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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 099795

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 14/5/19  
 1.50

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

Additional Dist. Sub Registrar  
 Sealdah

14 MAY 2019

*Handwritten text:*  
 20/623/43/19

**DEVELOPMENT AGREEMENT**

THIS AGREEMENT made this 14<sup>th</sup> day of MAY TWO THOUSAND AND NINETEEN (2019).

For Dhar Realtors Private Ltd.

*Handwritten signature of Director*

Director

703443

12 MAR 2019

No. .... Rs. .... Date .....

Name-ARUN KUMAR SARKAR, Advocate  
Address-C.M.M'S Court, 2, Bankshali St., Kol-1

Vendor .....

**I. CHAKRABORTY**  
68, Dr. Rajendra Prasad Sarani  
Kolkata-700 001



**A.D.S.R., SEALDAH**  
14 MAY 2019  
Dist. South 24 Parganas

Papa Dabmat.  
10/10 Durga Dabmat,  
57, Darshin A.P. Banerjee Road,  
L.S. (Gajadali) Dist - 24 Parganas (N)  
Pin-743129  
Service.



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

GRN: 19-201920-001374889-1  
GRN Date: 13/05/2019 11:46:48  
BRN : 11374316

Payment Mode Online Payment  
Bank : AXIS Bank  
BRN Date: 13/05/2019 11:48:04

DEPOSITOR'S DETAILS

Id No. : 16060000683143/6/2019  
[Query No./Query Year]

Name : AJMIR UNIQUE  
Contact No. :  
E-mail : ajmirunique@yahoo.com  
Address : 1506 BMROADKOLKATA70010  
Applicant Name : Org DHAR REALTOR PRIVATE LIMITED  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	16060000683143/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	16060000683143/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	300021

Total

374942

In Words : Rupees Three Lakh Seventy Four Thousand Nine Hundred Forty Two only

Govt. of West Bengal  
 Department of Registration & Stamp Revenue  
 2-Cuttack

Doc. No. \_\_\_\_\_  
 Date of registration \_\_\_\_\_  
 Bank \_\_\_\_\_  
 Payment Mode \_\_\_\_\_

Id. No. : \_\_\_\_\_

Amount \_\_\_\_\_  
 Contact No. : \_\_\_\_\_  
 Email : \_\_\_\_\_  
 Address : \_\_\_\_\_  
 Applicant Name : \_\_\_\_\_  
 Class Name : \_\_\_\_\_  
 Class Volume : \_\_\_\_\_  
 Status of Property : \_\_\_\_\_  
 Purpose of payment : \_\_\_\_\_



**BETWEEN**

**M/S DHAR REALTORS PVT. LTD., (PAN AADCD7718G),** A Company incorporated under the Companies Act, 1956 having its registered office at 20/1, Manindra Nath Mitra Row, Post Office – Amherst Street, Police Station- Muchipara, Kolkata-700009, represented **by one of its Directors, Sri Sakti Pada Dhar (PAN ACXPD7498Q),** son of Late Ramendra Kumar Dhar, by faith- Hindu, by occupation- Business, by nationality- Indian, working for gains at 20/1, Manindra Nath Mitra Row, Post Office – Amherst Street, Police Station- Muchipara, Kolkata-700009, hereinafter referred to as the **"LANDOWNER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors in interest and assigns ) of the **FIRST PART**

**AND**

**AJMIR UNIQUE (PAN : AAVFA6345B),** a Partnership firm having its Registered Office situated at 150/6, Beliaghata Main Road, Kolkata P.O.-Beliaghata, P.S.-Beliaghata, Pin-700010, represented by its Partner **SRI RAJU NASKAR (PAN : ADSPN9015D)** son of Sri Gobinda Naskar, by faith – Hindu, by Occupation Business, by nationality Indian, residing at 150, Raja Rajendra Lal Mitra Road, Kolkata-700010, P.O.-Beliaghata , P.S.-Beliaghata , Pin-700010. hereinafter referred to as "the **DEVELOPER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and successors in interest) of the **OTHER PART:**

**PART-I # DEFINITIONS:**

1. In this agreement, unless there be something contrary or repugnant to the subject or context:

- (a) **"Property/Property"** shall mean **ALL THAT the** piece and parcel of land admeasuring an area of **(as per Deed of Conveyance) 15 Cottah 3 Chittack 25 sq. ft. and (as per KMC Survey Department) 14 Cottah 1 Chittack 27.32 Sq.ft.** being Premises No.72, **Abinash Chandra Banerjee**

For Dhar Realtors Private Ltd.

*Sri Sakti Pada Dhar*

*Sri Sakti Pada Dhar*  
Director



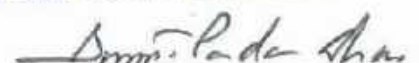
A.D.S.R., SEALDAH  
14 MAY 2019  
Dist.-South 24 Parganas



**Lane** (western portion whereof locally known as **72A, Abinash Chandra Banerjee Lane**), **Kolkata-700010** within **Kolkata Municipal Corporation Ward No.34, Police Station – Beliaghata**, S.R. O. Sealdah, **Mouza-Soorah**, Panchannagram,  **Holding No.91**, morefully and particularly mentioned and described in the **First Schedule** hereunder written.

- (b) "**New Building**" shall mean one or more new buildings to be constructed by the Developer at the said property and include any other structure that may be erected by the Developer there at.
- (c) "**Building Plan**" shall mean the sanctioned plan No. 2016030088 dated 17.03.2016 sanctioned from the Kolkata Municipal Corporation and/or Local Municipal Authority and other concerned authorities for construction of the New Building at the said property and include all sanctionable modifications made thereof and/or alterations made thereto from time to time.
- (d) "**Units**" shall mean residential flats and other saleable spaces in the New Building/s capable of being independently held and enjoyed by a person which shall be sold by the respective parties entitled to the same under the terms of this Agreement.
- (e) "**Parking Spaces**" shall mean the open and covered spaces in the Building Complex to be used only for parking of motor cars which shall be sold to the unit transferees against consideration.
- (f) "**Common Areas And Installations**" shall mean the areas, installations and facilities in and for the New Building/s and the said premises expressed or intended by the Owner/Developer for common use of the transferees of Units.
- (g) "**Building Complex**" shall mean the said property with the New Building/s thereon including the Units, Parking Spaces (both open and covered) and the Common Areas and Installations.
- (h) "**Transferees**" shall mean and include all persons to whom any Unit, with or without Parking Space, is transferred or agreed to be so done and possession whereof has been delivered to them.
- (i) "**Interpretation** Any reference made singly to the Developer shall mean the obligations, responsibilities and assurances given by the Developer to the Owner and Any reference made singly to the Owner shall mean the obligations, responsibilities and assurances given by the Owner to the Developer.

For Dhar Realtors Private Ltd.



Director



*ls*

**A.D.S.R., SEALDAH**


**14 MAY 2019**

**Dist.-South 24 Parganas**



- (j) "**Owner's Allocation**" shall mean **3000 Sq.ft.** constructed space in the Ground Floor and proportionate , Common Areas and Installations in the Building Complex and include proportionate undivided share in the land.
- (k) "**Developer's Allocation**" shall mean the balance constructed space in the form of Units, Parking Spaces, Common Areas and Installations in the Building Complex and wherever the context so permits or intends shall include proportionate undivided share in the land.
- (l) "**Common Purposes**" shall mean and include the purpose of maintaining, managing and up-keeping of the Building Complex and in particular the Common Areas and Installations; rendition of common services in common to the Transferees of the Units in the Building Complex; collection and disbursement of the common expenses; the purpose of regulating mutual rights obligations and liabilities of the Transferees of the Units and dealing with all matters of common interest of the Transferees of the Units.
- (m) "**Extras**": shall mean all such amounts per unit not being revenue receipts towards sale consideration that the Developer is authorised and permitted to collect and utilise for the purposes of providing extra facilities and amenities in the Project together with other amounts and deposits towards maintenance, electrical infrastructure, HT/LT line, sinking fund (if any) and any other amenity which according to the Developer is necessary for the Project and/or which the Developer desires to introduce in the Project. The amount of Extra shall be such as shall be decided by the Developer.
- (n) "**Force Majeure**" shall mean those conditions which shall result in delays in commencement of construction, preconstruction activities and/or progress of construction and shall include conditions due to flood, water-logging, earthquake, riot, war, storm, tempest, civil commotion or any legal dispute restraining construction or development of the said property not occasioned at the instance of or due to any default on the part of the Developer.
- (o) "**Advocates**" shall, mean A. K. Chowdhary & Co., Advocates of 10, Old Post Office Street, Room No. 21, First Floor, Kolkata – 700 001 who has been

For Dhar Realtors Private Ltd.



Director

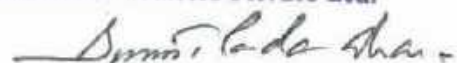


**A.D.S.R., SEALDAH**  
**14 MAY 2019**  
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appointed by the Developer as the Advocate for all purposes including drafting the Standard Agreement for Sale, and Standard Deed of Conveyance and all others documents and papers as may be required from time to time by the Developer who has been appointed by the Owner as their Advocate.

- (p) **"Agreement"** shall mean this Development Agreement including the Schedules as may be, supplemented or modified in accordance with the provisions hereof and shall include any supplemental Agreement to this Development Agreement duly made subsequently.
- (q) **"Architect"** shall mean such person or persons or firm or firms who may be appointed by the Developer at its cost for designing planning and supervision of construction of the building complex intended to be construed pursuant to this Agreement.
- (r) **"Statutory Permissions"** shall mean any and all permissions, clearances, licenses, authorizations, consents, no-objections, approvals and exemptions under or pursuant to any of the applicable laws or from any government authority required in connection with the development of the said Premises and for undertaking, performing or discharging the obligations contemplated by this Agreement.
- (s) **"Encumbrances"** shall mean any encumbrance under mortgage, charge, pledge, lien, hypothecation, security interest, assignment or other obligation or restriction of that nature and not having a bankable title.
- (t) **"Title Deeds"** shall mean the original title deeds relating to the Schedule Property
- (u) **"Saleable Space"** shall mean the total space in the proposed new building complex available for independent use and occupation after making due provisions for common facilities and amenities thereof.
- (v) **"Parties"** shall collectively mean the Owner and the Developer and "Party" according to the context shall mean the Owner, and the Developer individually.

For Dhar Realtors Private Ltd.



Director





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**A.D.S.R., SEALDAH**  
**14 MAY 2019**  
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**II. INTERPRETATION:**

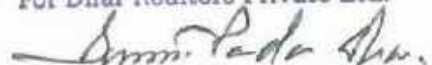
- (i) Reference to any clause shall mean such clause of this agreement and include any sub-clauses thereof.
- (ii) Headings, clause titles, capitalized expressions and bold expressions are given for convenience purpose only.

**PART – II # RECITALS:**

**WHEREAS**

- (i) By a duly executed Deed of Indenture dated 14<sup>th</sup> March 2012, Sri Hemanta Kumar Mandal, son of Khagendra Nath Mandal, sold, transferred and conveyed unto and in favour of DHAR REALTORS PVT. LTD . ALL THAT tenanted and dilapidated party one party two and partly three storied brick built messuage tenement hereditament and premises being no. 72, Abhinash Chandra Banerjee Lane (western portion whereof locally known as 72A, Abhinash Chandra Banerjee Lane), Kolkata-700010 within Kolkata Municipal Corporation Ward No. 33, Police Station- Beliaghata, S.R.O. Sealdah, Mouza-Soorah, Panchannagram, Sub-Division-0, Division 3, Holding No. 91, ad-measuring an area of 15 Cottah 3 Chittacks 25 Sq.ft. out of which 1 Cottah 10 Chittacks 14 Sq.ft. from the eastern side and 2 Cottahs 5 Chittacks 15 Sq.ft. from the western side having a total covered area 2913.34 sq.ft. The said deed was registered before the office of Additional District Sub Registrar Sealdah and recorded in Book No. 1, CD Volume Number 2, Page from 6333 to 6346, Being No. 00806 for the year 2012.
- (ii) By a duly executed Deed of Indenture dated 14<sup>th</sup> March 2012, Sri Subal Chandra Mandal and Sri Susanta Kumar Mandal son of Khagendra Nath Mandal, sold, transferred and conveyed unto and in favour of DHAR REALTORS PVT. LTD . ALL THAT the party one party two and partly three storied tenanted and dilapidated brick built messuage tenement

For Dhar Realtors Private Ltd.



Director



*ls*  
**A.D.S.R., SEALDAH**  
**14 MAY 2019**  
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hereditament and premises being no. 72, Abinash Chandra Banerjee Lane (western portion whereof locally known as 72A, Abhinash Chandra Banerjee Lane), Kolkata-700010 within Kolkata Municipal Corporation Ward No. 33, Police Station- Beliaghata, S.R.O. Sealdah, Mouza-Soorah, Panchannagram, Sub-Division-0, Division 3, Holding No. 91, ad-measuring an area of 15 Cottah 3 Chittacks 25 Sq.ft. out of which 3 Cottah 4 Chittacks 28 Sq.ft. from the eastern side having a total covered area 3804 sq.ft. The said deed was registered before the office of Additional District Sub Registrar Sealdah and recorded in Book No. I, CD Volume Number 2, Page from 6347 to 6360, Being No. 00819 for the year 2012.

- (iii) By a duly executed Deed of Indenture dated 14<sup>th</sup> March 2012, Sri Mohanta Kumar Mandal and Prosanta Kumar Mandal alias Ushanta Kumar Mandal both sons of Khagendra Nath Mandal, sold, transferred and conveyed unto and in favour of DHAR REALTORS PVT. LTD . ALL THAT tenanted and dilapidated party one party two and partly three storied brick built messuage tenement hereditament and premises being no. 72, Abinash Chandra Banerjee Lane (western portion whereof locally known as 72A, Abinash Chandra Banerjee Lane), Kolkata-700010 within Kolkata Municipal Corporation Ward No. 33, Police Station- Beliaghata, S.R.O. Sealdah, Mouza-Soorah, Panchannagram, Sub-Division-0, Division 3, Holding No. 91, ad-measuring an area of 15 Cottah 3 Chittacks 25 Sq.ft. out of which 3 Cottah 5 Chittacks 28 Sq.ft. from the eastern side and 4 Cottahs 10 Chittacks 30 Sq.ft. from the western side having a total covered area 5826.66 sq.ft. The said deed was registered before the office of Additional District Sub Registrar Sealdah and recorded in Book No. I, CD Volume Number 2, Page from 6319 to 6332, Being No. 00805 for the year 2012, and a subsequent deed of declaration being no 01014 regarding correct Ward No.34

- (iv) The Owner are the full and absolute owner of **ALL THAT** the piece and parcel of land admeasuring an area of **(as per Deed of Conveyance) 15 Cottah 3 Chittack 25 sq. ft. and (as per KMC**

For Dhar Realtors Private Ltd.

*Suman Prada Sharma*

Director



**A.D.S.R., SERDAH**  
**14 MAY 2014**  
**Dist. South 24 Parganas**

**Survey Department) an area of 14 Cottah 1 Chittack 27.32 Sq.ft.** being Premises No.72, **Abinash Chandra Banerjee Lane** (western portion whereof locally known as **72A, Abinash Chandra Banerjee Lane**), **Kolkata-700010** within **Kolkata Municipal Corporation Ward No.34, Police Station – Beliaghata, S.R. O. Sealdah, Mouza- Soorah, Panchannagram, Holding No.91** more fully and particularly mentioned and described in the **First Schedule** hereunder written.

- A) The owner being desirous of developing the Schedule Property hereby appoint the Developer as the 'Developer' to develop the property into a building complex comprising of several units/ building/ blocks.
- B) The Landowner have further represented to the Developer that:-
- i) The Owner are in peaceful possession of the Schedule property ✓
  - ii) The Owner have represented that the property described in the First Schedule is free from encumbrances, mortgages, charges, liens, lispendens, attachments, acquisitions, requisitions, claims, government notifications, any legal effect, and demands and any of the above representations or any condition that materially affects the title of the owner which shall prevent or obstruct the Developer from commencing or progressing with the work of development and under all circumstances it shall always be the responsibility of the Owner who shall keep the Developer indemnified for the same and the Owner shall ensure that the property has a bankable title.
- C) The Owner has not received any notice for maintaining status quo order or restraining them from sale of the property by any court of law as on the date of execution of this presents. ✓
- D) The Owner has not entered into any agreement or contract with any person or persons / company or companies in connection with the said property or any part thereof or its development / transfer prior to the ✓

For Dhar Realtors Private Ltd.

*Amrit Kanta Sharma*

Director





by

**A.D.S.R., SEALDAH**  
**14 MAY 2019**  
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execution of this agreement save and except to the extent stated within.

- E) That the Owner have not done any act deed or thing which might affect its right to grant the Developer the exclusive right to develop the said Premises and that it has not entered into any agreement, written or oral, with any person other than the Developer herein concerning the said Premises.
- F) That the said Premises is free from all encumbrances, charges, mortgages, liens, dispendens, trusts and attachments of whatsoever and howsoever nature and that the said Premises is in the exclusive possession of the Owner herein .
- G) That the Developer shall be and is entitled to exclusively develop construct and complete the buildings on the said Premises without any interruption or interference from the Owner or any person or persons claiming through or under the Owner.
- H) The Owner shall execute all deeds, documents and instruments as may be necessary and/or required from time to time for carrying out the development of the said Premises in terms hereof for the purpose of obtaining all consents, to sign and execute all deeds, documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the building in accordance with the sanctioned Building Plan.

**AND WHEREAS** the Developer has assured that

- A) It has adequate funds, know-how, expertise and all means to undertake development of the Building Complex in the manner agreed hereunder.

For Dhar Realtors Private Ltd.

*Amrinder Singh*

Director



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A.D.S.R., SEALDAH  
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- B)** The Developer has gone through the documents available with the landowner in respect of the property as referred to in this agreement and prima facie satisfied itself as to the title of the Owner, however, the Developer shall be entitled to cause further searches and/or conduct due diligence in respect of Schedule Property and satisfy itself for the purpose of causing further investments in the Project and progressing with the work of construction in terms of this Agreement with an intent to commercially exploit the Schedule Property for the purpose of benefit to the Owner out of the Owner's Allocation and benefit to the Developer out of the Developer's Allocation.
- C)** Upon discussions and negotiations it is agreed between the Parties that the Developer would develop the same at its own costs and expenses and would be entitled to sale of constructed spaces in the Building Complex so developed by the Developer at the said property on certain terms and conditions as herein contained.

**AND WHEREAS** the parties do hereby record into writing the terms and conditions agreed by and between them in connection with the development of the said property and commercial exploitation of their respective allocations in the Building Complex and their respective rights and obligations in respect of the same as hereinafter contained:

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO** as follows:

**1. AGREEMENT, CONSIDERATION AND ALLOCATIONS:**

- 1.1** In the premises aforesaid, the Parties have agreed and contracted with each other for development and commercial exploitation of the Building Complex at the said property for their mutual benefit and for the consideration and on the terms and conditions hereinafter contained.

For Dhar Realtors Private Ltd.

*Arjun K. De Silva*

Director



**A.D.S.R. SEALDAH**  
14 MAR 2019  
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- 1.2 In consideration of the mutual promises and obligations of the Parties contained herein, the Owner hereby agrees to contribute the said Property and to allow the same to be used for the purpose of development by the Developer and accordingly Owner, and the Developer grant unto each other the respective allocations subject to and on the terms and conditions hereinafter contained.
- 1.3 In consideration of the Owner providing land of the said property as aforesaid, the Developer hereby agrees to develop the Building Complex and construct the New Building solely at its own costs and expenses and deliver the Owner's Allocation to the Owner (subject to the terms and conditions as contained herein) in the manner mentioned herein and comply with its obligations and liabilities herein contained.
- 1.4 It is agreed by and between the parties hereto that in the Building Complex, the Owner shall be entitled to and shall be handed over the Owner's allocation and the Developer shall be entitled to and shall be allocated the Developer's Allocation in accordance with the ratio as mutually agreed upon and The ultimate roof of the New Building, the Common Areas and Installation in the Building Complex and the proportionate land comprised in the said property shall belong to the Owner and the Developer in the sharing ratio.
- 1.5 The Developer agrees to develop the said property by constructing the New Building thereat, which includes, inter alia, the respective allocations, solely at its own costs and expenses in the manner hereinafter mentioned and to provide all requisite workmanship, materials, technical knowhow and finances for the same in the manner and on the terms and conditions hereinafter contained.
- 1.6 It is made clear that all and entire costs and expenses for construction and completion of the entire allocation shall be borne and paid by the Developer and the Owner shall not be liable to bear any expenses in respect thereof,

For Dhar Realtors Private Ltd.

*Dhanu P. de Ahas*

Director



*Handwritten signature*

**A.D.S.R., SEALDAH**  
**14 MAY 2019**  
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**save** the Extras and Deposits agreed to be paid by the Owner and/or their Transferees at the time of delivery of possession of the Owner's Allocation.

**1.7** At all stages of construction, Owner shall own and be absolutely entitled to the Owner's Allocation and the Developer shall be absolutely entitled to the Developer's Allocation in terms of this agreement.

**1.8** The Parties shall be entitled to commercially exploit their respective allocations in the manner mentioned hereinafter.

## **2. SECURITY DEPOSIT**

**2.1** The Developer shall pay to the Owner a sum of **Rs. 3,00,00,000/- (Rupees Three Crores) only** at or before execution hereof as interest free refundable security deposit (the receipt whereof the Owner do hereby as also by the receipt and memo hereunder written admit and acknowledge). The Owner has put the Developer in possession of the Property for the purpose of development and the Developer shall appoint their respective security guards in the schedule premises mentioned hereunder .

**2.2** The said interest free security deposit shall be refunded by the Owner to the Developer within 7 days from Issuance of notice of completion.

## **3. SALE OF CONSTRUCTED SPACE:**

For Ihat Realtors Private Ltd.



**Director**



*[Signature]*  
**A.D.S.R., SEALDAH**  
**14 MAY 2019**  
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- 3.1 The developer shall sell the entire Developer's allocated space on the basis of the power of attorney executed and registered pursuant to the terms of this development agreement and the developer shall hand over the Landowner's Allocation to the Landowner in the manner as agreed in this Agreement.
- 3.2 The Developer shall be entitled to deal with dispose of transfer, assign, enter into Agreement for Sale and receive advances from intending purchasers for sale of the Entire Developer's Allocation at all times without any interference and obstruction from the Owner provided that the Developer shall hand over the Owner's Allocation to the Owner in terms of this agreement or as may be agreed upon by the owner subject to satisfaction of the Landowner's regarding the Landowner's Allocation.
- 3.3 The Developer shall be entitled to execute Deed of Conveyance and part with possession of constructed space with Unit Purchasers.
- 3.4 The Developer shall be entitled to deal with dispose of transfer, assign, enter into Agreement for Sale and receive advances from intending purchasers for sale of units of Developer's Allocated Space including the right to execute Deed of Conveyance and part with possession of constructed space with Unit Purchasers. The Owner shall execute and register a Power of Attorney in favour of the Developer to act on its behalf to enable the Developer to deal with the Developer's Allocation
- 3.5 If for any reason the Landowner creates any impediment in returning the security deposit, the Developer shall be entitled to recover the said refundable security deposit in accordance with law and the Developer shall be entitled to make prayer for sale of the Landowner's allocation before the Court and the Landowner shall not raise any objection with regard to the same.

4. **Cost of Transfer:**

For Dhar Realtors Private Ltd.

*S. P. S. P. S. P.*

Director



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**A.D.S.R., SEALDAH**  
**14 MAY 2019**  
Dist.-South 24 Parganas



The cost of such conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees of the respective allocations.

**5. TENANTS/OCCUPIERS REHABILITATION:**

The schedule premises is occupied by around 22 (twenty two ) tenants/occupiers, and the Developer shall be responsible to settle all matters with regard to them for the purpose of shifting and/or providing alternate accommodation to them and/or for appropriate understandings with them in accordance with law.

**6. MUNICIPAL TAXES AND KHAJANA:**

- 6.1 The Owner shall pay the municipal rates and taxes, khajna, rents, fees, etc., for all periods prior to the execution of this Agreement.
- 6.2 From the date of this Agreement the developer shall pay the municipal rates and taxes, khajna, rents, fees, etc.
- 6.3 From the date of handing over possession of the respective units and/or from the date of notice of possession to the Owner and /or to the Transferees, the Owner and /or the Transferees shall be responsible to pay all respective rates and taxes.

**7. TITLE DEEDS:**

- 7.1 The Developer shall retain all the Deed of Conveyance in its favour in respect of the property and shall be entitled to create mortgage of the land and/or project area by keeping the said original title deeds in mortgage either in equitable form or as registered mortgage. The Developer shall without failure and/or delay give inspection of all original documents of title at any place as may be required by the Owner and /or extracts and/or photocopies thereof as may be required from time to time.

For Dhar Realtors Private Ltd.

*Amrinder Singh*

Director



A.D.S.R., SEALDAH

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- 7.2 The original title deeds shall be immediately handed over to the Developer by the Owner, simultaneously on execution and registration of this Agreement.
- 7.3 In the event the Developer avails any project loan the Developer shall avail the same by creating any mortgage of the title deeds keeping the said original title deeds in mortgage either in equitable form or as registered mortgage further to the condition that the Developer shall be under an obligation to ensure that the Owner is satisfied regarding its allocation.
- 7.4 Upon formation of the association/society/company of the Transferees of the Units in the Building Complex for taking over the acts relating to the Common Purposes, the Developer shall deliver the original title deeds in respect of the said property to such association/society/company.
- 7.5 The Owner and/or the Developer shall provide inspection, examination of the said documents from time to time to such persons for such matters as shall be relevant for the purposes of the Project and/or sale, transfer of Units in the Project.
- 7.6 It being further agreed that respective Transferees of Units shall be permitted to take finance from banks and financial institutions for acquiring the Units and/or Parking Spaces in the Building Complex without any obstruction from the Owner or the Developer.
- B. STATUTORY PERMISSIONS: MUTATION, CONVERSION, PERMISSIONS, PREPARATION AND SANCTION OF BUILDING PLAN ETC:**
- B.1 DEVELOPER:** The Developer shall bear the costs and expenses for preparation and sanction of building plan and the developer submit for sanction plan to the Kolkata Municipal Corporation for sanction. The Owner shall not interfere with the design, lay out and elevation of the sanction plan and the same shall be finally decided by the Developer.

For Dhar Realtors Private Ltd.

*Suman K. Das*

Director



*[Signature]*  
A.D.S.R., SEALDAH

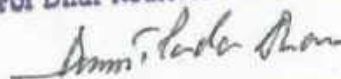
14 MAY 2019

Dist.-South 24 Parganas



- 8.2 OWNER:** The Owner shall Cause the names of the Owner to be mutated in the records of the Kolkata Municipal Corporation and/or Local Municipal Authority at its own costs.
- 8.3** In case at any time after the sanction of the Building Plan, any additional area beyond those sanctioned thereunder can be constructed lawfully at the said property or any part thereof, due to changes in any law, rules, regulations or bye-laws or otherwise, the benefit of such additional construction and all appertaining right title and interest in the said property shall accrue to and belong to the Developer only and the Owner shall not claim any right in respect of such additional construction and accordingly waives the right to raise any such claim with regard to the additional constructed space.
- 8.4** All costs and expenses for construction of such additional areas will be borne by the Developer.
- 9. POSSESSION:**
- It is recorded that simultaneously with the execution hereof, the Owner has put the developer in possession of the Property demarcated and identified by the existing boundary wall and the Owner has allowed the Developer to undertake development of the said Property described in the **First Schedule** on the terms and conditions herein contained and the Developer shall be responsible for the safety and security of the same and appoint its security guards thereat.
- 10. IDENTIFICATION OF ALLOCATION OF THE PARTIES:**
- 10.1** The Owner have duly authorized the Developer to sell, transfer and convey the entire constructed saleable space/area, save and except the Owner's

For Dhar Realtors Private Ltd.



Director



*by*  
**A.D.S.R., SEALDAH**

**14 MAY 2019**

**Dist.-South 24 Parganas**

Allocation, hence physical identification of the Owner's Allocation in the ground floor shall be done upon issuance of sanction plan.

**10.2** The proportionate share in the land comprised in the said property and in the Common Areas and Installations attributable to any Unit shall be the proportion in which the super built-up area of such Unit bears to the total super built-up area of all the Units in the New Building.

**11. CONSTRUCTION OF THE BUILDING COMPLEX:**

- 11.1** The Developer shall construct and build the Building Complex at the said property in accordance with the Plan sanctioned by the local municipal authority and do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules of the local municipal authority in force at the relevant time.
- 11.2** The Developer shall construct erect and complete the Building Complex in a good and workman like manner with modern designs and good quality of materials, cement, sand, stonechip, bricks, steel, bars, lifts, doors, windows, fixtures, fittings etc.
- 11.3** Upon demolition of the existing buildings and structures by the Owner, the Developer shall be entitled to use the existing connections and/or apply for and to obtain temporary and/or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities from all State or Central Government Authorities and statutory or other bodies or service providers as may be required for the construction and use of the Building Complex, at its own cost and expenses acting on the basis of the power of attorney granted in furtherance to this agreement.
- 11.4** All persons employed by the Developer for the purpose of construction including Architects, Contractors, caretaker, staff, labourers, security guards, etc. shall be under employment of the Developer and the Owner shall not in any way be liable or responsible for their salaries, wages, remuneration,

For Dhar Realtors Private Ltd.

*Arjun P. de Silva*

Director



**A.D.S.R., SEALDAH**  
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Dist.-South 24 Parganas



provident fund, employees state insurance (ESI), workmen's compensation etc., or their acts in any manner whatsoever and shall have no responsibility towards them or any of them or for the compliance of the provisions of labour laws, payment of wages, etc., and all the responsibilities in that behalf shall be of the Developer and the Owner shall be kept protected and harmless against any action, if any taken against the Owner for non compliance or violation of the said requirements. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions of the laws, rules and bye-laws applicable to construction of the New Building.

- 11.5 The Developer shall construct and complete the New Building at its own cost, risk and responsibility and shall alone be responsible and liable to Government, Kolkata Municipal Corporation and/or local Municipal Authority and other authorities concerned for any loss, damage or compensation or for any claim arising from or relating to such construction (including on account of loss of life or total or partial disability of any labourer etc., fire, etc.) and shall indemnify the Owner fully against any claims, losses, damages and proceedings suffered by the Owner for any default, failure, breach, act, omission or neglect on the part of the Developer.
- 11.6 All costs and expenses for construction and development of the said property in terms hereof shall be borne and paid by the Developer and the Owner shall not be required to pay or contribute any amount on such account or meet any of such expenses **save and except** the Owner's share of the Extras and Deposits.
- 11.7 It is further agreed that for the purpose of ensuring that the property is in a state which shall enable the Developer to proceed with the work of construction if any amount is required to be spent, the same shall be done by the Owner only (in as much as the entire matter relating to the title of the land has been mutually agreed to be the Owner mandatory obligation and as a condition precedent for the Owner and the Developer to enter into this

For Dhar Realtors Private Ltd.

*Srinivas Reddy*

Director



**A.D.S.R., SEALDAH**

**14 MAY 2019**

**Dist.-South 24 Parganas**

Agreement) any other expense that may be required to be made by the Owner

**12. TIME FOR COMPLETION OF THE BUILDING COMPLEX.**

Subject to the Owner fulfilling their obligations as set forth in this Agreement The Developer shall construct and complete the construction (subject to conditions of force majeure) of the Building Complex in all respect within ..... months with a grace period of further twelve months from the date of sanction of Building Plan.

**13. SALES & MARKETING :** The Developer shall carry out, organise, plan, conceptualise the sales and marketing programme for the Project in the manner as deemed fit and proper by it without any interference from the Owner.

**14. COMMON PURPOSES:**

- 14.1** As a matter of necessity, Owner and the Developer and all persons deriving right title or interest from them or any of them, in using and enjoying their respective allocations would be bound and obliged to pay the common expenses, municipal rates and taxes, maintenance charges and other outgoings and comply with the obligations restrictions conditions and covenants as may be framed by the Developer and adopted for or relating to the Common Purposes.
- 14.2** The respective Transferees shall be liable to bear and pay to the Developer the Extras on account of cost of procurement of electricity, generator, etc. in and for the Building Complex and to Deposit the amounts on account of common expenses, sinking fund, etc., at the same rate as applicable for all the Transferees of the Units of the Building Complex before taking possession of their respective Units.

For Dhar Realtors Private Ltd.

*Arjun P. de Silva*

Director



**A.D.S.R., SEALDAH**  
**14 MAY 2019**  
Dist.-South 24 Parganas



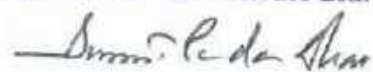
14.3 While dealing with and/or entering into any agreements and other documents of transfer and/or commitments relating to transfer of their respective allocations or any part thereof, the Developer shall incorporate and ensure the payment of the aforementioned Extras and Deposits and fulfilment and compliance of all such payments restrictions obligations conditions and covenants by the buyers/transferees of their respective allocations.

14.4 The Developer shall upon completion of the Building Complex provide necessary cooperation to form an Association (which may be a Society or Company or Association as may be deemed proper and expedient) for the Common Purposes and till such time Association is formed the Developer shall be in charge for the Common Purposes.

**15. COVENANTS OF THE OWNER:**

- 15.1 The Owner do hereby agree and covenant with the Developer as follows:
- (a) to extend full co-operation to the Developer to enable it to undertake development of the Building Complex in terms hereof;
  - (b) not to let out, grant lease, mortgage, charge or otherwise encumber the said property or any part thereof till handing over of the owner's allocation to the Owner by the Developer.
  - (c) Not to claim any other space or allocation save or except the owner's allocation.
  - (d) not to cause any obstruction or interference in the construction activities undertaken by the Developer and/or its agents at the said property.
  - (e) Not to advise the Developer with any matter regarding the Project or not to insist upon in making any addition or alteration in the Project.
  - (f) to ensure that the project land is not the subject matter of any government restrictions, prohibitory order by statutory body, to clear all such matters which shall create impediment or obstacle in the Developer commencing or carrying out smooth progress of the project.

For Dhar Realtors Private Ltd.



Director



*b*  
**A.D.S.R., SEALDAH**

**14 MAY 2019**

**Dist.-South 24 Parganas**

- (g) The Landowner shall not change its shareholding or shareholding pattern without informing the Developer first and any change in respect of the shareholding pattern the landowner shall offer the same to the Developer first.
- (h) The landowner shall not make any application for striking off its name in the records of the registrar of Companies and shall defend all cases against the landowner and intimate the developer of any proceeding against the land owner and /or anything concerning the land.
- (i) As and when required the landowner shall sign on all or any document concerning the land and /or development.
- (j) The Developer shall bear all the tax liabilities arising out of this Agreement in accordance with law.

**16. EXTRAS, DEPOSITS & TAXES:**

- 16.1 The Developer shall be entitled to recover the extras and deposits from the intending Purchasers as may be applicable for the use, enjoyment and occupation of the Units to be constructed .
- 16.2 GST, and other applicable taxes if any, chargeable in respect of the Owner's Allocation and the Developer's Allocation shall be to the account of the Developer and owner's only, who shall be entitled to recover the same from all the Transferees.

**17. DEFAULTS:**

- 17.1 At any point in time in case of there being any defect in title of the entire land and/or a part thereof or any third party claim arises in respect of the land, the Owner shall clear such defects in title. In the event the Owner makes any default to comply with its obligations under this agreement the time to complete the Project shall stand automatically extended to the extent of the period for which the default continues, save and except regarding receipt of the owner's allocation in terms of this Agreement the Owner shall have no other claim against the Developer.

For Dhar Realtors Private Ltd.

*Amrini Poda Shrivastava*

Director



A.D.S.R., SEALDAH

14 MAY 2019

Dist.-South 24 Parganas



**17.2** Notwithstanding the Agreement of the Parties with regarding to payment of liquidated damages in case of default by any of the Parties herein the aggrieved party shall have the right to initiate appropriate proceedings against the defaulting Party for any other claim which the aggrieved party may be of the opinion that the aggrieved party shall then be entitled to over and above the liquidated damages.

**17.3** Neither party hereto can unilaterally cancel or rescind this agreement at any time.

**18. EXCEPTIONS:**

**18.1** The parties hereto shall not be considered to be in default of complying with their respective obligations hereunder in case their performance of the same is prevented due to force majeure and it shall be deemed that their respective obligations stood suspended during the subsistence of force majeure.

**19. MISCELLANEOUS:**

**19.1** The Developer shall be entitled to get the Building Complex at the said property approved from any of the Banks and/or Financial Institutions to enable the Transferees acquiring any Unit or other portion in the Building Complex to take loans from any such Banks or Financial Institutions. However, nothing contained in this Agreement shall take away the right of the Developer to create mortgage, create charge of the project land or constructions and for the purpose the Developer shall be entitled to execute such mortgage documents as provided in this Agreement on the basis of a Power of Attorney authorizing the Developer to represent the Landowner.

**19.2** With effect from the date hereof, all outgoings (including but not limited to municipal rates and taxes, knajana, electricity charges etc.) with regard to the respective property shall be borne paid and discharged by the Developer and all prior liabilities shall be borne by the Owner.

For Dhar Realtors Private Ltd.

*Suman. Pande Sharma*

Director



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**A.D.S.R., SEALDAH**

14 MAY 2019

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19.3 Either Party shall indemnify and keep saved, harmless and indemnified the other party from any losses, damages, costs, claims, demands, actions and proceedings suffered by the other party due to any incorrect and/or wrong representation, omission, delay or negligence of such party or their/its agents.

19.4 Nothing contained in these presents shall be construed as a sale, demise or transfer of the said property or any part thereof by the Owner to the Developer or creation of any title or interest of the Developer in the said property or any part thereof other than right to the Developer to develop the same in terms hereof and to deal with the Developer's Allocation in the Building Complex in the manner herein contained.

19.5 The Developer shall have liberty to amalgamate the adjacent plot of land in future for better benefit if required.

**20. NOTICES:**

All notices to be served hereunder by any of the parties on the other shall be deemed to have been served on the 7<sup>th</sup> day from the date of despatch of such notice by prepaid registered post or speed post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post or speed post without the same being served.

**21. ARBITRATION:**

21.1 All disputes and differences between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/ or the said property or determination of any liability shall be referred to Arbitration.

21.2 The arbitration shall be held under the provisions of the Arbitration and Conciliation Act 1996 or any other statutory modification or enactment for the time being in force and the award of the Arbitral Tribunal shall be final and

For Dhar Realtors Private Ltd.

*Shri. P. D. Sharma*

Director



**A.D.S.R., SEALDAH**

**14 MAY 2019**

**Dist.-South 24 Parganas**



binding on the parties hereto. In connection with the said arbitration, the parties have agreed and declared as follows:-

- (a) The arbitration shall be held at Kolkata in English language.
- (b) The Arbitral Tribunal shall have summary powers and will be entitled to lay down their own procedure.
- (c) The Arbitral Tribunal will be at liberty to give interim orders and/or directions.
- (d) The Arbitral Tribunal shall be entitled to rely on oral submissions made by the parties and to pass awards and/or directions based on such oral submissions.
- (e) The Arbitral Tribunal will be at liberty to award compensation and the parties have agreed not to challenge the authority of the Arbitrators in awarding such compensation.

**22. JURISDICTION:**

22.1 Only the Courts within the District of north 24 Parganas having territorial jurisdiction over the said property and the Hon'ble High Court at Calcutta shall have the jurisdiction to entertain try and determine all suits, actions and proceedings between the parties hereto relating to or arising out of or under this agreement or connected therewith including the arbitration as provided hereinabove.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

ALL THAT the piece and parcel of land admeasuring an area of (as per Deed of Conveyance) 15 Cottah 3 Chittack 25 sq. ft. and (as per KMC Survey Department) an area of 14 Cottah 1 Chittack 27.32 Sq.ft. being Premises No.72, Abinash Chandra Banerjee Lane (western portion whereof locally known as 72A, Abinash Chandra Banerjee Lane), Kolkata-700010 within Kolkata Municipal Corporation Ward No.34, Police Station - Beliaghata, S.R. O.

For Dhar Realtors Private Ltd.

*Dram. P. de Shan*

Director



6  
A.D.S.R., SEALDAH  
14 MAY 2019  
Dist.-South 24 Parganas

Sealdah, **Mouza- Soorah**, Panchannagram, **Holding No.91**, which is butted and bounded as follows:

**ON THE NORTH** : By Premises No. 73, Abinash Chandra Banerjee Lane.

**ON THE SOUTH** : By KMC passage.

**ON THE EAST** : By KMC passage.

**ON THE WEST** : By premises no. 73, Abinash Chandra Banerjee Lane.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(Extras & Deposits)**

**EXTRAS shall include:**

- (a) Facilities and amenities in the building Complex, all expenses, deposits, security deposits, etc. on account of obtaining power from the electricity service provider in and for the Building Complex;
- (b) all costs, charges and expenses on account of purchase and installations of generator and its accessories (including cables, panels and the like) for power back-up for the Units and Common Areas and Installations;

**DEPOSITS (which shall be interest free) shall include:**

- (a) Deposit on account of maintenance charges and municipal rates and taxes;
- (b) Deposit on account of sinking fund.

For Dhar Realtors Private Ltd.

*Dharmendra Sharma*

Director



*[Handwritten signature]*

**A.D.S.R., SEALDAH**  
**14 MAY 2019**  
**Dist.-South 24 Parganas**



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

on behalf of the abovenamed **OWNER**

in the presence of:

- 1. Papai Sebnati  
57, Damsahin A.P. Bawentee Road.  
P.S. Jafarabad. Dist. North 24 P.S.  
Pin- 243129.

- 2. Rupam Baidik  
10, Old Post office street  
Kal- 1

**For Dhar Realtors Private Ltd.**

*Demu. P. de. Sharma*  
**Director**

**SIGNED SEALED AND DELIVERED**

on behalf of the abovenamed

**DEVELOPER** in the presence of:

- 1. Papai Sebnati.

- 2. Rupam Baidik

**AJIR UNIQUE**

*[Signature]*  
**PARTNER**

*Prepared*

*Demu. P. de. Sharma*

*Demu. P. de. Sharma*

TYPE BY

Ramesh K. Somani



*Handwritten signature*

**A.D.S.R., SEALDAH**  
14 MAY 2019  
Dist.-South 24 Parganas

**MEMO OF CONSIDERATION**

Received a sum of **Rs.3,00,00,000/- (Rupees Three crore only ) only** from the within-named DEVELOPER herein hereunder as per the memorandum of consideration below:

**MEMORANDUM OF CONSIDERATION**

Date	Particular	CHEQUE No./UTR NO.	Amount (in Rs)
02.04.2019	By Axis Bank Ltd, Beliaghata Branch	014653	50,00,000=00
04.04.2019	By RTGS	UTIBR52019040400355485	50,00,000=00
11.04.2019	By RTGS	UTIBR52019041100357123	50,00,000=00
17.04.2019	BY RTGS	UTIBR52019041800358267	50,00,000=00
02.05.2019	BY RTGS	UTIBR52019050200359300	75,00,000=00
17.05.2019	By Axis Bank Ltd, Beliaghata Branch	014680	25,00,000=00
		<b>Total</b>	<b>3,00,00,000=00</b>

(Rupees Three crore) only

**WITNESSES**

1. *Papai Sankar*

2. *Rupam Baidik*

For Dhar Realtors Private Ltd.

*Dharmendra Kumar Sharma*  
Director

Signature of the **OWNER**

AJMIR UNIQUE  
PARTNER

For Dhar Realtors Private Ltd.  
Director



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**A.D.S.R., SEALDAH**  
14 MAY 2019  
Dist.-South 24 Parganas



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AJMIR UNIQUE



24/05/2012  
Permanent Account Number

AAVFA6345B

Signature

AJMIR UNIQUE

PARTNER

*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/वापस करें :  
आयकर पैन सेवा यूनिट, UTITSL  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

Handwritten text and stamps at the top of the page, including a date stamp and a signature.

AMIR UNIQE  
*[Signature]*





भारत सरकार  
GOVERNMENT OF INDIA



RAJU NASKAR

DOB: 12/10/1974

MALE



6827 1577 2633

আমার আধার, আমার পরিচয়

*[Handwritten signature]*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**

S/O Gobinda Naskar, 150, RAJA  
RAJENDRA LAL MITRA ROAD, Belegkata,  
Kolkata,  
West Bengal - 700010

Generation Date: 18/07/2017

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1800 300 1947

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

REGISTRATION NO. 123456789  
DATE OF REGISTRATION 12/12/2023  
REGISTRAR GENERAL  
REGISTRATION DEPARTMENT  
MADRAS  
REGISTRATION NO. 123456789  
DATE OF REGISTRATION 12/12/2023

*[Handwritten signature]*



REGISTRATION NO. 123456789  
DATE OF REGISTRATION 12/12/2023  
REGISTRAR GENERAL  
REGISTRATION DEPARTMENT  
MADRAS  
REGISTRATION NO. 123456789  
DATE OF REGISTRATION 12/12/2023





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAJU NASKAR  
GOBINDA NASKAR  
12/10/1974  
Permanent Account Number



ADSPN9015D

*[Signature]*  
Signature

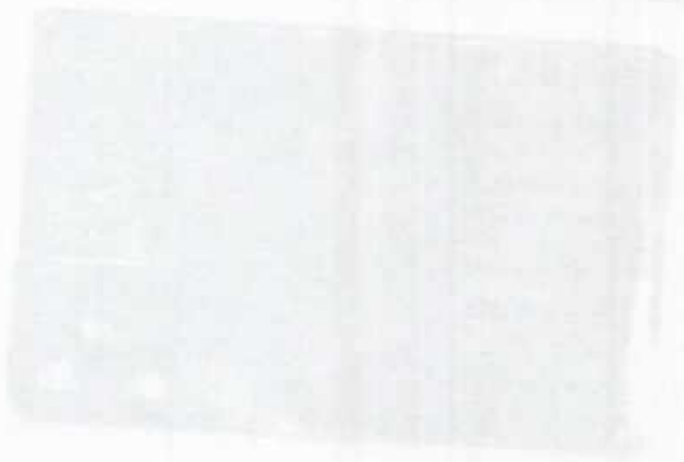


*[Handwritten signature]*



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

यदि कार्ड खो जाये तो कृपया सूचना करें/वापस करें  
आयकर पैन सेवा यूनिट, UHSI,  
प्लॉट नं. 3, सेक्टर 11, सी.डी.बेलपुर,  
नवी मुंबई - 400 614



*Faint handwritten text, possibly a signature or name.*



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DHAR REALTORS PRIVATE  
LIMITED

07/03/2008

Permanent Account Number

AACD7718G



Signature

For Dhar Realtors Private Ltd.

*Dr. L. S. Sharma*  
Director



For Dhar Reshore Private Ltd

Director





स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER

ACXPD7498Q



नाम / NAME

SAKTI PADA DHAR

पिता का नाम / FATHER'S NAME

RAMENDRA KUMAR DHAR

जनम तिथि / DATE OF BIRTH

27-02-1959

हस्ताक्षर / SIGNATURE

*Sakti Pada Dhar*

*E. B. Das*

आयकर अधिकारी, प. नं.-II

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

*Sakti Pada Dhar*  
*Sakti Pada Dhar*

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / दाखल कर दें।  
सहायक आयकर अधिकारी,  
पी-7,  
चौरंगी चौक,  
कलकत्ता - 700 069.

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

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.





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भारत सरकार  
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Government of India



E-Aadhaar Letter

তালিকাভুক্তির নম্বর/Enrolment No.: 1111/19708/00281

Sakti Pada Dhar (শক্তি পদ ধর)  
AK 123, SECTOR 2, SECH BHAWAN,  
Bidhannagar(M), North 24 Parganas,  
West Bengal - 700091

আপনার আধার সংখ্যা/ Your Aadhaar No.:

5511 8399 3422



আধার-সাধারণ মানুষের অধিকার

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1800 300 1947  
help@uidai.gov.in  
www.uidai.gov.in

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- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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UNIQUE IDENTIFICATION AUTHORITY OF INDIA



শক্তি পদ ধর  
Sakti Pada Dhar  
জন্মতারিখ/ DOB: 27/02/1959  
পুরুষ / MALE



ঠিকানা:  
এক 123, সেক্টর 2, সেচ  
ভবন, বিধাননগর(এম), উত্তর  
২৪ পরগনা,  
পশ্চিমবঙ্গ - 700091

Address:  
AK 123, SECTOR 2, SECH  
BHAWAN, Bidhannagar(M), North  
24 Parganas,  
West Bengal - 700091

5511 8399 3422

আধার-সাধারণ মানুষের অধিকার

5511 8399 3422

Aadhaar-Aam Admi ka Adhikar

Sakti Pada Dhar

Sakti Pada Dhar



STATE OF KERALA

REGISTRATION DEPARTMENT

REGISTRATION OF MORTGAGES

NOTICE

REGISTRATION OF MORTGAGES

Whereas the Registrar of Mortgages has received from the mortgagor...

NOTICE

That the mortgagor has deposited with the Registrar of Mortgages...

Whereas the Registrar of Mortgages has received from the mortgagor...

NOTICE



Additional District Sub-Registrar, Sealdah, District, West Bengal.

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ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

XHJ0606541



নির্বাচকের নাম : পাপাই দেবনাথ  
Elector's Name : Papai Debnath  
পিতার নাম : দুর্গা দেবনাথ  
Father's Name : Durga Debnath  
লিঙ্গ/Sex : পুং / M  
জন্ম তারিখ  
Date of Birth : 29/07/1994

XHJ0606541

ঠিকানা:

57, দক্ষিণ এ পি বানার্জী রোড, ভাটপারা, বাগদল, উত্তর  
24 পরগণা- 743129

Address:

57, DAKSHIN A P BANERJEE ROAD,  
BHATPARA, JAGADDAL, NORTH 24  
PARGANAS- 743129

Date: 24/11/2013

105-ভাটপারা নির্বাচন কেন্দ্র নির্বাচন নিয়ন্ত্রন

অধিকারিত্বের স্বাক্ষরে অনুমোদিত

Facsimile Signature of the Electoral  
Registration Officer for

105-Bhatpara Constituency

নিবাস পরিবর্তন হলে নতুন ঠিকানা জানিয়ে দিতে হবে এবং ১০৬৪  
নম্বরে নতুন পিএস এলিটের মাধ্যমে নাম পরিবর্তন করে এর  
পরিবর্তনের সনাক্তি গ্রহণ করতে হবে।

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



SPECIMEN FORM FOR TEN FINGERS PRINT



*Amir. P. de Ara*

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



*by [Signature]*

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

PHOTO

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

PHOTO

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



6

**A.D.S.R., SEALDAH**  
**14 MAY 2019**  
Dist.-South 24 Parganas



## Major Information of the Deed

Deed No :	I-1606-01871/2019	Date of Registration	14/05/2019
Query No / Year	1606-0000683143/2019	Office where deed is registered	
Query Date	30/04/2019 11:17:23 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	DHAR REALTOR PRIVATE LIMITED 20/1, MANINDRA NATH MITRA ROW, Thana : Muchipara, District : Kolkata, WEST BENGAL, PIN - 700009, Mobile No. : 9433057511, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,00,000/-]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 5,05,39,340/-		
Rs. 75,021/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 3,00,021/- (Article:E, E, B)		
	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Abinash Ch. Banerjee Lane, Road Zone : (Beliaghata Main Road (Ward-34) -- Hem ch Naskar Road) , Premises No: 72 , Ward No: 034 Pin Code : 700010

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		14 Katha 1 Chatak 27.32 Sq Ft		5,03,89,340/-	Property is on Road
<b>Grand Total :</b>					<b>23.2657Dec</b>	<b>0/-</b>	<b>503,89,340 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>0/-</b>	<b>1,50,000 /-</b>	

### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DHAR REALTORS PRIVATE LIMITED 20/1, MANINDRA MITRA ROW, P.O:- AMHERST STREET, P.S:- Muchipara, District-Kolkata, West Bengal, India, PIN - 700009 , PAN No.:: AADCD7718G, Status :Organization, Executed by: Representative, Executed by: Representative







Major Information of the Deed :- I-1606-01871/2019-14/05/2019



**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>AJMIR UNIQUE</b> 150/6, BELIAGHATA MAIN ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 , PAN No.:: AAVFA8345B, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SAKTI PADA DHAR</b> Son of Late RAMENDRA KUMAR DHAR Date of Execution - 14/05/2019, , Admitted by: Self, Date of Admission: 14/05/2019, Place of Admission of Execution: Office			
		May 14 2019 1:58PM	LTI 14/05/2019	14/05/2019
,20/1, MANINDRA NATH MITRA ROW, P.O:- AMHERST STREET, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACXPD7498Q Status : Representative, Representative of : DHAR REALTORS PRIVATE LIMITED (as DIRECTOR)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr RAJU NASKAR (Presentant)</b> Son of Mr GOBINDA NASKAR Date of Execution - 14/05/2019, , Admitted by: Self, Date of Admission: 14/05/2019, Place of Admission of Execution: Office			
		May 14 2019 1:39PM	LTI 14/05/2019	14/05/2019
,150, RAJA RAJENDRA LAL MITRA ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADSPN9015D Status : Representative, Representative of : AJMIR UNIQUE (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PAPAI DEBNATH</b> Son of Mr DURGA DEBNATH ,57,DAKSHIN A.P.BANERJEE ROAD, P.O:- FINGAPARA, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743129			
	14/05/2019	14/05/2019	14/05/2019
Identifier Of Mr SAKTI PADA DHAR, Mr RAJU NASKAR			

Major Information of the Deed :- I-1606-01871/2019-14/05/2019



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	DHAR REALTORS PRIVATE LIMITED	AJMIR UNIQUE-23.2657 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	DHAR REALTORS PRIVATE LIMITED	AJMIR UNIQUE-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160601871 / 2019

On 10-05-2019

**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 5,05,39,340/-



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

On 14-05-2019

**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 13:06 hrs on 14-05-2019, at the Office of the A.D.S.R. SEALDAH by Mr RAJU NASKAR

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

Execution is admitted on 14-05-2019 by Mr SAKTI PADA DHAR, DIRECTOR, DHAR REALTORS PRIVATE LIMITED (Others), 20/1, MANINDRA MITRA ROW, P.O:- AMHERST STREET, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700009

Indetified by Mr PAPAI DEBNATH, , , Son of Mr DURGA DEBNATH, ,57,DAKSHIN A.P.BANERJEE ROAD, P.O: FINGAPARA, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743129, by caste Hindu, by profession Service

Execution is admitted on 14-05-2019 by Mr RAJU NASKAR, PARTNER, AJMIR UNIQUE (Partnership Firm), , 150/6, BELIAGHATA MAIN ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Indetified by Mr PAPAI DEBNATH, , , Son of Mr DURGA DEBNATH, ,57,DAKSHIN A.P.BANERJEE ROAD, P.O: FINGAPARA, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743129, by caste Hindu, by profession Service

Major Information of the Deed :- I-1606-01871/2019-14/05/2019

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,00,021/- ( B = Rs 3,00,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,00,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/05/2019 11:48AM with Govt. Ref. No: 192019200013748891 on 13-05-2019, Amount Rs: 3,00,021/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 11374316 on 13-05-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 703443, Amount: Rs.100/-, Date of Purchase: 12/03/2019, Vendor name: I CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/05/2019 11:48AM with Govt. Ref. No: 192019200013748891 on 13-05-2019, Amount Rs: 74,921/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 11374316 on 13-05-2019, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-1606-01871/2019-14/05/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 67540 to 67581  
being No 160601871 for the year 2019.



*Kaushik Roy*

Digitally signed by KAUSHIK ROY  
Date: 2019.05.15 11:49:00 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Ray) 15-05-2019 11:45:35  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)