2020.



Mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2020.02.26 17:11:56 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2020/02/26 05:11:56 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.-I HOWRAH
West Bengal.

(This document is digitally signed.)