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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this documents.

District Sub-Registrar
Howrah

District Sub-Registrar-II
Howrah

19 FEB 2018

:-: DEVELOPMENT AGREEMENT :-:

THIS AGREEMENT is made on this the 19th day of February, 2018 (Two Thousand Eighteen)

BETWEE

২১৫০ তার ১০/১১/১৭

ক্রম - শ্রী / শ্রীমতী Achintya Kumar Mondal and
Bijan Kumar Mondal

ঠিকানা Bally Howrah

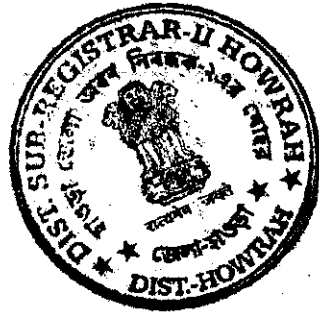
মূল্য ১০০ টাকা পরস্ব

স্ট্যাম্প ডেপুটারের নাম



অরুণ সরকার

হাওড়া কালেক্টরেট
হাওড়া কোর্ট কমপাউন্ড



District Sub-Registrar-II
Howrah

19 FEB 2018

(1) **SRI BISHNU PRASAD ROY** (PAN - ACUPR0355B), Son of Late Sachi Mohan Roy, by faith Hindu, by Nationality Indian, by occupation - Retired, residing at 266, Parnashree Pally, P.S. - Parnashree, Behala, Kolkata, (2) **SRI RAMA PRASAD ROY** (PAN - AGSPR1636F), Son of Late Sachi Mohan Roy, by faith Hindu, by Nationality Indian, by occupation - Service, residing at Ashirbad Apartment, Flat No. 5K, 10 No. Jessor Road, P.S. - Dum Dum, Kolkata - 28, (3) **SRI DEBU PRASAD ROY** (PAN - AOEPR0594Q), Son of Late Sachi Mohan Roy, by faith Hindu, by Nationality Indian, by occupation - Service, residing at Uttar Ghoshpara, Arunava Sarani, P.O. - Ghoshpara, P.S. - Nischinda, District - Howrah - 711227, (4) **SMT. KRISHNA MAZUMDER** (PAN - DESPM0034R), Wife of Late Dulal Mazumder, daughter of Late Sachi Mohan Roy, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at 4, Natabar Dutta Row, P.S. - Muchipara, Kolkata, (5) **SMT. LAKHSHMI NAG** (PAN - AYFPN4028E), Wife of Late Bimalendu Nag, daughter of Late Sachi Mohan Roy, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at 143/6, P.G. Road, P.S. - Tiljala, Kolkata - 39, (6) **SRI BIPLAB BRAHMA** (PAN - BIWPB9894E), son of Late Bivu Pada Brahma, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at A/16, Raja S.C. Mallick Road, Ramgarh Colony, P.S. - Jadavpur, Kolkata - 47 hereafter jointly called and referred to as "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

"W.B. ESTATE DEVELOPERS" (PAN - AABFW8984E) A partnership firm represented by its partners 1) **SRI ACHINTYA KUMAR MONDAL** (PAN - AOFPM9393H) S/o Sri Kusha Dhwaja Mondal, by faith - Hindu, by Occupation - Business, residing at B.B.D Sarani, P.O. - Ghoshpara, P.S. - Nischinda, District - Howrah, Pin - 711227 and 2) **SRI BIJAN KUMAR MONDAL** (PAN - AYLPM4783H) S/o Kusha Dhwaja Mondal, by faith - Hindu,

by Occupation – Business, residing at B.B.D Sarani, P.O. – Ghoshpara, P.S. - Nischinda, District – Howrah, Pin - 711227, hereinafter called and referred to as the “**DEVELOPER/ PROMOTER**”, (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART;**

WHEREAS the First Parties/Owners are the joint Owners and occupiers of all that piece and parcel of Mokorari Mourashi Bastu Land measuring more or less 12 Kattah 14 Chittacks together with 100 Sq.ft R.T.shed standing thereon lying and situated at Mouza Bally , J.L. No. 14, R.S. Khatian No. 2611 under R.S. Plot No.2996 , P.S. Nischinda (Former Bally), District Howrah, within the ambit of Nischinda Gram Panchayet, within the Jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Howrah together with rights over the common passage and all sorts of other easement rights attached thereto, which has been described in the Schedule "A" herein below;

AND WHEREAS one Smt. Bhabanibala Debi entered into a Registered Agreement for Sale with Smt. Nihar Kana Singha Roy for selling out the landed property measuring about 14 Cottah lying and situated at Mouza Bally , J.L. No. 14, R.S. Khatian No. 2611 under R.S. Plot No. 2996, P.S. Nischinda (Former Bally), District Howrah, within the ambit of Nischinda Gram Panchayet and said Agreement for Sale was registered before Sadar Joint Sub-Registrar at Howrah and duly recorded in Book No. I, Volume No. 37, Pages from 118 to 120, Being No. 1786 for the year 1968 ;

AND WHEREAS subsequently Smt. Bhabani Devi executed a Deed of Sale in favour of said Nihar Kana Singha Roy relating to the above mentioned landed property measuring about 14 Cottah lying and situated at Mouza Bally , J.L. No. 14, R.S. Khatian No. 2611 under R.S. Plot No. 2996, P.S. Nischinda (Former Bally), District Howrah, within the ambit of

Nischinda Gram Panchayet through a registered Deed of Sale, which was registered before Sadar Joint Sub-Registrar at Howrah and duly recorded in Book No. I, Volume No. 69, Pages from 59 to 62, Being No. 3548 for the year 1969.

AND WHEREAS being the absolute Owner and occupier of the above mentioned property said Nihar Kana Singha Roy had been possessing the said property without any interruption from any corner.

AND WHEREAS said Nihar Kana Singha Roy during her enjoyment of the said property uninterruptedly died intestate on 13-09-1988 leaving behind her Four sons namely Sri Shankar Prasad Roy, Sri Bishnu Prasad Roy, Sri Rama Prasad Roy and Sri Debu Prasad Roy and two daughters namely Smt. Krishna Majumder and Smt. Laxmi Nag and one grandson namely Sri Biplab Brahma i.e. the son of her predeceased daughter Smt. Radharani Brahma as her only legal heirs and successors. Be it mentioned the husband of said Nihar Kana Roy namely, Sachi Mohan Roy was predeceased on 29-07-1986.

AND WHEREAS said Radha Rani Brahma died on 31-12-1984 leaving behind her only son namely Sri Biplab Brahma i.e. the Owner No. 7 as her only legal heir and he got the undivided share of his deceased mother on the said property. Be it mentioned the husband of said Radharani Brahma namely Bivu Pada Brahma was died on 15-08-1985.

AND WHEREAS said Sri Shankar Prasad Roy, Sri Bishnu Prasad Roy, Sri Rama Prasad Roy, Sri Debu Prasad Roy, Smt. Krishna Majumder, Smt. Laxmi Nag and Sri Biplab Brahma became the absolute joint Owners of the landed property measuring about 14 Cottah along with 200 Sq.ft. R.T. Shed Structure standing thereon lying and situated at Mouza Bally, J.L. No. 14, R.S. Khatian No. 2611 under R.S. Plot No. 2996, P.S. Nischinda

(Former Bally), District Howrah, within the ambit of Nischinda Gram Panchayet.

AND WHEREAS said Shankar Prasad Roy died on 08-02-2015 leaving behind his wife namely Smt. Manju Roy now deceased as his only legal heir and she got the undivided share of her deceased husband on the said property. Be it mentioned that said Shankar Prasad Roy was issueless.

AND WHEREAS said Smt. Manju Roy also died on 03-02-2018 and she was issueless and her share over the said property devolves upon said Sri Bishnu Prasad Roy, Sri Rama Prasad Roy, Sri Debu Prasad Roy, Smt. Krishna Majumder, Smt. Laxmi Nag and Sri Biplab Brahma.

AND WHEREAS said Sri Bishnu Prasad Roy, Sri Rama Prasad Roy, Sri Debu Prasad Roy, Smt. Krishna Majumder, Smt. Laxmi Nag and Sri Biplab Brahma became the absolute joint Owners and Occupiers of the landed property measuring about 14 Cottah lying and situated at Mouza Bally, J.L. No. 14, R.S. Khatian No. 2611 under R.S. Plot No. 2996, P.S. Nischinda (Former Bally), District Howrah, within the ambit of Nischinda Gram Panchayet.

AND WHEREAS in the manner as aforesaid the present Owners herein became the joint Owners and Occupiers of the landed property measuring about 14 Cottah along with 200 Sq.ft. R.T. Shed Structure standing thereon lying and situated at Mouza Bally, J.L. No. 14, R.S. Khatian No. 2611 under R.S. Plot No. 2996, P.S. Nischinda (Former Bally), District Howrah within the ambit of Nischinda Gram Panchayet and they had been possessing the said property peacefully and uninterruptedly without any interruption from any corner whatsoever;

AND WHEREAS the present Owners herein gifted the demarcated landed property measuring about 1 Cottah 2 Chittak along with 100 Sq.ft. R.T. Shed Structure standing thereon out of total above mentioned landed

property measuring about 14 Cottah along with 200 Sq.ft. R.T. Shed Structure standing thereon lying and situated at Mouza Bally , J.L. No. 14, R.S. Khatian No. 2611 under R.S. Plot No. 2996 , P.S. Nischinda (Former Bally), District Howrah to Sri Debojit Roy son of Sri Debuprasad Roy through a registered Deed of Gift which was registered before D.S.R. Howrah and duly recorded in Book No.1, Volume No . 0501-2018, Pages from to ~~.....~~, Being No. 256..... for the year 2018.

AND WHEREAS after executing the above mentioned Deed of Gift the Present Owners herein became the joint Owners and Occupiers of Bastu landed property measuring about 12 Cottah 14 Chittak along with 100 Sq.ft. R.T.. Shed Structure standing thereon lying and situated at Mouza Bally, J.L. No. 14, R.S. Khatian No. 2611 under R.S. Plot No. 2996 , P.S. Nischinda (Former Bally), District Howrah, within the ambit of Nischinda Gram Panchayet, which is described in the Schedule 'A' herein below and the said property is free from all encumbrances.

AND WHEREAS in the manner as aforesaid the present Owners / First Part herein have jointly become the absolute Owners and Occupiers of the Bastu landed property measuring more or less 12 Cottah 14 Chittak lying and situated at Mouza Bally, J.L. No. 14, R.S. Khatian No. 2611 under R.S. Plot No. 2996 , P.S. Nischinda (Former Bally), District Howrah, within the ambit of Nischinda Gram Panchayet together with existing 100 Sq.ft. R.T. Shed structure standing thereon together with all sorts of easement rights attached to the said property which is more fully and particularly described in the "A" Schedule hereunder written and now the Owners herein are in peaceful and uninterrupted joint possession of the said premises and the said property is free from all encumbrances and the Owners herein while seized and possessed of the said property are desirous to construct a Residential and Commercial Housing Complex containing several multi-storied buildings there on Joint Venture Basis;

AND WHEREAS since the Owners are not in position financially to undertake the construction themselves, they resorted to take proper assistance of Promoters/ Developers having sound financial stability and technical knowledge and approached the Second Part/ Developer herein for the same;

AND WHEREAS on the basis of such approach made by the Owners, the Developer "**W.B. ESTATE DEVELOPERS**" i.e. the Party of the Second Part being interested and experienced in developing the Property has agreed to develop the Schedule 'A' mentioned landed property by way of construction of the new Residential and Commercial Complex contains several new Multistoried Buildings in accordance with the sanctioned plan by arranging financial resources from its own side and expenses in the terms and conditions as hereinafter mentioned .

NOW THIS AGREEMENT HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

ARTICLE-I
DEFINITIONS

In this agreement the following terms and conditions unless when contrary to or to the context mean and include the follows :-

- 1.1 **OWNERS** shall mean and include the Party of the First Part and their heirs, executors, administrators, legal representatives and assigns.
- 1.2 **DEVELOPER** shall mean and include the Second Part and its heirs, executors, administrators, successors, legal representatives and assigns.
- 1.3 **PREMISES** shall mean ALL THAT Piece and Parcel of Bastu Landed property measuring more or less 12 Cottah 14 Chittak along with 100 Sq.ft. R.T. Shed Structure standing thereon lying and situated at Mouza Bally, J.L. No. 14, R.S. Khatian No. 2611 under R.S. Plot No. 2996 , P.S.

Nischinda (Former Bally), District Howrah, within the ambit of Nischinda Gram Panchayet together with right over the common passage attached thereto and all sorts of other easement rights attached thereto, within the Jurisdiction District Registrar and Additional District Sub-Registrar at Howrah more fully and particularly described in the Schedule "A" hereunder written.

1.4 COMPLEX shall mean the new Complex contains several new Multistoried Buildings to be constructed on the said plot of land in accordance with the sanctioned plan by Howrah Zilla Parishad.

1.5 BUILDINGS shall mean the new buildings to be constructed on the said plot of land of the new proposed Complex in accordance with the sanctioned plan by Howrah Zilla Parishad.

1.6 SALEABLE SPACE shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and the space required thereof.

1.7 ARCHITECT shall mean any person or persons, firm or firms appointed by or nominated by the Developer as architect of the building.

1.8 UNIT shall mean include the Flats/ Garages/Shop Rooms etc. with proportionate share of land underneath and the said Flats/ Garages/Shop Rooms and common parts/ space in the said premises.

1.9 BUILDING PLAN shall mean the Plan for Complex containing several new Multistoried Buildings including the plan which will be prepared and submitted by the Developer in supplement for further stories or any additional and/or alteration and as may be sanctioned by the sanctioning authority of Howrah Zilla Parishad. The Developer will have to take

necessary steps for obtaining sanction Plan from Howrah Zilla Parishad after executing this Development Agreement.

1.10 COVERED AREA shall mean the plinth area of the buildings measuring at the floor level of the basement or any storey and shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between separate two portions/ Flat/ Garage/ Shop Rooms, then only half of depth wall thickness to be included for computing the area of each separate portion/ Flat/ Garage/ Shop Rooms.

1.11 COMMON AREA shall mean the area of the lobbies, staircase, landing and other portions of the buildings as well as other portions of the Complex intended or required for ingress and egress from any portion/ Flat for the use of the Co-Owners of the Flats i.e. water pump room, meter room, security Guard room on the ground floor etc. and lift room on the roof as per sanctioned building plan or plans.

1.12 COMMON PORTIONS shall mean and space for common installation in the buildings for common use and utility i.e. plumbing, electricity, drawing and other installations fittings, fixtures and machinery which are not exclusive for any portion/ Flat and which will be specified as common by the Developer. Common Portion to be made and erected or be reserved for conveniences of the intending Purchasers and / or lawful owners and occupiers of the buildings.

1.13 COMMON FACILITIES AND AMENITIES shall include corridor and staircase, Lift and Lift Room water pump, pump house, R.C.C. overhead water tank, and such other facilities which may be mutually agreed by and between the parties and required for the purpose of location from enjoyment maintenance upkeep and/or proper management of the building.

1.14 OWNERS' ALLOCATION shall mean in the manner as follows:-

The present Owners shall jointly get total area measuring about 12,075 Sq.ft including 20% Super built up area within the proposed Complex containing several new Multistoried Buildings and it will be free of cost and expenses but the Owners shall have to pay Meter Charges.

Said total area measuring about 12,075 Sq.ft including 20% Super built up area will be contained several residential Flats on the First Floors and Other Floors (if necessary) and Six Garages (each measuring about 150 Sq.ft including 20% Super built up area) on the Ground Floors within the proposed Residential and Commercial Complex contains several new Multistoried Buildings.

Be it mentioned that the Developer will have to allot the residential Flats from the all First Floors of the new Multistoried Buildings within proposed Complex to the Owners as Owners' Allocation and after allotting the all First Floors' Flats rest area containing Flats, if any will be allotted from any Floor of the new Multistoried Buildings within proposed Complex to the Owners as Owners' Allocation as mutually agreed with the Developer and the Owners.

The Owners' Allocation will be TOGETHER WITH all rights of facilities and amenities within common areas and proportionate share in the land comprised in the said Complex containing several new Multistoried Buildings and the Owners can use the ultimate roof of the buildings (in which buildings their allocation will be allotted) for installation of T.V. Antena, over head reservoir, drying cloths with proportionate right over it and the Developer including the Purchasers of Developer's allocation shall have same right on the ultimate roof.

The Purchasers, who purchase from either Owners or Developer, have same right.

That the Developer undertakes that it will make construction as per Specification which is mentioned in the Schedule 'B' below.

1.15 DEVELOPER'S ALLOCATION shall mean Rest constructed area out of the total constructed area excluding the Owners' allocation together with all rights of facilities and amenities within common areas and proportionate share in the land comprised in the said buildings as well as proposed Complex and the said allocated portion of constructed area shall absolutely being to the Developer including the absolute right in the part of the Developer for sale, transfer, lease or in any part of the Developer for sale, lease or in any part with deal with the same and the Developer shall have the proportionate absolute right over the ultimate roof of the new Multistoried Buildings within proposed Complex.

Be it mentioned that the Purchaser/Purchasers of the Developer's Allocation can use the ultimate roof of the buildings within the proposed Complex for installation of T.V. Antenna, over head reservoir, drying cloths etc.

1.16 PROJECT shall mean the development of land by constructions of the proposed complex containing several Multi storied buildings or up to any storey/stories for selling of the Flats/ Garages / Shop Rooms of the building as envisaged hereunder either for commercial or for residential purpose.

1.17 SINGULAR shall include the plural and vice versa.

1.18 MASCULINE shall include the feminine and vice versa.

1.19 TRANSFEREES shall mean the person, firm, limited company, association of persons to whom any Space/ Flat/ Garage in the buildings of the proposed Complex is proposed to be transferred to on ownership basis for residential or commercial purpose.

1.20 It is intended and agreed to by the parties hereto that this agreement shall be a complete record of the agreement between the Parties regarding the subject matter hereof.

ARTICLE-II
COMMENCEMENT AND FIELD OF THIS AGREEMENT

2.1 *This agreement shall come into effect automatically and immediately on execution of these presents by and between the parties hereto.*

2.2 *Field of this agreement means and include all act and in connection with the promotion and implementation of the said project till the execution and registration of respective Deed or Deeds of Conveyance or transfer by the Owners in favour of the Developer or its nominee/ nominees in terms of the agreement in respect of the Flat/ portion in the proposed building together with undivided right, title, interest in the land of the said premises.*

2.3 *This agreement shall remain in force till such time the proposed Complex/ Buildings will be constructed and cease to separate when Owners' allocation and Developer's allocation shall be allotted in the respective manner in favour of the prospective purchaser at the instance of the Developer subject to the fulfillment of the terms on the part of the Developer.*

ARTICLE-III
OWNERS' REPRESENTATION

3.1 *The Owners are absolutely seized and possessed and/or well sufficiently entitled to the said property.*

3.2 *That none other than the Owners i.e. the Party of the First Part herein, have any right, title and interest over and in respect of the said 'A' Schedule mentioned property and/or any portion thereof.*

3.3 *That the Developer i.e. the Party of the Second Part hereto being satisfied with the right, title, interest and possession of the Party of the First Part in respect of the property as mentioned in the Schedule*

hereunder, has agreed to do the proposed development of the said holding in accordance with the terms and conditions as contained herein.

ARTICLE-IV
OWNERS' RIGHT AND OBLIGATION AND REPRESENTATION

- 4.1** The Owners have absolute right and authority to develop the said premises.
- 4.2** The Owners shall hand over the possession of the concerned premises on as is whereas basis in connection with the proposed construction work and the Owners shall have to deliver the possession of the concerned premises within one month from the date of Sanction Plan.
- 4.3** The Owners hereby grant subject to what has been herein above provided the exclusive right to the Developer to build, construct, complete and deliver the possession of the Owners' allocation with full and complete constructions and delivered possession to the Landlord within 2 Years from date of last Sanction Building Plan.
- 4.4** The Owners shall clear up all the taxes to the Gram Panchayet and Khajnas to the Government of West Bengal up to date and if there be any due and payable by the Landlords/ Owners that shall be adjusted from the Owners' allocation.
- 4.5** Possession of the said property remains with the Owners but the Owners immediately after execution of this Agreement shall handover the vacant peaceful possession of the 'A' Schedule mentioned property for the purpose of construction of the proposed building.
- 4.6** That Developer shall arrange for alternative accommodation for One rented accommodation for the Owner No.1 during the period of construction and rent for such rented accommodation will be borne by the Developer till giving possession of the Owners' allocation to the Owners

herein but the Developer will not arrange any accommodation for other Owners.

ARTICLE-V
DEVELOPER'S RIGHT AND RESPONSIBILITIES

- 5.1** The construction of the new building with all ancillary service and specification thereof that would be sanctioned by the authority of Howrah Zilla Parishad and new building shall be at liberty to construct with residential use, whereas the Developer's responsibilities will include coordination with all other statutory authorities and to complete the construction of the building, plumbing, electrical and sanitary fittings and installations by providing good and standard materials as well as technical expert.
- 5.2** All funds and/or finance to be required for completion of the entire project shall be provided and arranged by the Developer. The Owners will have to no such liability and/or responsibility.
- 5.3** The Developer will be entitled to get the plan sanctioned and modify or alter the plan and to submit the same to the concerned authority in the name of the Owners at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory for sanctioning the revised plan, if necessary.
- 5.4** The Developer will be entitled to recover all costs, charges, expenses incurred by the Developer towards construction of the building in addition to its profits from the prospective Purchaser of the Flat/ Garage/ Shop Room of the remaining area and excluding Owners' allocated area within the new proposed Complex containing several multistoried buildings and the Owners and/or any person claiming through them shall not have any right, title, interest, claim and demand whatsoever or howsoever in respect of Developer's portion.

5.5 *The Developer will be the only and the exclusive builder during subsistence of this agreement and shall have the sole authority to sell the said Flat/ Garage/ Shop Room of Developer's allocated area/portion in the proposed Complex containing several buildings at the said premises and/or all, or any portion/ portions thereof, other than the Owners' allocated area including common areas and facilities together with the undivided right, title, interest and possession of the Land in the common facilities and amenities including the right to use thereof and the Developer shall complete the construction of the Complex/buildings with the good and standard materials as would be available to in the market and that the Developer shall only be liable for any misappropriation of money.*

5.6 *The Developer hereby undertakes to indemnify and keep indemnified the Owners from and against any and all actions, charges, claim and demand and third party arising out of the due to the negligence or non compliance of any law, bye-laws, rules and regulations of the Concerned authorities and other Government or local bodies as the case may be and The Developer will attend to answer and be responsible for any deviation, commission, violation and/or breach of any accident in or relating to the construction of the said building all acts, deeds and things and charges in this regard shall be paid by the Developer and the Owners will have no such liability and responsibility.*

5.7 *That the Developer will be at liberty to amalgamate any other adjacent property with the Schedule mentioned property if there be any requirement after taking written consent of the Owner.*

5.8 *That the Developer will not install any Mobile Tower on the Roof of the Building.*

ARTICLE-VI
CONSIDERATION

6.1. *In consideration of the Owners having granted the Developer an exclusive contract to develop the said premises provided herein the Owners shall be entitled to get absolutely the Owners' allocated area out of total constructed area within the proposed new Complex containing several Multi storied buildings including the user right over the Common Facilities which will be allocated in terms of the agreement together with the right, title, and interest in common facilities and amenities including the undivided proportionate interest in the land and right to use thereof which includes his absolute discretion and without any obstruction, hindrance and/or objection from the Developer and/or the successors and be entitled to sell, transfer, let out, lease or otherwise dispose of deal with the same i.e. the Owners' allocation as they may think fit and proper.*

6.2. *The Developer shall bear the following expenses :-*

All other relevant expenses, such as expenses for clearing / improving the land for building purposes from the date of execution of this agreement ,all costs for construction of the proposed building and including all fittings and fixtures.

ARTICLE-VII
PROCEDURE

7.1 *The Owners will/ shall execute and registered a Development Power of Attorney after Registered this Development Agreement which is required for the purpose of all necessary permission and sanction from all different authorities in connection with the construction of the building for perusing following up the matters with the statutory authorities and to do all acts, Deeds regarding construction work and also to negotiate with the prospective Purchasers to enter into an Agreement for Sale, to receive consideration money in part and/or full from prospective Purchasers and to*

execute Registered Deed of Sale in favour of prospective Purchasers for the Developer's allocated area or for all Flat/ Garage/ Shop Room excluding only the Owners' allocated area as aforesaid for fulfillment and smooth completion of the entire project as well as for procuring for finance for the purpose of completion of the project.

The Developer will be at liberty to take project loan from any Bank or Financial Institution, if required but without creating any charge on Owners' allocation and the Owners shall however be not liable for repayment as well as interest in connection with procuring the said financial help, if any.

ARTICLE-VIII
POSSESSION

8.1 *Immediately on obtaining sanction Plan the Owners shall handover the vacant possession of the said premises and/or the said plot of land to the Developer within One month to enable the Developer to take all necessary action for development of the premises by way of construction and the Developer will hold, the same hereunder without interference or disturbance of the Owners or any person or in persons claiming under it.*

ARTICLE-IX
CONSTRUCTION

9.1 *The Owners or any person claiming through them shall not in any way interfere with the quite and peaceful possession of the said premises or holding thereof to the Developer to construct and complete the said Complex containing several new Multistoried Buildings within the stipulated period subject to completion of the project in terms of this agreement.*

9.2 *The Developer at its own cost and on the basis of specification as per sanctioned building plan shall construct, erect and complete the Complex*

containing several new Multistoried Buildings and the common facilities and amenities at the said premises with good and standard material.

9.3 The Developer shall install and erect pump, over head reservoir, electrification within the said land at its own cost as required to be provided in a residential / commercial Multistoried Building whereas if any permanent electric connection is necessary to take from concerned electricity authority for the owners or the occupier of the allocated area of the owners, in that case the Security deposit and charges for installation of the new connection by WBSESCL will be paid and/or borne by the owners/occupiers separately.

9.4 The Developer shall at its own cost and expenses and without creating any financial or other liability on the said property and/or upon the newly constructed Complex containing several new Multistoried Buildings and complete the said Complex containing several new Multistoried Buildings in accordance with the building plan and any amendment, addition and alteration thereto or modification thereof made by the Developer during the period of construction subject to the sanction of the appropriate authorities.

9.5 All costs and charges and expenses relating to or in any way connected with the construction of the said holding and development of the said Complex containing several new Multistoried Buildings or premises including charges for other bodies shall be paid, discharged and borne by the Developer and owners shall have no liability whatsoever in this context.

ARTICLE -X
ALLOCATION

10.1 In completion of the building the Owners shall be entitled to retain his allocated area of new constructed Complex containing several new

Multistoried Buildings as mentioned in the 1.14 OWNERS' ALLOCATION whereas the Owners shall be liable to pay all rates, rents and taxes which payable to the Howrah Zilla Parishad, Gram Panchayet and other concerned authorities for his areas from the date of obtaining possession.

10.2 On completion of the proposed new Complex containing several new Multistoried Buildings the Developer will be entitled to retain balance constructed area in the proposed Complex containing several new Multistoried Buildings in terms of this agreement as mentioned in clause hereof and shall have the right to enter into any lawful agreement with the prospective Purchaser/ Purchasers at its own choice in respect of its separate allocated portion in the proposed Complex containing several new Multistoried Buildings and the Developer can sale, transfer, delivery of possession or disposal the Developer's allocation and the Owners hereby agree to be Vendors to all such prospective Agreements/Deeds, if necessary, it is also agreed by and between the Owners and Developer that the Owners shall not raise any question or demand any money or consideration out of the said sale procedure of the said portion and the Developer shall be entitled to receive the entire consideration thereof.

10.3 That during the period of construction work the First Party shall have to grant license to the Second Parties to use the electricity through his electric meter subject to payment of proportionate electric charges to the Owner/ First Part or WBSEDCL directly by the Developer/ Second Part.

ARTICLE-XI
RATES AND TAXES

11.1 The Developer hereby undertakes and agrees to pay the Property Tax before the Competent Authority, water and all other taxes as being paid

by the Owners under this agreement with the development of the property from the date of this agreement.

11.2 On completion of the Complex containing several new Multistoried Buildings and subsequent delivery of possession thereof the Developer hereto and/or its respective transferees shall be responsible for the payment of the all taxes and rates and the other outgoing in respect of Developer's allocated area.

ARTICLE-XII
SERVICES AND CHARGES

12.1 On completion of the building and after taking possession of the respective allocated area of the Parties hereto in the Complex containing several new Multistoried Buildings the Owners and the Developer and/or the proposed transferees shall be responsible to pay and bear all service charges for the common facilities in the Complex containing several new Multistoried Buildings .

12.2 The service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipment for common use and maintenance and general management of the Complex .

12.3 The Developer in consultation with the Owners and other prospective Transferees shall frame Flat Owners' Association for the management of amenities, maintenance and administration of the Complex and all Parties i.e. Owners and prospective Purchasers shall abide by all the rules and regulations of the Association of Owners of the respective flat as and when formed.

ARTICLE-XIII
COMMON RESTRICTIONS

13.1 The transferees and occupiers in any event will not use the allotted area or any portion thereof to store as a godown any inflammable or

combustible articles/ materials such as kerosene, diesel, oil etc. which any cause fire hazard to the said building as well as Complex.

13.2 *None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in his/her/their allocated portion or any part thereof.*

13.3 *Subject to the Developer fulfillment of the obligation and commitment as specified herein, the Owners will not do anything whatsoever by which the Developer will be prevented from construction and/or Completion of the said Complex containing several new Multistoried Buildings .*

ARTICLE-XIV
LEGAL COMPLIANCE

14.1 *It is hereby expressed agreed by and between the Parties hereto that it shall be the responsibility of the Developer to comply with the all other legal formalities and execute all documents as shall be required under the law to this purpose.*

14.2 *The Owners shall be bound to sign and execute such agreements, deeds, documents, papers writing and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of different flats, portion or portions of the said Complex as aforesaid together with proportionate undivided share or interest in or right to in the land and to register the same wherever necessary without being required to meet the costs and charges for preparation execution and/or registration of the same. The Developer or its representatives shall be duly authorized and/or empowered by the Owners by and under a duly executed Power of Attorney to sign, execute and register all such deeds, papers, writing and documents on behalf of the Owners in respect of Developer's Allocation.*

ARTICLE-XV
TITLE DEEDS

15.1 The Owners shall keep ready all original documents and the title Deed/Deeds with it. The Owners will be bound to show and give temporarily the all title Deeds and other relevant papers to the Developer for showing /producing before Purchasers or their appointed Advocates at the time of taking loan from any Bank or Financial Institution by the Purchasers relating to selling out the Developer's allocation. The Owners will be also bound to give all title Deeds and other relevant papers to the Developer for showing /producing before Howrah Zilla Parishad or any other concerned authority for smoothly completion of the total project. The Developer will be entitled to take temporarily all the above mentioned title Deeds and other relevant papers from the Owners till selling out the Developer's Allocation.

ARTICLE-XVI
MISCELLANEOUS

16.1 The Owners and the Developer have entered into this agreement purely on contractual basis and nothing continued herein shall be deemed to construe as partnership between the Developer and the Owners but as joint venture between the parties hereto.

16.2 Any notice required to be given by the Developer shall without prejudice to any other mode or service available deemed to have a serve on the Owner. If delivery by hand and fully acknowledgement due and shall likewise any notice required and given by the Owners shall be deemed without prejudice to the Owners mace or service available to have been served on the Developer. If delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the Developer.

16.3 There is no existing agreement regarding the development and/or the sale to the said premises and that all other arrangement prior to this

agreement have been canceled and/or being superseded by this agreement. The Owners hereby declare that they have not entered into any agreement with anybody for development of the said premises except the Developer herein.

16.4 This Agreement will be valid till the completion of the Complex containing several new Multistoried Buildings and till the disposal of the Units/ Flats/Garages/ Shop Rooms/Offices in respect of the Developer's allocation by the Developer in favour of different prospective Purchaser/Purchasers.

ARTICLE-XVII
FORCE MAJEURE

17.1 The Parties hereto shall not be considered to be liable for any obligation there under to the extent the performance of the relating obligation prevented by the existent of the force majeure and shall be suspended from the obligation during of the force majeure.

17.2 Force majeure shall mean Flood, Earthquake, Riot, War, Storm, Tem Pest, Civil commotion , Strike, Lock out and/or any other act or commission beyond the control of the parties thereto provided in case of strike or lockout if the same exceed 7 (seven) Days.

ARTICLE- XVIII
GENERAL CONDITION

18.1 All appendices mentioned in this agreement are integral part of this agreement.


18.2 All amendments and or addition to this agreement are valid only if made in writing and sign by the both parties.

18.3 This agreement or benefit mentioned herein shall not be transferable or assignable by the Owners as well as Developer.

ARTICLE - XIX
(ARBITRATION)

19.1 In case of any dispute difference or question arising between the Parties hereto with regard to this agreement the same shall be referred to arbitration under the provision of Arbitration and Conciliation Act, one out of two Arbitrators to be appointed by each party and if their decision is different then the matter will be referred to appropriate Court of Law for its decision.

SCHEDULE 'A'

ALL THAT Piece and Parcel of Bastu Land measuring more or less 12 Cottah 14 Chittak along with 100 Sq.ft. R.T. Shed Structure standing thereon lying and situated at Mouza Bally, J.L. No. 14, R.S. Khatian No. 2611 under R.S. Plot No. 2996 ,L.R. Dag No.  , P.S. Nischinda (Former Bally), District Howrah within the ambit of Nischinda Gram Panchayet together with all sorts of easement rights over the common passage attached thereto and all sorts of other rights attached thereto within the Jurisdiction of District Sub - Registrar and Additional District Sub-Registrar at Howrah, which is butted and bounded as follows :-

ON THE NORTH : 20 ft wide Road

ON THE SOUTH : House of Biswanath Banerjee

ON THE EAST : 8 ft wide Road

ON THE WEST : Children Park

SCHEDULE 'B'
SPECIFICATION OF CONSTRUCTION

1. FOUNDATION : R.C.C. isolated Foundation, R.C.C. framed structure and R.C.C. roofs
2. WALL: Brick wall for outer wall 5" (Five) Inches and inner common wall of other flats 5" (five) inches, flat inner wall 5" (Five) inches with specified plaster and parish inside the flat.

3. FLOOR : All are Tile floorings.
4. DOORS : Door frames will be of good quality Sal wood and all doors will be commercial flash doors.
5. WINDOWS : All windows will be of Aluminum sections and also Grill guard sliding Glass window .
6. KITCHEN: Floor tiles, Black stone on cooking platform, one sink with One tap water point and up to 3' (Three) feet height glazed tiles over the cooking platform.
7. TOILET: creative tiles/glazed tiles up to 6'(six feet) height, Floor tiles, Led pipe line and one shower and two tap water points, Indian or western pan.
8. WASH BASIN: One Wash Basin will be provided in each flat.
9. ELECTRIC WIRING Concealed electric wiring with switch board three light points and one fan point and one plug point in each bed room, one light point and exhaust fan point and one plug point in the kitchen and one light point and one exhaust fan point in the toilet, and bath and one fan point, three light points and one fan point and one plug point in the dining-cum-open space of the flat, and one T.V. Fridge point. All electric meters shall be installed under staircase.
10. STAIRCASE: Marble finished.
11. ELECTRIC METER : Charge of Electric Meter will be born by every Flat Owners and Rs.25,000/- will be paid for each Meter to The Developer.
12. COLOURING : The Building will be Coloured externally .
13. WATER SUPPLY : Water supplied from the overhead tanks lifted through Deep Tube Well.
14. EXTRA WORK: For extra work other than the above mentioned specification, owners will be liable to pay extra amount in advance before completion of the work.
15. Lift : Lift will be used by every Flat Owners.

IN WITNESS WHEREOF both the parties put their respective signature and handed over on this the day month and year first above written.

SIGNED SEALED AND DELIVERED

**In presence of
WITNESSES**

1) Swapna Roy
Bally Howrah

✓ Bishnu Prasad Roy
✓ Rama Prasad Roy
✓ Helen Prasad Roy
✓ Jyishnu Mondal
✓ Lakshmi Roy
✓ Biplob Acharya

SIGNATURE OF THE OWNERS/FIRST PART

2) S. Roy
Howrah

W. B. Estate Developers
Achintha Kumar Mondal
Partner

W. B. Estate Developers
Bijan Kumar Mondal
Partner




SIGNATURE OF THE DEVELOPER/SECOND PART

Drafted by me:
Bijay Kumar Majumdar
Advocate,
Howrah Judges' Court



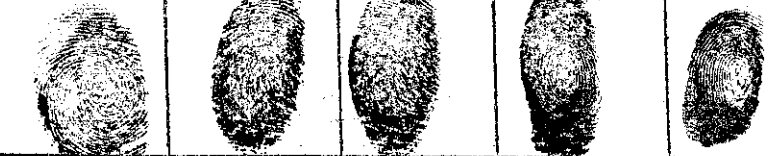
WB/1051/1974.

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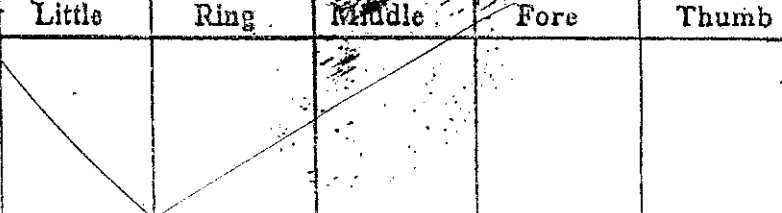
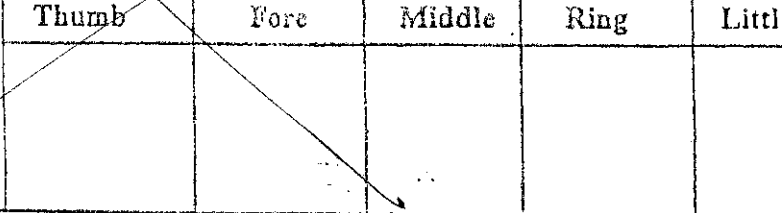
FORM FOR TEN FINGER IMPRESSION

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

Signature Achintya Kumar Mondal







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

Signature Bijan Kumar Mondal












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

Signature _____

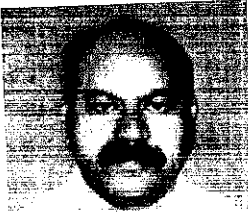










FORM FOR TEN FINGER IMPRESSION

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

Signature Bishnu Prasad Roy












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

Signature Rama Prasad Roy












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

Signature Debu Prasad Roy

FORM FOR TEN FINGER IMPRESSION












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

Signature Ushwa Mozunder

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

Signature Dipak Joshi



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

Signature Lakshmi Nag

GRN: 19-201718-017913635-1
GRN Date: 18/02/2018 16:09:58
BRN: IK00MGMVN9

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 18/02/2018 16:11:04

DEPOSITOR'S DETAILS

Name: Achintya kumar Mondal
Contact No.:
E-mail:
Address: BBD SaraniBallyHowrah
Applicant Name: Mr A Mondal
Office Name:
Office Address:
Status of Depositor: Others
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

Id No. : 05130000262032/2/2018
[Tender Number]

Mobile No. : +91 9433419320

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	05130000262032/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	20010
2	05130000262032/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	46
Total				20056

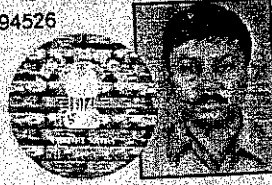
In Words : Rupees Twenty Thousand Fifty Six only





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

MLN3794526



নির্বাচকের নাম : অচিন্তা কুমার মন্ডল
Elector's Name : Achintya Kumar Mondal
পিতার নাম : কুশধ্বজ মন্ডল
Father's Name : Kushadhwaaja Mondal
লিঙ্গ/Sex : পুরুষ M
জন্ম তারিখ
Date of Birth : XX/XX/1979

MLN3794526

ঠিকানা:
বি.সি.ডি. বাগ সারানী, বালী, নিশিন্দা, হোবরা-711227

Address:
B B D BAG SARANI
BALLY, NISCHINDA, HOWRAH-711227

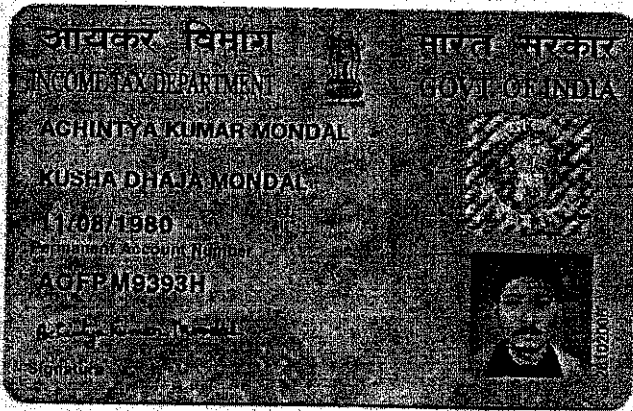
স্ব. দাশ


Date: 05/12/2013



184-ডোমজুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
184-Domjur Constituency

একক পরিবর্তন হলে নতুন ঠিকানার বতাবাদ দিয়ে স্বয়ং প্রেরণ ও একই
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নকলটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

2746710




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 MLN3794542

নির্বাচকের নাম : বিজন কুমার মন্ডল
 Elector's Name : Bijan Kumar Mondal
 পিতার নাম : কুশধ্বজ মন্ডল
 Father's Name : Kushadhwej Mondal
 লিঙ্গ/Scx : পূর/ M
 জন্ম তারিখ
 Date of Birth : XX/XX/1983

MLN3794542

ঠিকানা:
বি বা সি বাগ সরনী, বালী, মিশ্রিন্দা, হোৱরাহ-711227

Address:
B B D BAG SARANI
BALLY, NISCHINDA, HOWRAH-711227

ম. দাস

Date: 05/12/2013

184-জোমজুড় নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের আনুষ্ঠানিক সনাক্তকরণ
 Facsimile Signature of the Electoral
 Registration Officer for
 184-Domjur Constituency

ঠিকানা পরিবর্তন হলে সনাক্ত ঠিকানায় জোমজুড় নির্বাচন কেন্দ্রের এ একটি
 সনাক্তকরণ সনাক্তকরণ পরেই পরিবর্তন করা নির্বাচক সনাক্তকরণ
 পরিবর্তনকে সনাক্তকরণ উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Bijan Ku mondal



Blian Kemse Mondal.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/18/113/153967

পরিচয় পত্র



Elector's Name Bishnuprasad Ray

নির্বাচকের নাম বিষ্ণুপ্রসাদ রায়

Father's Name Shachinmohan Ray

পিতার নাম শচীনমোহন রায়

Sex M

লিঙ্গ পুং

Age as on 1.1.2005 64

১.১.২০০৫-এ বয়স ৬৪

Bishnu Prasad Ray

Address:

266 Parnashree PallyHirok Apartment Flat No-102 132
Behala South 24 - Parganas 700060

ঠিকানা:

২৬৬ পর্নশ্রী পল্লী হিরোক অ্যাপার্টমেন্ট ফ্ল্যাট নং-১০২ ১৩২ বেহালা দক্ষিণ ২৪ পরগণা
৭০০০৬০

৩০/০৩/০৫

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 113-Behala West

বিধানসভা নির্বাচন কেন্দ্র : ১১৩-বেহালা পশ্চিম

District: South 24 - Parganas জেলা: দক্ষিণ ২৪ পরগণা

Date: 15.03.2005 তারিখ: ১৫.০৩.২০০৫

9430369

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACUPR0355B



नाम /NAME

BISHNU PRASAD ROY

पिता का नाम /FATHER'S NAME
SACHI MOHAN ROY

जन्म तिथि /DATE OF BIRTH
09-11-1940

हस्ताक्षर /SIGNATURE

Bishnu Prasad Roy

B. Prasad

आयकर आयुक्त, प.बं.-XI

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

Bishnu Prasad Roy

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

र विभाग
X DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RASAD ROY
IOHAN ROY
58



Account Number
R1636F

Handwritten signature

In case this card is lost/ found, kindly inform/ return to:
Income Tax PAN Services Unit, UHISI,
Plot No. 3 Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
यह कार्ड खो जाने पर कृपया सूचित करें/ लाटाए
आपका पता/ सेवा केंद्र, UHISI,
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई - 400 614

Handwritten signature



ভারত সরকার
 भारत सरकार

Government of India

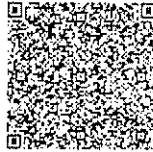
Enrollment No. 111/32451/01140

Rama Prasad Roy
 কাম প্রসাদ রায়
 LESSORE ROAD
 Dum Dum (m)
 Dum Dum North 24 Parganas
 West Bengal - 700028



KL808720566FT

50872056



আপনার সংখ্যা / Your No. :

RR

4031 0073 4068

সাধারণ মানুষের অধিকার



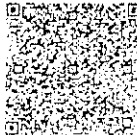
ভারত সরকার

Government of India



কাম প্রসাদ রায়
 Rama Prasad Roy
 কাম প্রসাদ রায়
 Father - Sachin Mohan Roy

4031 0073 4068



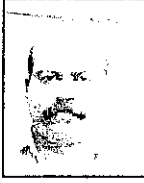
সাধারণ মানুষের অধিকার



Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

MLN0933267



নির্বাচকের নাম : দেবপ্রসাদ রায়
Elector's Name : Debuprasad Roy
পিতার নাম : শচী রায়
Father's Name : Shachi Roy
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : 15/02/1962
Date of Birth

MLN0933267

ঠিকানা:
উত্তর ঘোষপাড়া, অরুণাভ সারানী, বালি, নিশিন্দা, হাওড়া:
711227

Address:
NORTH GHOSH PARA ARUNAVA SARANI,
BALLY, NISCHINDA, HOWRAH- 711227

ম. দাস

Date: 28/01/2014

IN-4-ভোটারের নির্বাচন চক্রে নির্বাচন
আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
184-Domjur Constituency

নিম্নলিখিত পরিবর্তন হলে নতুন ঠিকানায় ভোটার বিধি নং ১০৩(১) এবং
সম্পর্কিত নতুন বিধি পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট করে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant form for re-rolling your name in the
roll at the changed address and to obtain the card
with same number.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBU PROSAD ROY

SACHI MOHAN ROY

15/02/1962

Permanent Account Number

AOEPR0594Q

Debu Prosad Roy
Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटारें :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LAKSHMI NAG
SACHIMOHAN SINGHARAY

08/04/1952
Permanent Account Number
AYFPN4028E



Lakshmi Nag
Signature

30042015



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/23/152/ 312161

পরিচয় পত্র



Elector's Name : NAG LAKSHMI
নির্বাচকের নাম : নাগ লক্ষ্মী
**Father/Mother/
Husband's name** : BIMALENDU
পিতা/মাতা/
স্বামীর নাম : বিমলেন্দু
Sex : FEMALE
লিঙ্গ : মহিলা
Age as on 1.1.1995 : 45
১.১.১৯৯৫এ বয়স : ৪৫

Address : 7/1/8 BEDIADANGHA MASJIDBARI BYE LN

ঠিকানা : ৭/১/৬ বেদিয়াডাঙ্গা মসজিদবাড়ী বাই লেন

Fascimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

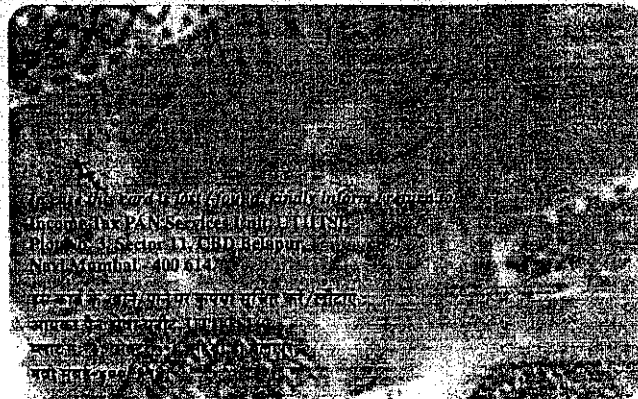
For BALLYGUNGE Assembly Constituency
বালিগঞ্জ বিধানসভা নির্বাচন ক্ষেত্র

Place : CALCUTTA

স্থান : কলিকাতা

Date : 9.3.1995

তারিখ : ৯.৩.১৯৯৫



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 168 / 268474

পরিচয় কার্ড



Elector's Name Majumdar Krishnarani

নির্বাচকের নাম মজুমদার কৃষ্ণরানী

Father/Mother/
Husband's Name Dulal

পিতা/মাতা/স্বামীর নাম দুলাল

Sex F

লিঙ্গ মহিলা

Age as on 1.1.1995 45

১.১.১৯৯৫-এ বয়স ৪৫

Address

4, Natabar Dutta Row, Calcutta.

ঠিকানা

৪, নটবার দুতা রো, কলিকাতা।

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 156 -SEALDAH

Assembly Constituency

১৫৬ -শিয়ালদহ

বিধানসভা নির্বাচন ক্ষেত্র

Place Calcutta

স্থান কলিকাতা

Date 31.07.85

তারিখ ৩১.০৭.৮৫

आयकर विभाग

INCOME TAX DEPARTMENT

BIPLAB BRAHMA
BIVUPADA BRAHMA



भारत सरकार
GOVT. OF INDIA

26/03/1978

Permanent Account Number

BIWPB9894E

Biplab Brahma
Signature





ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 KNH6659940



নির্বাচকের নাম : বিপ্লব ব্রহ্ম
 Elector's Name : Biplab Brahma
 পিতার নাম : বিভূ পদ ব্রহ্ম
 Father's Name : Bivu Pada Brahma
 লিঙ্গ/Sex : পুং/ M
 জন্ম তারিখ : 26/03/1978
 Date of Birth :

KNH6659940

ঠিকানা:
 A/16, রাজা এস সি মল্লিক রোড, রামগড় কলকাতা,
 কলকাতা-700047

Address:
 A/16, RAJA S.C MALLICK ROAD,
 RAMGARH COLONY, JADAVPUR,
 KOLKATA-700047

Date: 28/01/2014

150-জাদাবপুর নির্বাচন কেন্দ্রের নির্বাচন পরিচয়
 অধিদপ্তরের সফটওয়্যার অপারেটর
 Facsimile Signature of the Electoral
 Registration Officer for
 150-Jadavpur Constituency

কোনো পরিবর্তন হলে নতুন ঠিকানা প্রদানের বিধান অনুযায়ী
 সংশ্লিষ্ট ফর্মটি পূরণ করে নির্বাচন পরিচয় অধিদপ্তরকে
 পরিবেশন করে রাখতে হবে।
 In case of change in address, the
 relevant form for including the
 name in the changed address and to
 be submitted at the same place.

Major Information of the Deed

Deed No :	I-0513-00257/2018	Date of Registration	19/02/2018
Query No / Year	0513-0000262032/2018	Office where deed is registered	
Query Date	17/02/2018 8:51:21 AM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	A Mondal Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9830387805, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 10,30,000/-	Rs. 1,02,27,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks			

Land Details :

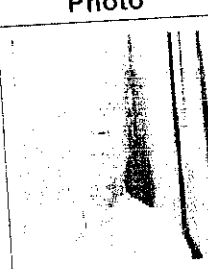
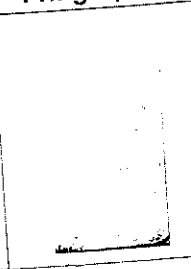
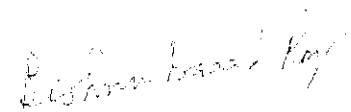
District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part)

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-2996	RS-2611	Bastu	Bastu	12 Katha 14 Chatak	10,00,000/-	1,01,97,000/-	Property is on Road Adjacent to Metal Road,
Grand Total :					21.2438Dec	10,00,000 /-	101,97,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	



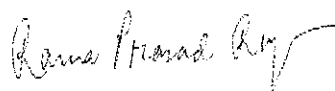
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			Signature
	Name	Photo	Fingerprint	
	Mr Bishnu Prasad Roy Son of Late Sachi Mohan Roy Executed by: Self, Date of Execution: 19/02/2018 Admitted by: Self, Date of Admission: 19/02/2018, Place : Office			
		19/02/2018	LTI 19/02/2018	19/02/2018

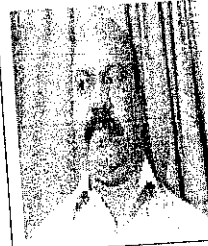

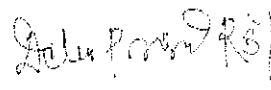
Major Information of the Deed - I-0513-00257/2018-19/02/2018

26/02/2018 Query No.-05130000262032 / 2018 Deed No : I - 051300257 / 2018, Document is digitally signed.



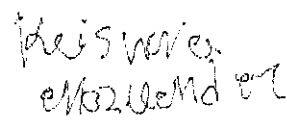
266, Parnashree Pally, P.O:- Behala, P.S:- Behala, District:-South -
 PIN - 700214 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:
 ACUPR0355B, Status :Individual, Executed by: Self, Date of Execution: 19/02/2018
 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
Mr Rama Prasad Roy Son of Late Sachi Mohan Roy Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office	 19/02/2018	 LTI 19/02/2018	 19/02/2018

10 Jessor Road, P.O:- Dumdum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India,
 PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:
 AGSPR1636F, Status :Individual, Executed by: Self, Date of Execution: 19/02/2018
 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office


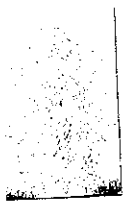
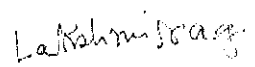
Name	Photo	Fingerprint	Signature
Mr Debu Prasad Roy Son of Late Sachi Mohan Roy Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office	 19/02/2018	 LTI 19/02/2018	 19/02/2018

Arunava Sarani, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227
 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AOEPR0594Q, Status
 :Individual, Executed by: Self, Date of Execution: 19/02/2018
 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office



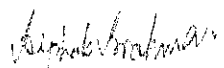
Name	Photo	Fingerprint	Signature
Mrs Krishna Mazumder Wife of Late Dulal Mazumder Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office	 19/02/2018	 LTI 19/02/2018	 19/02/2018

4 Natabar Dutta Row, P.O:- Muchipara, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN
 - 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:
 DFSPM0034R, Status :Individual, Executed by: Self, Date of Execution: 19/02/2018
 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office

Major Information of the Deed :- I-0513-00257/2018-19/02/2018

Name	Photo	Fingerprint	Signature
Mrs Lakhshmi Nag Daughter of Late Sachi Mohan Roy Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office			
19/02/2018	LTI 19/02/2018	19/02/2018	

143/6, P G Road, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYFPN4028E, Status :Individual, Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office

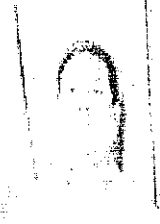
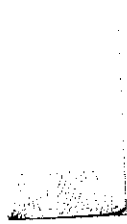

Name	Photo	Fingerprint	Signature
6 Mr Biplab Brahma (Presentant) Son of Late Bivu Pda Brahma Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office			
19/02/2018	LTI 19/02/2018	19/02/2018	

A/16, Raja S C Mallick Road, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BIWPB9894E, Status :Individual, Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	W B Estate Developers B B D Sarani, P O - Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227 , PAN No.:: AABFW8984E, Status :Organization, Executed by: Representative



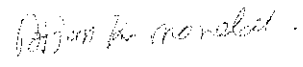
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Achintya Kumar Mondal Son of Mr. Kusha Dhawaja Mondal Date of Execution - 19/02/2018, , Admitted by: Self, Date of Admission: 19/02/2018, Place of Admission of Execution: Office
	
	
	
	Feb 19 2018 1:11PM
	LTI 19/02/2018
	19/02/2018

Major Information of the Deed :- I-0513-00257/2018-19/02/2018

B B D Sarani, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOFPM9393H Status : Representative, Representative of : W B Estate Developers (as partner)

2

Name	Photo	Finger Print	Signature
Mr Bijan Kumar Mondal Son of Mr Kusha Dhwaja Mondal Date of Execution - 19/02/2018, , Admitted by: Self, Date of Admission: 19/02/2018, Place of Admission of Execution: Office			
	Feb 19 2018 1:12PM	LTI 19/02/2018	19/02/2018

B B D Sarani, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYLPM4783H Status : Representative, Representative of : W B Estate Developers (as partner)

Identifier Details :

Name & address

Mr S Nandi
 Son of Mr S Nandi
 Howrah, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Bishnu Prasad Roy, Mr Rama Prasad Roy, Mr Debu Prasad Roy, Mrs Krishna Mazumder, Mrs Lakhshmi Nag, Mr Biplab Brahma, Mr Achintya Kumar Mondal, Mr Bijan Kumar Mondal

19/02/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Roy	W B Estate Developers-3.54063 Dec
2	Mr Rama Prasad Roy	W B Estate Developers-3.54063 Dec
3	Mr Debu Prasad Roy	W B Estate Developers-3.54063 Dec
4	Mrs Krishna Mazumder	W B Estate Developers-3.54063 Dec
5	Mrs Lakhshmi Nag	W B Estate Developers-3.54063 Dec
6	Mr Biplab Brahma	W B Estate Developers-3.54063 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Roy	W B Estate Developers-16.66666700 Sq Ft
2	Mr Rama Prasad Roy	W B Estate Developers-16.66666700 Sq Ft
3	Mr Debu Prasad Roy	W B Estate Developers-16.66666700 Sq Ft
4	Mrs Krishna Mazumder	W B Estate Developers-16.66666700 Sq Ft
5	Mrs Lakhshmi Nag	W B Estate Developers-16.66666700 Sq Ft
6	Mr Biplab Brahma	W B Estate Developers-16.66666700 Sq Ft

Major Information of the Deed - I-0513-00257/2018-19/02/2018

Endorsement For Deed Number : I - 051300257 / 2018

On 19-02-2018

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:22 hrs on 19-02-2018, at the Office of the D.S.R. - II HOWRAH by Mr Biplab Brahma, one of the Executants.

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 1,02,27,000/-

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

Execution is admitted on 19/02/2018 by 1. Mr Bishnu Prasad Roy, Son of Late Sachi Mohan Roy, 266, Parnashree Pally, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700214, by caste Hindu, by Profession Retired Person, 2. Mr Rama Prasad Roy, Son of Late Sachi Mohan Roy, 10 Jessor Road, P.O: Dumdum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 3. Mr Debu Prasad Roy, Son of Late Sachi Mohan Roy, Arunava Sarani, P.O: Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Service, 4. Mrs Krishna Mazumder, Wife of Late Dulal Mazumder, 4 Natabar Dutta Row, P.O: Muchipara, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 5. Mrs Lakhshmi Nag, Daughter of Late Sachi Mohan Roy, 143/6, P G Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PiN - 700039, by caste Hindu, by Profession House wife, 6. Mr Biplab Brahma, Son of Late Bivu Pda Brahma, A/16, Raja S C Mallick Road, P.O. Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service

Indetified by Mr S Nandi, , Son of Mr S Nandi, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101 by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-02-2018 by Mr Achintya Kumar Mondal, partner, W B Estate Developers (Partnership Firm), B B D Sarani, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Indetified by Mr S Nandi, , Son of Mr S Nandi, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-02-2018 by Mr Bijan Kumar Mondal, partner, W B Estate Developers (Partnership Firm), B B D Sarani, P.O - Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Indetified by Mr S Nandi, , Son of Mr S Nandi, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 46/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2018 4:11PM with Govt. Ref. No: 192017180179136351 on 18-02-2018, Amount Rs: 46/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00MGMVN9 on 18-02-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-0513-00257/2018-19/02/2018

26/02/2018 Query No:-05130000262032 / 2018 Deed No :I - 051300257 / 2018, Document is digitally signed.

Amount of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 10/-, by
line = Rs 20,010/-
Description of Stamp
Stamp: Type: Impressed, Serial no 189676, Amount: Rs.10/-, Date of Purchase: 03/03/2017, Vendor name: P Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
online on 18/02/2018 4:11PM with Govt. Ref. No: 192017180179136351 on 18-02-2018, Amount Rs: 20,010/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00MGMVN9 on 18-02-2018, Head of Account 0030-02-103-003-02

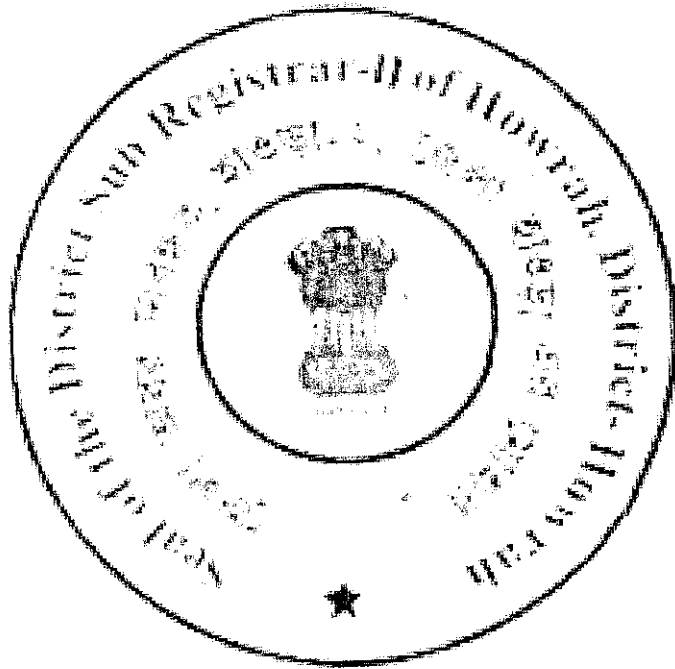
Tapas Dutta

Tapas Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Major information of the Deed :- I-0513-00257/2018-19/02/2018

26/02/2018 Query No:-05130000262032 / 2018 Deed No :- I - 051300257 / 2018, Document is digitally signed

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Deed number 0513-2018, Page from 7590 to 7644
Deed No 051300257 for the year 2018.



Digitally signed by TAPAS DUTTA
Date: 2018.02.26 18:18:50 +05:30
Reason: Digital Signing of Deed.

Tapas Dutta

Tapas Dutta) 26-02-2018 18:18:28
STRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

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