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DEVELOPMENT
AGREEMENT

নং- 2507
তাং- 17/11/19
মূল্য- 500/-

ক্রেতার নাম ও সাং.....
স্ট্যাম্প ভেডার স্বাক্ষর.....
বিধান নগর (সল্টলেক নিউ) এ. ডি. এস. আর. ও
মোট স্ট্যাম্প কয় তাং.....
ঢালান নং..... মোট কত টাকা খরিদ.....
শ্রীজারী-বারাকপুর, ভেডার-মিতা দত্ত

Submission Scribble
ADV
H.C. CAR

- Abhijit Saha

28 NOV 2019
838000


VIC.T.I
3025

SHINE CONSTRUCTIONS
Abhijit Saha

Proprietor


VIC.T.I
3026

- Ruma Mukherjee


VIC.T.I
3027

- Pratima Chosal Choudhury


VIC.T.I
3028

- অমিতা চৌধুরী



Addl. District Sub-Registrar
Belghoria, North 24 Parganas
26 DEC 2019

Date: 26 / 12 / 2019

Place : Kolkata

Parties :

1.PRATIMA GHOSAL CHOWDHURY Pan no:AQBPC7118G ,AADHAAR NO: 319970072446 daughter of Late Monoranjan Ghosal Chowdhury by occupation- house hold work by faith- Hindu, by Nationality Indian, residing at 67, Kabi nabin sen street, PO+PS-Nimta, Dist-North 24 Parganas, Kolkata-700049 **2.HARADHAN GHOSAL CHOWDHURY Pan no: ADMPC1132C , AADHAAR NO: 954777388436**son of Late Monoranjan Ghosal Chowdhury by occupation- service by faith- Hindu, by Nationality Indian, residing at 67, Kabi nabin sen street, PO+PS-Nimta, Dist-North 24 Parganas, Kolkata-700049 **3.NILIMA CHAKRABORTY Pan no: BMXPC9372F** wife of Nirranjan Chakraborty daughter of Monoranjan Ghosal Chowdhury , by occupation- house wife by faith- Hindu, by Nationality Indian, residing at 67, Kabi nabin sen street, PO+PS-Nimta, Dist-North 24 Parganas, Kolkata-700049 presently residing at 11/50 Nagendranath Road, Dist-North 24 Parganas **4.RUMA MUKHERJEE Pan no:FQNPM6080C AADHAAR NO: 526029419784** wife of Santosh Mukherjee daughter of Late Monoranjan Ghosal Chowdhury by occupation- house wife by faith- Hindu, by Nationality Indian, residing at 67, Kabi nabin sen street, PO+PS-Nimta, Dist-North 24 Parganas, Kolkata-700049, presently residing at ShyamNagar Road, Bangur Avenue Kolkata- 700055 hereinafter jointly called and referred to as the "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her and each of her legal heirs, executors, administrators, representatives and assigns and nominee or nominees) of the **FIRST PART.**

AND

SHINE CONSTRUCTIONS, having its registered place of business at 101 R.B Road, Kolkata-700049, represented its Sole Proprietor named SRI ABHIJIT SAHA Pan no: CTCPS6817E , AADHAAR NO: 913470032118 son of Lt. Sunil Saha, by faith -Hindu , by occupation - Business, by nationality - Indian, residing at 101 R.B Road, P.s & P.o -Nimta Kolkata-700049 , hereinafter called and referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, representative, office bearers for the time being in force and assigns) of the *OTHER PART*.

THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-

Subject Matter of Development: Construction of multi storied residential cum Commercial building on the aforesaid plot of land.

Development Project & Appurtenances: Construction of multi storied residential cum Commercial building consisting with various shops/garage/office space and flats on the aforesaid plot of land.

Project Property:

ALL THAT piece and parcel of plot of land measuring an area of total **5(Five) cottashes 09 chittacks 00(zero) sqft** be the same a little more or less, along with Pacca structure measuring 500 sqft more or less comprised in **R.S. Dag No. 2792/3588, 2792/3888**, under **R.S Khatian No. 2563,3011,3010,3009** land lying and situated at Mouza – *Uttar Nimta*, J. L. No. 2, R.S. No. 102, Touzi No.172, within the local limits of North Dum Dum Municipality, being Municipal Ward No. 12, Amalgamated Holding No.121(112)within the jurisdiction of Nimta Police station, in the District of North 24 Parganas.

AND WHEREAS The present land owner intend to develop the said property by raising construction of multistoried building thereon. But due to some financial difficulties it is not possible to construct the same and finding no other alternative but searched out one reputed developer, who will be able to look after, control and develop /construct and/or undertake the aforesaid job at their own costs and expenses.

Background, Representations, Warranties and Covenants

PART -I

1. One MONORANJAN GHOSAL CHOWDHURY is the sole owner and possessor of a plot of land measuring an area of was **2(Two) cottahs 09(nine)chittacks 00(zero) Square feet** comprising in R.S dag no.2792/3588, under R.S khatian no.3009,3010,3011 of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, being Municipal Ward No.12in the District North 24 Parganas,Kolkata-700049 , Which is absolutely free from all encumbrance whatsoever by virtue of purchases by a kobala in registered at A.D.S.R. Office cossipore Dumdum against valuable consideration mentioned thereon. Described in the Part -I of the First Schedule here under written

2. Since their purchase as above, the MONORANJAN GHOSAL CHOWDHURY as the absolute owner and lawfully seized and possessed of the said **2(Two) cottahs 09(nine)chittacks 00(zero) Square feet** land free from all encumbrances, attachments liens etc of any manner and what so ever nature.

Said MONORANJAN GHOSAL CHOWDHURY was died on 01.04.1977 leaving behind the following person respectively as his legal heirs.

<u>NAME</u>	<u>RELATIONSHIP WITH THE DECEASED</u>
1) PARUL GHOSAL CHOWDHURY	Wife
1) PRATIMA GHOSAL CHOWDHURY	Daughter
2) HARADHAN GHOSAL CHOWDHURY	Son
3) NILIMA CHAKRABORTY	Daughter
5) RUMA MUKHERJEE	Daughter

Said PARUL GHOSAL CHOWDHURY was died on 12.12.1998 leaving behind the following person respectively as her legal heirs.

<u>NAME</u>	<u>RELATIONSHIP WITH THE DECEASED</u>
1) PRATIMA GHOSAL CHOWDHURY	Daughter
2) HARADHAN GHOSAL CHOWDHURY	Son
3) NILIMA CHAKRABORTY	Daughter
4) RUMA MUKHERJEE	Daughter

3. Thus on this basis of the aforesaid facts and circumstances the said above mention PRATIMA GHOSAL CHOWDHURY , HARADHAN GHOSAL CHOWDHURY, NILIMA CHAKRABORTY and RUMA MUKHERJEE all became the absolute joint owner of the aforesaid land measuring 2(Two) cottashs 09(nine)chittacks 00(zero) Square feet.

PART -II

1. One PARUL GHOSAL CHOWDHURY is the sole owner and possessor of a plot of land measuring an area of was 3(Three) cottashs 00(zero)chittacks 00(zero) Square feet comprising in R.S dag no.2792/3888, under R.S khatian no.2563, of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, being Municipal Ward No.12in the District North 24 Parganas,Kolkata-700049 , Which is absolutely free from all encumbrance whatsoever by virtue of purchases by a kobala in registered at A.D.S.R. Office cossipore Dumdum against valuable consideration mentioned thereon. Described in the Part -II of the First Schedule here under written.

2. Since their purchase as above, the PARUL GHOSAL CHOWDHURY as the absolute owner and lawfully seized and possessed of the said 3(Three) cottashs 00(zero)chittacks 00(zero) Square feet land free from all encumbrances, attachments liens etc of any manner and what so ever nature.

Said PARUL GHOSAL CHOWDHURY was died on 12.12.1998 leaving behind the following person respectively as her legal heirs.

<u>NAME</u>	<u>RELATIONSHIP WITH THE DECEASED</u>
1) PRATIMA GHOSAL CHOWDHURY	Daughter
2) HARADHAN GHOSAL CHOWDHURY	Son
3) NILIMA CHAKRABORTY	Daughter
4) RUMA MUKHERJEE	Daughter

3. Thus on this basis of the aforesaid facts and circumstances the said above mention PRATIMA GHOSAL CHOWDHURY , HARADHAN GHOSAL CHOWDHURY, NILIMA CHAKRABORTY and RUMA MUKHERJEE all became the absolute joint owner of the aforesaid land measuring 3(Three) cottashs 00(zero)chittacks 00(zero) Square feet .

PART-III

The Said present landowner namely **PRATIMA GHOSAL CHOWDHURY, HARADHAN GHOSAL CHOWDHURY, NILIMA CHAKRABORTY and RUMA MUKHERJEE** herein amalgamated the said two plots of land and converted the same into a single plot / Holding from the concerned North Dum Dum Municipality in the year 2019 and after amalgamation the said property comes into total area of **5(Five) cottashes 9 chittacks 00(zero) sqft** which is morefully described in the Part -III of the First Schedule here under written.

Desire of the Development of the land & Acceptance:

- a) The present land owners intend to develop the said property by raising construction of multi storied building thereon. But due to some financial difficulties it is not possible to construct the same and finding no other alternative but searched out one reputed Developers, who will be able to look after, control and develop /construct and/or undertake the aforesaid job at their own costs and expenses **SHINE CONSTRUCTIONS**, having its registered place of business at 101, R..B Road, Kolkata-700049, represented its Sole Proprietor named **SRI ABHIJIT SAHA**, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, representative, office bearers for the time being in force and assigns).
- b) **Registered General Power of Attorney:** For the smooth running of the said project, the said land owners agreed to execute a registered General Power of Attorney after sanctioning of site plan from concerned authority by which the Landowner herein have appointed and nominated Developers herein as their Constituted Attorney only for such development.

Building: shall mean multi storied building so to be constructed on the project property.

Common Facilities: shall mean entrance of the building, staircase, roof of the building pump room, overhead water tank, water pump and motor and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

Saleable Space: shall mean the space within the building, which is to be available as an units / flats / shops / garages, for independent use and occupation in respect of Owner's Allocation & Developers Allocation as mentioned in this Agreement.

Landowner Allocation: shall mean the consideration against the project by the Owner, more fully described in Second Schedule hereunder written.

Developers Allocation: shall mean all the remaining area of the proposed, multi storied building excluding Landowner Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is more fully described in Third Schedule written

Architect / Engineer: shall mean such person or persons being appointed by the Developers.

Transfer: with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowner as a transfer of space in the said building to intending purchasers thereof.

Building Plan: shall mean such plan or revised sanctioned plan for the construction of the Multi storied building, which will be sanctioned by the North Dumdum Municipality in the name of the Landowner for construction of the building, including its modification and amenities and alterations.

Built Up Area (For any Individual Unit) : Here Built up area means the area of covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit plus proportionate share of stairs, lift, lobby areas.

Super Built up Area (For any Individual Unit): Here super built up area Means the total covered area plus 25% of the covered area as service area.

LANDOWNER RIGHT & REPRESENTATION:

Indemnification regarding Possession & Delivery: The Landowner are now seized and possessed of and / or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physical as well as identical possession to the Developers to develop the project property.

Free From Encumbrance: The Owner also indemnifies that the project property is free from all encumbrances and the Landowner have marketable title in respect of the said premises.

DEVELOPERS / PROMOTER'S RIGHTS:

Authority of Developers: The Developers shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under this present agreement without creating any liabilities of the land owners.

Right of Construction: The Landowner hereby grants permission exclusive rights to the Developers to build new building upon the project property.

That amalgamation with the adjacent plot of lands North, South West or East side of the said premises is to be allowed by the owners for construction of multi storied building.

Construction Cost: The Developers shall carry total construction work of the present building at his/their own costs and expenses. No liability on account of construction cost will be charged from Owner's Allocation.

Sale Proceeds of Developers Allocation: The Developers will take the sale proceeds of Developers Allocation exclusively.

Booking & Agreement for Sale: Booking from intending purchaser for Developers Allocation will be taken by the Developers and the agreement with the intending purchasers will be signed by the Developers and on behalf of the Landowner as a Registered Power of Attorney Holder. All the sales consideration of Developers Allocation either partly or wholly will be taken by the Developers and issue money receipt in his/their own names but without creating any liability on the Owner.

Selling Rate: The selling rate of the Developers Allocation will be fixed by the Developers without any permission or consultation with the Landowner.

Profit & Loss: The profit & loss, earned from the project will be entirely received or borne by the Developers and no amount will be adjusted from the Owner's Allocation on accounts of loss or vice versa on account of profit from Developers Allocation.

Possession to the Owner: On completion of the project, the Developers will hand-over peaceful possession of the Owner's Allocation rights to the Owners with Possession Letters and will take release from the Owners

Possession to the intending purchaser: On completion of the project, the Developers will hand over the possession first time to the Land owners

Positively and thereafter to the intending purchasers. Possession Letters will be signed by the Developers as the representative and Power of Attorney holder of the Landowner.

Deed of Conveyance: The Deed of Conveyance will be signed by the Developers on behalf of and as representative and registered Power of Attorney Holder of the Landowner.

CONSIDERATION:

Permission against Consideration: The Landowner grant permission for exclusive right to construct the proposed building in consideration of Owner's Allocation to the Developers.

DEALING OF SPACE IN THE BUILDING:

Exclusive Power of Dealings of Landowner: The Landowner shall be entitled to transfer or otherwise deal with Owner's Allocation in the building and the Developers shall not in anyway interfere with or disturb the quiet and peaceful possession of the Owner's Allocation.

Exclusive Power of Dealings of Developers : The Developers shall be exclusively entitled to the Developers Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowner and the Landowner shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developers Allocation.

POWER AND PROCEDURE:

To appear and represent before the authorities of North Dumdum Municipality, CESC Ltd, Income Tax Department Authorities under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of a new building and do all the needful as per the terms and conditions mentioned in this present Development Agreement for Registration of flats, shops, garage spaces of Developers Allocation.

To apply obtain, electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the development, plans and also to submit and take delivery titles deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other agents and Sub-Contractor for the aforesaid purpose as the said attorney may think fit and proper.

To defend possession, manage and maintain the said premises including the building to be constructed thereon.

To sign, verify and file application, forms, building plans and revised building plans for multi storied building, documents and papers in respect the said premises before North Dumdum Municipality or before any other statutory authorities far the purpose of maintenance, protection, preservation and construction of a building over and above the said premises.

To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said premises and building on behalf of the Owner and in the name of the Owner as and when the same will become due and payable.

To enter in to any Agreement for Sale, Memorandum of Understanding and / or any other instrument and document in respect of flat/s, units and / or car parking spaces within Developers Allocation in the said new building in favour of the intending purchaser/s except the area to be retained by the Owner in terms of the Agreement for Development. To take finance/loan in the name of the Attorney and/or any nominated purchasers of the attorney from any financial concern by depositing and mortgaging flat/flats/shops from Developers Allocation and to sign in the papers and documents for the said purpose.

To receive the consideration money in cash or by cheque / draft in the name of attorney from the intending purchaser or purchasers for sale or booking of flat/s or units or car parking spaces and shall grant receipts thereof and to give full discharge to the purchaser/s as lawful. Representatives.

To execute necessary Deeds of Conveyance in favors of the intending purchasers for flats, shops / garages and car spaces within the Developers Allocation by putting signature on behalf of the Owner and also to receive full and final consideration of the flats, shops/garages and car spaces within the Developers Allocation and giving discharge to the intending purchasers by issuing money receipts in the name of the attorney.

To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, documents and other such papers as per the terms and conditions agreed upon by both the parties in the this present agreement as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building over and above the said premises.

To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.

To sign, declare and / or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vokatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith.

That attorney will do all the necessary steps before the proper Registering Officer according to the condition mentioned in this present Agreement for Development.

For all or any of the purposes herein before stated and to appear and represent the Owner before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the present Development Agreement.

The attorney will do the aforesaid act, deed and things regarding development of the land mentioned in the schedule of the present Agreement for Development.

The land owner shall execute a registered power of attorney to the developer for presenting document or deed of conveyance for the developer allocation after getting the possession of owner allocation in the said new building.

The developer and landowner shall execute a supplement development agreement after obtaining sanction plan from competent authority and whereby shall specify the owner allocation and developers allocation and that agreement should be part of these agreement.

NEW BUILDING:

Completion of Project: The Developers shall at his/their own costs construct and complete the proposed building with good and standard materials as may be specified by the Engineer of the Developers from time to time.

Installation of Common Amenities : The Developers shall install and erect at the building at Developers own cost and expenses, pump water, lift, storage tank, overhead reservoir, electrification, install permanent Electric Transformer or meter, electric connection from the CESC Ltd./W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided therein of the residential building having self contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.

Architect Fees etc.: All costs, charges and expenses including Architect's fees, Engineer's fees, plan / revised plan charges, supervision charges etc. shall be discharged and paid by the Developers and the Landowner shall bear no responsibility in this context.

Municipal Taxes & Other Taxes of the Property: The Developers shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property up to the date of this agreement and the same to be continuing by the Developers till the date of completion of the construction and allocation.

From the date of completion and allocation of the floor area between the Landowner and the Developers the Municipal taxes and other taxes payable for the said property shall be borne in proportionate of area of Developers and area of Landowner, by the

Developers and / or his nominees and the Landowner and / or his nominee / nominees respectively.

Upkeep Repair & Maintenance : Upkeep repair and maintenance of the said building and other erection and / or structure and common areas including electricity, water supply sanitation and other fittings and Fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

PROCEDURE OF DELIVERY OF POSSESSION TO OWNER:

Delivery of Possession: As soon as the building is completed, the Developers shall give written notice to the Landowner requiring the Landowner to take possession of the Owner's Allocation in the building and certificate of the Architect /L.B.S or the Municipality being provided to that effect.

Payment of Municipal Taxes: After 30 days from the date of service of such notice and at all times there after the Landowner shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Owners' Allocation only.

Share of Common Expenses & Amenities : As and from the date of delivery of possession, the Landowner shall also be responsible to pay and bear and shall pay to the Developers / Flat Owner's Association, the service charges for the common facilities in the new building payable in respect of the Owner's Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

COMMON RESTRICTION:

Restriction of Owners and Developers in common : The Owner's Allocation in the building shall be subject at to the same restriction and use as are applicable to the

Developers Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-

Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all to terms and conditions on their respective part to be observed and / or performed (n) the proposed transferee shall have given a written undertaking; to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.

Both parties shall abide by all laws, bye-laws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, byelaws and regulation.

The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of his/their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and / or the occupation of the building indemnified from and against the consequence of any breach.

No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.

Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.

The Landowner shall permit the Developers and its servants and agents with or without workman and other at all reasonable times to enter into and upon their Owner's Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and / or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

The owner have no right mortgage land with any financial Institution or government concern during the continuation of the project but for carrying the said construction the developer can apply for any loan unto financial Institution by mortgage the developer allocation

OWNERS' OBLIGATION:

No Interference:

The Landowner hereby agrees and covenant with the Developers:

Not to cause any interference or hindrance in the construction of the building by the Developers as per sanction plan.

not to do any act, deed or thing whereby the Developers may be prevented from selling, assigning and / or disposing of any of the Developer allocated portion in the building.

Not to let out, grant, lease, mortgage and / or charge the said property or any portion thereof without the consent in writing of the Developers during the period of construction.

DEVELOPERS OBLIGATIONS:

Time Schedule of Handing over Owner's Allocation: The Developers hereby agrees and covenants with the Landowner to handover Owner's Allocation within 36(thirty six) months from the date of register of the agreement.

No Violation: The Developers hereby agrees and covenant with the Landowner not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

Not to do any act, deed or thing, whereby the Landowner are prevented from enjoying, selling, assigning and / or disposing of any Owner's Allocation in the building at the said premises vice versa.

To have the plan prepared and modification and/or alteration thereto if any.

OWNER'S INDEMNITY :

Indemnity : The Landowner hereby undertake that the Developers shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developers perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed.

DEVELOPERS INDEMNITY:

The Developers hereby undertake to keep the Landowner Indemnified against third party claiming and actions arising out of any sort of act of occupation commission of the Developers in relation to the construction of the said building.

Against all actions, suits, costs, proceedings and claims that may arise out of the Developers actions with regard to the development of the said premises and / or for any defect therein.

MISCELLANEOUS:

Contract Not Partnership: The Landowner and the Developers have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowner and the Developers in any manner nor shall the parties hereto be constituted as association of persons.

Not specified Premises: It is understood that, from time to time facilitate the construction of the building by the Developers various deeds, matters and things not hereby specified may be required to be done by the Developers and for which the Developers may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner related to which specific provisions may not have been mentioned herein. The Landowner hereby undertake to do all such legal acts, deeds, matters and things as and when required and the LAND OWNER shall execute any such additional power of attorney and / or authorization as may be required by the Developer for any such purposes and the

LAND OWNER also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Owner and / or against the spirit of these presents.

Not Responsible: The LAND OWNER shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer Allocation and the Developer shall be liable to make payment of the same and keep the LAND OWNER indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

Process of Issuing Notice : Any notice required to be given by the Developer to the LAND OWNER shall without prejudice to any other mode of service available be deemed to have been served on the LAND OWNER if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the LAND OWNER if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.

Formation of Association: After the completion of the said building and receiving peaceful possession of the allocation of them, the LAND OWNER hereby agree to abide by all the rules and regulations to be framed by any society / association / holding organization and / or any other organization, who will be in charge or such management of the affairs of the building and / or common parts thereof and hereby given their consent to abide by such rules and regulations.

Name of the Building: The name of the building shall be given by the Landlord in due course.

Right to borrow fund : The Developer shall be entitled to borrow money at his/their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the LAND OWNER or effecting his estate and interest in the said premises it being expressly agreed and understood that in no event the LAND OWNER nor any of his estate shall be responsible and / or be made liable for payment of any due to such bank or banks and the Developer shall keep the LAND OWNER indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

Documentation: The LAND OWNER delivered all the xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Owner will be bound to produce documents in original before any competent authority for inspection.

Handover of Original Documents: After completion of the project and handing over the Owner's Allocation, the LAND OWNER will be bound to handover all the documents in original regarding and associated with the project to the Developer and / or to the Association of the plat Owner. The Developer will be obtained Completion Certificate (C.C.) from the authority concerned in respect of the aforesaid project at their (Developer) own costs and expenses.

That any disputes arise between the parties hereto concerning this agreement in any manner whatsoever shall be referred to the sole arbitrator in accordance with the provisions of the Arbitration and Conciliation Act 1996.

FORCE MAJEURE: The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majors and shall be suspended from the obligations during the duration of the force major.

Force major shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and / or any other act of commission beyond the reasonable control of the parties hereto.

JURISDICTION:

The Court of North 24 Parganas alone shall have the Jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:-

PART-I

(Description of Entire land)

(PROPERTY OF MONORANJAN GHOSAL CHOWDHURY AND HIS LEGAL HEIRS)

ALL THAT piece and parcel of plot of land measuring an area of total **2(Two) cottashes 09(nine)chittacks 00(zero) Square feet** comprising in C.S Dag No2792/3113 corresponding to R.S dag no.2792/3588, under C.S khatian no.835 corresponding to R.S khatian no.3009,3010,3011 land lying and situated at **Kabi Nabin Sen Street** of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, being Municipal Ward No.12 Holding No.121(112) in the District North 24 Parganas,Kolkata-700049 and the said land is butted and bounded as follows :-

ON THE NORTH	:	House of Sunil Saha
ON THE SOUTH	:	Kabi Nabin Sen Street
ON THE EAST	:	Other land & house
ON THE WEST	:	Other land & house

PART-II

(Description of Entire land)

(PROPERTY OF PARUL GHOSAL CHOWDHURY AND HIS LEGAL HEIRS)

ALL THAT piece and parcel of plot of land measuring an area of total was **3(Three) cottashes 00(zero)chittacks 00(zero) Square feet** along with Pacca structure measuring 500 sqft more or less comprising in C.S Dag No2792/3113 corresponding to R.S dag no.2792/3888, under C.S khatian no.835 corresponding to R.S khatian no.2563, of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, being Municipal Ward No.12 Holding No.122(113) in the District North 24 Parganas,Kolkata-700049 which is butted and bounded as follows :-

ON THE NORTH	:	House of Sunil Saha
ON THE SOUTH	:	Kabi Nabin Sen Street
ON THE EAST	:	Other land & house
ON THE WEST	:	Other land & house

PART - III

(AMALGAMATED PROPERTY)

(Description of Land hereby Development Agreement hold)

ALL THAT piece or parcel of a plot of land measuring an area of 5(Five) cottashes 9 chittacks 00(zero) sqft be the same a little more or less, along with Pacca structure measuring 500 sqft more or less comprised, R.S. Dag No. 2792/3588, 2792/3888, under R.S Khatian No. 2563,3009,3010,3011 land lying and situated at KABI NABIN SEN STREET Mouza - Uttar Nimta, J. L. No. 2, R.S. No. 102, Touzi No.172, within the local limits of North Dum Dum Municipality, being Municipal Ward No. 12, Amalgamated Holding No.121(112) within the jurisdiction of Nimta Police station, in the District of North 24 Parganas which is butted and bounded as follows :-

ON THE NORTH	:	House of Sunil Saha
ON THE SOUTH	:	Kabi Nabin Sen Street
ON THE EAST	:	Other land & house
ON THE WEST	:	Other land & house

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNER ALLOCATION: The Owner Allocation will be allotted as follows:-

1. The Land Owners will be get 840sft buildup area on 1st floor south facing of the said proposed building as per sanction plan . &
2. The Land Owners will be get 420 sft buildup area on ground floor north facing of the said proposed building as per sanction plan . &
3. The Land Owners will be get 420 sft buildup area on top floor north of the said proposed building as per sanction plan . &

4. The Land Owners will be get 420 sft buildup area on top floor north of the said proposed building as per sanction plan.

It is noted that owner will be entitled the common amenities of the said land relating to the said building ,if the owner will pay the proportionate expenses for such amenities to the developer with the other flat owners.

It is settled that on agreement, the Owner will give identical possession of existing land and also registered Power of Attorney in favors of the Developers for acting in accordance with the clauses and powers delivered to the Developers by the Landowner. The Landowner and said developer mutual agree then the developer amalgamate their plot with other neighbor plots

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

DEVELOPERS ALLOCATION : shall mean all the remaining portion of the entire building (excluding Owner's Allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developers after providing the Owner's Allocation as aforesaid and together with the absolute right of the part of the Developers to enter into agreement for sale with intending purchaser / purchasers teamsters, by and mode of Transfer of Property Act and / or lease, let out, or in any manner may with the same as the absolute owner thereof.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Specifications)

Structure: Building designed with R.C.C. frame structure which based on individual column, design approved by the competent authority.

External Wall: 5" thick brick wall and plastered with cement mortar. 5" thick brick wall and plastered with cement mortar for bathrooms & kitchen.

Internal Wall: 5" & 3" thick brick wall and plastered with cement mortar.

FLOORING : Flooring is of Marble/Vitrified tiles with 6" skirting.

BATH ROOM: Bath room fitted up to door level with white glazed tiles of standard brand.

KITCHEN: Cooking platform and sink with tap will be of black stone 2'-6" height glazed white tiles above the platform to protect the oil spot.

TOILET: One toilet of Indian type with white pan, and other toilet of Western type white commode of standard brand with standard P.V.C. Cistern. All fittings are in standard type. One hand wash basin of standard brand is in dining space of the flat.

DOORS: All doors are Sal Wood frame & flush doors.

WINDOWS: Aluminum sliding window.

WATER SUPPLY: Water supply around the clock is assured for which necessary Submersible Pump will be installed..

PLUMBING: Toilet concealed wiring with two bibcock, one shower, in toilet, all fittings are good quality.

ELECTRICAL WORKS:

1. Full concealed wiring with copper wire. The switches of the electrical goods are Standard Quality.
2. In Bed room: Two light points, one 5 amp. Plug point, one fan point.
3. Living/dining room; Two light points, one Fan point, two 5 amp. plugs, two 15 amp. Plug points (as per required location).
4. Kitchen: One light point, one exhaust fan point and one 15 amp. plug point.
5. Toilet: One light point, one 15 amp. Plug point & one exhaust fan point.
6. Verandah: One light point & One 5 amp. Plug point.
7. One light point at main entrance.
8. Calling bell: One calling bell point at the main entrance.

EXTRA WORK: Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.

IN WITNESS WHERE OF the parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata in the presence of:

1. Somnath Shaw

40 R. Shaw
R. B Road
KOL-49

2. ? Somkha Sinha.
Kabi Krishna, Landan @
P.O + P.S. Dintar
KOL-49

1 Pratima Ghosal Chowdhury,

2 Shobha Ghosal Ghosh,

3 Pratima Ghosal,

4 Ruma Mukherjee & Co.

SIGNATURE OF THE LAND OWNER

SHINE CONSTRUCTIONS

Abhijit Saha

Proprietor

Drafted and explained by

Subhasish Saha

SIGNATURE OF THE DEVELOPER

SUBHASISH SAHA

Advocate

(F/1591/2008)

HIGH COURT












SIGNATURE OF THE
PRESENTANT /
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

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












N.B.- L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Pratima Ghosal Chowdhury</i>	LH					
	RH					

ATTESTED :-

 <i>Hriday Nath Ghosal</i>	LH					
	RH					

ATTESTED :-












 <i>मैत्री अन्ता गहसल</i>	LH					
	RH					

ATTESTED:-








SIGNATURE OF THE
PRESENTANT /
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

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

N.B.- L.H. BOX – SMALL TO THUMB PRINTS
R.H. BOX – THUMB TO SMALL PRINTS

 <i>Ruma Mukherjee</i>	LH					
	RH					

ATTESTED :-

 <i>Abhijit Salvo</i>	LH					
	RH					

ATTESTED :-

PHOTO	LH					
	RH					

ATTESTED:-

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

GRN: 192019200131534481

Payment Mode Online Payment

GRN Date: 26/12/2019 15:20:46

Bank : IDBI Bank

BRN : 246059413

BRN Date: 26/12/2019 15:21:58

DEPOSITOR'S DETAILS

Id No. : 15261000269642/3/2019
[Query No./Query Year]

Name : ABHIJIT SAHA

Contact No. :

Mobile No. : +91 9903553202

E-mail :

Address : RB ROADNIMTAKOLKATA700049

Applicant Name : Mr Subhasish Saha

Office Name :

Office Address :

Status of Depositor : Attorney of Claimant

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15261000269642/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	6520
2	15261000269642/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

6541

In Words : Rupees - Six Thousand Five Hundred Forty One only



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. Belghoria, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15261000269642/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Pratima Ghosal Chowdhury 67 Kabi Nabin Sen Street, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049	Land Lord			Pratima - Ghosal Chowdhury 26/12/19
2	Mr Haradhan Ghosal Chowdhury 67 Kabi Nabin Sen Street, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049	Land Lord			Haradhan Ghosal Chowdhury 26/12/19
3	Mrs Nilima Chakraborty 67 Kabi Nabin Sen Street, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049	Land Lord			Nilima Chakraborty 26/12/19

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Ruma Mukherjee 67 Kabi Nabin Sen Street, P.O:- Nimta, P.S:- Nimta, District:- North 24-Parganas, West Bengal, India, PIN - 700049	Land Lord			Ruma Mukherjee 26/12/19
5	Mr Abhijit Saha - 101 R B Road, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049	Representative of Developer [Shine Construction]			Abhijit Saha 21/12/2019
Sl No.	Name and Address of Identifier	Identification	Photo	Finger Print	Signature with date
1	Mr Sambhu Biswas Son of Mr Ajay Biswas Kabi Krishna Ram Das Road, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049	Mrs Pratima Ghosal Chowdhury Mr Haradhan Ghosal Chowdhury Mrs Nilima Chakraborty, Mrs Ruma Mukherjee, Mr Abhijit Sa			Sambhu Biswas 26/12/19

(Saikat Patra)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 Belghoria
 North 24-Parganas, West
 Bengal



ভারত সরকার
Unique Identification Authority of India
Government of India

অনন্যকার্যক্রম আইডি / Enrollment No.: 1111/77661/04566

To
Pratima Ghosal Chowdhury
প্রতিমা গোস্বাল চৌধুরী
67
KABI NABIN SEN STREET
NIMTA
North Dum Dum (m)
Nimta North 24 Parganas
West Bengal - 700049

17/03/2014

KL828606048FT
82850604



আপনার আধার সংখ্যা / Your Aadhaar No. :
3199 7007 2446

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India
প্রতিমা গোস্বাল চৌধুরী
Pratima Ghosal Chowdhury
পিতা : মনোরঞ্জন গোস্বাল চৌধুরী
Father : Manoranjan Ghosal Chowdhury
জন্মতারিখ/DOB: 10/02/1999
মহিলা / Female
3199 7007 2446

আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: , কবি নবীন সেন স্ট্রীট
নিমতা, নর্থ ডুমডুম (২৪), নিমতা
উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: 67, KABI NABIN
SEN STREET, NIMTA, North
Dum Dum (m), North 24
Parganas, Nimta, West
Bengal, 700049

3199 7007 2446

1800 300 1347

help@uidai.gov.in

www.uidai.gov.in

Pratima Ghosal Chowdhury.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADMPC1132C



नाम /NAME

HARADHAN GHOSAL CHOWDHURY

पिता का नाम /FATHER'S NAME

MONORANJAN GHOSAL
CHOWDHURY

जन्म तिथि /DATE OF BIRTH

14-02-1961

हस्ताक्षर /SIGNATURE

*Haradhan Ghosal
- Chowdhury*

[Handwritten Signature]

आयकर अधिकारी, प.स. 111

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

Haradhan Ghosal Chowdhury



সংস্করণ

ভারত সরকার

Government of India

সংস্করণ নং / Enrollment No. 111177661704564

17/03/2014

To: Haradhan Ghosal Chowdhury
হাডাধন ঘোষাল চৌধুরী
67 KABI NABIN SEN STREET
NIMTA
North Dum Dum (m)
Nimta North 24 Parganas
West Bengal - 700049



KL826505625FT
82650562



আপনার সংখ্যা / Your No. :

9547 7738 8436

- সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

হাডাধন ঘোষাল চৌধুরী
Haradhan Ghosal Chowdhury
পিতা - হাডাধন ঘোষাল চৌধুরী
Father - Monoranjan Ghosal Chowdhury



সংস্করণ/DOB: 14/02/1961
পুরুষ / Male



9547 7738 8436

- সাধারণ মানুষের অধিকার

Haradhan Ghosal Chowdhury
হাডাধন ঘোষাল চৌধুরী

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BMXPC9372F



नाम / Name
NILIMA CHAKRABORTY

पिता का नाम / Father's Name
MANARANJAN GHOSAL CHOWDHURY



जन्म की तिथि / Date of Birth
06/02/1952

हस्ताक्षर / Signature
नीलिमा चक्रवर्ती

नीलिमा चक्रवर्ती,
नीलिमा चक्रवर्ती

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB / 20 / 139 / 276169



Elector's Name
নির্বাচক নাম

Chakraborty Nilma
চক্রবর্তী নিলমা

Father/Mother/
Husband's Name
বৈয়াক্ত/মাতা/স্বামীর নাম

Nayan
নিয়ান

Sex
স্বয়ং

F
স্বামী

Age as on 1.1.1985
১.১.১৯৮৫-এ বয়স

49
৫০

নির্বাচক স্বাক্ষর

Address

11/50 Nagendranath Rd, Lahacolony,
S.Dumdum, Municipality, N.24 Pgs.

ঠিকানা

১১/৫০ নগেন্দ্রনাথ রোড (লাহাকলোনী), বনশ্রমণ,
পৌরসভা, উ-২৪ পঃ

S. B. Chakraborty

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অধিকারিক

For 139 - BELGACHIA EAST
Assembly Constituency

১৩৯ - বেলগাছিয়া পূর্ব
বিধানসভা নির্বাচন কেন্দ্র

Place Calcutta

স্থান কলিকাতা

Date 19.07.05

তারিখ ১৯.০৭.০৫

নির্বাচক স্বাক্ষর

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्वामी लेखा संख्या कार्ड
 Parliament Account Number Card
FQNPM6086C



नाम: **RUMA MUKHERJEE**
 पिता का नाम / Father's Name: **MANORANJAN GHOSHAL CHOWDHURY**
 जन्म तिथि / Date of Birth: **07/08/1962**

In case this card is lost/ found, kindly inform / inform to:-
 Income Tax PAN Services Unit (ITPSU)
 Plot No. 7, Sector 11, CBD Tripartite
 New Mohali - 140 614

इस कार्ड को खोने/पाने पर कृपया सूचित करें/सूचित करें:-
 आयकर सेवा इकाई (ITPSU)
 प्लॉट नं. 7, सेक्टर 11, सीडीबी ट्रीपार्टीट
 नया मोहली - 140 614

Report Card/ Card Number
 For Income Tax Services
 when you call, Fax, Mail
 1349
 or
 1349, Fax

Ruma Mukherjee.
 Ruma mukherjee.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

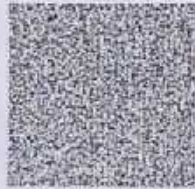
Enrolment No.: 2189/69448/86924

Individuals Only - Aadhaar

নাম: রুমা মুখার্জী
 Ruma Mukherjee
 W/O: Santosh Mukherjee
 194
 SHYAMNAGAR ROAD
 Bangur Avenue
 Bangur Avenue
 North 24 Parganas West Bengal - 700055
 7024391347

Government of India - Government

Signature valid



QR Code with Provisional

আপনার আধার সংখ্যা / Your Aadhaar No. :

5260 2941 9784

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



নাম: রুমা মুখার্জী
 Ruma Mukherjee
 সন্ধ্যাকাল/DOB: 07/09/1952
 মহলা/ FEMALE

5260 2941 9784



আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করা
- এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

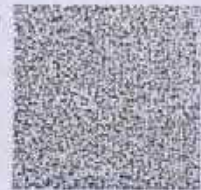
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা:
 এনএসইউ: শ্যামনাগর রোড, ১৯৪, গঙ্গাকল ব্রাহ্ম, বাঙ্গুর
 অঞ্চল, উত্তর ২৪ পরগণা
 পশ্চিম বঙ্গ - ৭০০০৫৫

Address:
 W/O: Santosh Mukherjee, 194,
 SHYAMNAGAR ROAD, Bangur Avenue,
 North 24 Parganas
 West Bengal - 700055



QR Code with Provisional

5260 2941 9784



Ruma Mukherjee

Ruma mukherjee.



ভারতীয় বিশিষ্ট পরিচয় আধিকারক

ভারত সরকার

Unique Identification Authority of India
Government of India

আনুষঙ্গিক আই ডি / Enrollment No. : 1111/77661/04601

22/03/2014

To
Abhijit Saha
অভিজিৎ সাহা
101
RISHI BANKIM ROAD
NIMTA
North Dum Dum (m)
Nimta North 24 Parganas
West Bengal - 700049



KL840978247FT

84097824



আপনার আধার সংখ্যা / Your Aadhaar No. :

9134 7003 2118

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

অভিজিৎ সাহা
Abhijit Saha
পিতা : সুনীল সাহা
Father : Sunil Saha



জন্ম তারিখ / DOB: 19/10/1985
পুল / Male

9134 7003 2118



আধার - সাধারণ মানুষের অধিকার

Abhijit Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card


CTCPS6817E



नाम/ Name
ASHUJIT SAHA

पिता का नाम/ Father's Name
SUNIL SAHA

जन्म की तारीख/ Date of Birth
19/10/1985


हस्ताक्षर/ Signature



24042018

Ashujit Saha



ভারত সরকার

Government of India

ভাষিকার্ডের আই ডি 'Enrolment No.: 1111/89551/01426

To
শ্রী বিহাস
Sombhu Bishwas
K.K RAM DAS ROOD
North Dum Dum (n)
Nimta
North 24 Parganas North 24 Parganas
West Bengal 700049

147638308



ML476383080FT



আপনার সংখ্যা / Your No. :

2750 7963 2612

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রী বিহাস
Sombhu Bishwas
পিতা : অজয় বিহাস
Father : Ajoy Bishwas
জন্মতারিখ / DOB : 27/08/1980
সুঙ্গণ / Male

2750 7963 2612

- সাধারণ মানুষের অধিকার



Sombhu Bishwas

Major Information of the Deed

Deed No :	I-1526-05390/2019	Date of Registration	27/12/2019
Query No / Year	1526-1000269642/2019	Office where deed is registered	
Query Date	24/12/2019 12:06:10 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Subhasish Saha Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9903553202, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 45,46,870/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Kabi Nabin Sen Street, Mouza: Uttar Nimta, JI No: 0, Pin Code : 700049

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2792/3588	RS-2563	Bastu	Bastu	2 Katha 3 Chatak		16,40,623/-	Property is on Road
L2	RS-2792/3888	RS-3011	Bastu	Bastu	1 Katha 3 Chatak		8,90,624/-	Property is on Road
L3	RS-2792/3888	RS-3010	Bastu	Bastu	1 Katha 3 Chatak		8,90,624/-	Property is on Road
TOTAL :					7.5281Dec	0 /-	34,21,871 /-	

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Kabi Nabin Sen Street, Mouza: Uttar Nimta, Ward No: 12 JI No: 0, Pin Code : 700049

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	RS-2792/3888	RS-3009	Bastu	Bastu	1 Katha		7,49,999/-	Property is on Road
Grand Total :					9.1781Dec	0 /-	41,71,870 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	500 Sq Ft.	0/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	0 /-	3,75,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Pratima Ghosal Chowdhury Daughter of Late Monoranjan Ghosal Chowdhury 67 Kabi Nabin Sen Street, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQBPC7118G, Aadhaar No: 31xxxxxxxx2446, Status :Individual, Executed by: Self, Date of Execution: 26/12/2019 , Admitted by: Self, Date of Admission: 26/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2019 , Admitted by: Self, Date of Admission: 26/12/2019 ,Place : Pvt. Residence
2	Mr Haradhan Ghosal Chowdhury Son of Late Monoranjan Ghosal Chowdhury 67 Kabi Nabin Sen Street, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADMPC1132C, Aadhaar No: 95xxxxxxxx8436, Status :Individual, Executed by: Self, Date of Execution: 26/12/2019 , Admitted by: Self, Date of Admission: 26/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2019 , Admitted by: Self, Date of Admission: 26/12/2019 ,Place : Pvt. Residence
3	Mrs Nilima Chakraborty Daughter of Mr Niranjan Chakraborty 67 Kabi Nabin Sen Street, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMXPC9372F, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/12/2019 , Admitted by: Self, Date of Admission: 26/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2019 , Admitted by: Self, Date of Admission: 26/12/2019 ,Place : Pvt. Residence
4	Mrs Ruma Mukherjee Wife of Mr Santosh Mukherjee 67 Kabi Nabin Sen Street, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FQNPM6080C, Aadhaar No: 52xxxxxxxx9784, Status :Individual, Executed by: Self, Date of Execution: 26/12/2019 , Admitted by: Self, Date of Admission: 26/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2019 , Admitted by: Self, Date of Admission: 26/12/2019 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shine Construction 101 R B Road, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 , PAN No.:: CTCPS6817E, Aadhaar No: 91xxxxxxxx2118, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Abhijit Saha (Presentant) Son of Late Sunil Saha 101 R B Road, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CTCPS6817E, Aadhaar No: 91xxxxxxxx2118 Status : Representative, Representative of : Shine Construction (as proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sambhu Biswas Son of Mr Ajay Biswas Kabi Krishna Ram Das Road, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049			

Identifier Of Mrs Pratima Ghosal Chowdhury, Mr Haradhan Ghosal Chowdhury, Mrs Nilima Chakraborty, Mrs Ruma Mukherjee, Mr Abhijit Saha

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Pratima Ghosal Chowdhury	Shine Construction-0.902344 Dec
2	Mr Haradhan Ghosal Chowdhury	Shine Construction-0.902344 Dec
3	Mrs Nilima Chakraborty	Shine Construction-0.902344 Dec
4	Mrs Ruma Mukherjee	Shine Construction-0.902344 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Pratima Ghosal Chowdhury	Shine Construction-0.489844 Dec
2	Mr Haradhan Ghosal Chowdhury	Shine Construction-0.489844 Dec
3	Mrs Nilima Chakraborty	Shine Construction-0.489844 Dec
4	Mrs Ruma Mukherjee	Shine Construction-0.489844 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Pratima Ghosal Chowdhury	Shine Construction-0.489844 Dec
2	Mr Haradhan Ghosal Chowdhury	Shine Construction-0.489844 Dec
3	Mrs Nilima Chakraborty	Shine Construction-0.489844 Dec
4	Mrs Ruma Mukherjee	Shine Construction-0.489844 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs Pratima Ghosal Chowdhury	Shine Construction-0.4125 Dec
2	Mr Haradhan Ghosal Chowdhury	Shine Construction-0.4125 Dec
3	Mrs Nilima Chakraborty	Shine Construction-0.4125 Dec
4	Mrs Ruma Mukherjee	Shine Construction-0.4125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Pratima Ghosal Chowdhury	Shine Construction-125.00000000 Sq Ft
2	Mr Haradhan Ghosal Chowdhury	Shine Construction-125.00000000 Sq Ft
3	Mrs Nilima Chakraborty	Shine Construction-125.00000000 Sq Ft
4	Mrs Ruma Mukherjee	Shine Construction-125.00000000 Sq Ft

Endorsement For Deed Number : I - 152605390 / 2019

24-12-2019

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 45,46,870/-



Saikat Patra
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

On 26-12-2019

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18:00 hrs on 26-12-2019, at the Private residence by Mr Abhijit Saha .

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

Execution is admitted on 26/12/2019 by 1. Mrs Pratima Ghosal Chowdhury, Daughter of Late Monoranjan Ghosal Chowdhury, 67 Kabi Nabin Sen Street, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 2. Mr Haradhan Ghosal Chowdhury, Son of Late Monoranjan Ghosal Chowdhury, 67 Kabi Nabin Sen Street, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Service, 3. Mrs Nilima Chakraborty, Daughter of Mr Nirranjan Chakraborty, 67 Kabi Nabin Sen Street, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 4. Mrs Ruma Mukherjee, Wife of Mr Santosh Mukherjee, 67 Kabi Nabin Sen Street, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife

Indetified by Mr Sambhu Biswas, . , Son of Mr Ajay Biswas, Kabi Krishna Ram Das Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 26-12-2019 by Mr Abhijit Saha, proprietor, Shine Construction (Sole Proprietorship), 101 R B Road, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049

Indetified by Mr Sambhu Biswas, . , Son of Mr Ajay Biswas, Kabi Krishna Ram Das Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business



Saikat Patra
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

27-12-2019

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.

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/12/2019 3:21PM with Govt. Ref. No: 192019200131534481 on 26-12-2019, Amount Rs: 21/-, Bank:
IDBI Bank (IBKL0000012), Ref. No. 246059413 on 26-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 500/-, by
online = Rs 6,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2507, Amount: Rs.500/-, Date of Purchase: 17/12/2019, Vendor name: MITA
DUTTA

2. Stamp: Type: Court Fees, Amount: Rs.10/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/12/2019 3:21PM with Govt. Ref. No: 192019200131534481 on 26-12-2019, Amount Rs: 6,520/-, Bank:
IDBI Bank (IBKL0000012), Ref. No. 246059413 on 26-12-2019, Head of Account 0030-02-103-003-02



Saikat Patra
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2020, Page from 217 to 264

being No 152605390 for the year 2019.



Digitally signed by SAIKAT PATRA
Date: 2020.01.02 14:46:08 +05:30
Reason: Digital Signing of Deed.

(Saikat Patra) 2020/01/02 02:46:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)