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8 JUN 2022

THIS JOINT VENTUE AGREEMENT FOR DEVELOPMENT is made on  
this the 8<sup>th</sup> day of June, Two Thousand Twenty Two

BETWEEN

(1) SMT. ALO HALDER (Aadhaar No. 8432 8323 3688), (PAN AJDPH2533F), wife of  
late Subodh Chandra Halder, by nationality - Indian, by faith - Hindu, by occupation -

000199

01 JUN 2022

No.....Rs. **10/-** Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Knt-27

SANTANU SINGHA  
Advocate  
230/3, Raipur Road  
Kolkata-700 047



Identified by me.  
Santanu Singha  
Advocate  
Alipore Judges Court

DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE

09 JUN 2022



housewife, residing at 206/4, Raipur Road, Post Office - Naktala, Police Station- Netajinagar, Kolkata - 700 047 (2) **SMT. RAKHI BASU** (Aadhaar No. 4399 5039 5939), (PAN BUQPB1006C), daughter of late Subodh Chandra Halder and wife of Sri Avijit Basu, by nationality- Indian, by faith- Hindu, by occupation – housewife, residing at 2, Raja Manindra Road, Police Station- Chitpur, Kolkata - 700 037, (3) **SMT. RUBY HALDER (DEY)** (Aadhaar No. 8491 9818 9014), (PAN ACOPH1801J), daughter of late Subodh Chandra Halder and wife of Sri Pradip Kumar Dey, by nationality- Indian, by faith- Hindu, by occupation – service, residing at 149, Ganguly Bagan, Police Station- Netajinagar, Kolkata - 700 047 and (4) **SMT. SUMANA BARIK** (Aadhaar No. 5900 6485 6831), (PAN BUQPB1067B), daughter of late Subodh Chandra Halder and wife of late Tarak Barik, by nationality- Indian, by faith- Hindu, by occupation – housewife, residing at 6/1E, Nabalia Para Road, Police Station- Haridevpur, Kolkata - 700 008, all hereinafter jointly called and referred to as the **LAND OWNERS** (which term of expression unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, executors, legal representatives and assigns) of the **ONE PART**.

AND

**M/S. APJ GROUP** (PAN ABYFA0323M), a partnership firm having its office at 215, Raipur Road, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata-700 047, carried on by its partners namely (1) **SRI JOY SHANKAR SARKAR** (PAN BPOCPS8365G), (AADHAAR NO. 4598 7723 8685), son of late Kamal Sarkar, residing at 287, Ganguly Bagan, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata-700 047 (2) **SRI AVIJIT MAJUMDAR** (PAN AUDPM1085G), (AADHAAR NO. 5730 9868 4457), son of Chamak Majumdar, residing at 3/72, Sanghati Colony, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata-700 047, and (3) **SRI PRADIP SAHA** (PAN BWJPS3238J), (AADHAAR NO. 9937 4752 4739), son of

Sri Nimai Ch. Saha, residing at 245A/1, Raipur Road, Post Office - Naktala, Police Station - Netajinagar, Kolkata-700 047, all by nationality - Indian, all by faith - Hindu, all by occupation - Business, hereinafter referred to as the **DEVELOPERS** (which term or expression unless excluded by or repugnant to the subject or context shall deem to mean and include the successors-in-office of the firm and the respective heirs, executors, legal representatives and assigns of the partners) of the **OTHER PART**

#### WHEREAS:

1. One Bhuban Mohan Sardar by virtue of a deed of partition executed on 06.06.1959, registered in the office of the Sub-Registrar of Alipore, South 24-Pargans and recorded in its Book No. 1, Volume No. 69, Pages from 76 to 87, Being No. 3675 for the year 1959, became sole and absolute owner in respect of ALL THAT piece and parcel of land measuring more or less .55 satak at Mouza - Raipur, under Dist. Settlement Khatian No. 308, Dag No. 577, within the Police Station - Jadavpur then Patuli now Netaji Nagar, Dist. South 24-Parganas, within the limits of Kolkata Municipal Corporation (more fully and particularly mentioned and described in the first schedule hereunder written and hereinafter referred to as the **SAID LAND**).

2. One of Anil Chandra Chkraborty had purchased a plot of land measuring 05 Cottah 15 Chittack 10 Square Feet out of .55 satak as aforesaid, lying and situated at Mouza - Raipur, Pargana - **Khaspur**, J.L. No. 33, Touzi No. 56, R.S. No. 39, under Dist. Settlement Khatian No. 308, Dag No. 577, within the Police Station - Jadavpur then Patuli now Netaji Nagar, Dist.: South 24-Parganas from said Sri Bhuban Mohan Sardar on 07/11/1960 by virtue of a Bengali



Deed of Sale, registered in the office of S.R. Alipore and recorded in Book No. I, volume No. 126, Pages from 238 to 242, Being No. 8350 for the year 1960.

3. One Subodh Chandra Halder, had purchased the said plot of land measuring 05 Cottah 15 Chittack 10 Square Feet lying and situated at Mouza – Raipur, Pargana – Khaspur, J.L. No. 33, Touzi No. 56, R.S. No. 39, under Dist. Settlement Khatian No. 308, Dag No. 577, within the Police Station – Jadavpur then Patuli now Netaji Nagar, Dist.: South 24-Parganas from said Sri Anil Chandra Chakraborty against valuable consideration on 16/05/1979 by virtue of a Bengali Deed of Sale, registered in the Office of Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 41, Pages from 239 to 244, Being No. 2036 for the year 1979, together with all easementary rights, title, interest.

4. After purchase of the aforesaid land measuring 05 cottah 15 chittack 10 square feet as aforesaid, said Subodh Chandra Halder mutated his name in the recorded Kolkata Municipal Corporation as premises No. 190/10, Raipur Road, vide assessee No. 210990407319 and had been possessing and enjoying the same peacefully, quietly and without interruption of others.

5. The said Subodh Chandra Halder, a Hindu under Dayabhaga School of Hindu Law, died intestate on 24.05.2013, leaving behind survived by him, his widow Alo Halder, and his three daughters namely (i) Smt. Rakhi Basu, (ii) Smt. Ruby Halder (Dey) and (iii) Smt. Sumana Barik, as his only legal heiresses as per the provisions of the Hindu Succession Act, 1956 and became the lawful joint owners of the aforesaid properties.

6. Upon the death of said Subodh Chandra Halder, the aforesaid four successors of late Subodh Chandra Halder within the ambit of the Hindu Law became the absolute joint owners of the land measuring more or less 05 Cottah 15 Chittack 10 Square Feet .

7. The said (i) Smt. Rakhi Basu, , (ii) Smt. Ruby Halder (Dey), (iii) Smt. Sumana Barik being joint owners of the said premises have decided to construct a G + 4 storied building with lift facility in the said premises.

**NOW THIS AGREEMENT WITNESSETH** that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the followings :

**ARTICLE : I**

1.1. **OWNERS :** (1) **SMT. ALO HALDER**, (2) **SMT. RAKHI BASU**, (3) **SMT. RUBY HALDER (DEY)** and (4) **SMT. SUMANA BARIK**

1.2. **DEVELOPER :** **M/S. APJ GROUP** represented by its partners (1) **SRI JOY SHANKAR SARKAR**, (2) **SRI AVIJIT MAJUMDAR** and (3) **SRI PRADIP SAHA**

1.3. **PREMISES :** ALL THAT piece or parcel of homestead land measuring more or less 05 cottah 15 chittack 10 square feet with 100 square feet kattacha structure standing thereon situated, and lying at Mouza – Raipur, Pargana – Khaspur, J.L. No. 33, Touzi No. 56, R.S. No. 39, under Dist. Settlement Khatian No. 308, Dag No. 577 ( being KMC premises No. 190/10, Raipur Road, within the jurisdiction of the Kolkata Municipal Corporation ward No. 099, Police Station –Netaji Nagar (previously Jadavpur), Kolkata – 700 047, (more fully and particularly described in the first schedule hereunder written).

1.4. **DEVELOPMENT AGREEMENT :** The instant agreement made between the parties herein.



1.5. **POSSESSION :** The owners will deliver to the developer the peaceful vacant well demarcated physical possession of the said premises in entirety free from all encumbrances whatsoever within one month from execution of the agreement.

1.6. **BUILDING :** ALL that G + four storied building to be constructed by the developer at his cost in accordance to building plan to be obtained from the Kolkata Municipal Corporation.

1.7. **PLAN :** Building plan to be prepared by the developer with the approval of the owner at the said premises with such additions, alterations and modifications as would be deemed necessary by the developer.

1.8. **ARCHITECT :** The person and/or firm to be appointed by the developer for planning, designing and supervising the said building.

1.9. **ADVOCATE :** The person to be appointed by the developer who only will look after all legal matters in connection with the project under this agreement.

1.10. **OWNERS' ALLOCATION :** Save and except the developer's allocation, the area the owner will be entitled to in the building (more fully and particularly described in the second schedule hereunder written).

1.11. **DEVELOPER'S ALLOCATION :** Save and except the owner's allocation, the area the developer will be entitled to in the building (more fully and particularly described in the third schedule hereunder written).

1.12. **PAYMENT :** The developer will pay the owners a forfeitable sum of **Rs. 12,00,000.00 (Rupees twelve lakh)** only and refundable sum of **Rs. 15,00,000.00 (Rupees fifteen lakh)** only in the following manner :-

- |     |                                     |   |                  |
|-----|-------------------------------------|---|------------------|
| i.  | Within 31 <sup>st</sup> March, 2022 | - | Rs. 02,50,000.00 |
| ii. | Within May, 2022                    | - | Rs. 09,50,000.00 |

iii. Within June, 2022

- Rs. 15, 00,000.00

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**Rs. 27,00,000.00**

**\*\* The owners will refund that amount of Rs. 15,00,000.00 (Rupees fifteen lakh) to the developer prior to taking possession of the owners' allocation from the developer.**

**1.13. SALEABLE PORTION :** All the portion in the building which could be used and enjoyed independently.

**1.14. COMMON SERVICE AREAS :** All the common service facilities to be enjoyed by both the owners and the developer in the building (more fully and particularly described in the fourth schedule hereunder written).

**1.15. TRANSFEROR :** In contest of this agreement the owners in respect of the undivided proportionate share of land pertaining to the developer's allocation.

**1.16. TRANSFEREES :** In contest of this the purchaser who will purchase flat in the building from the areas pertaining to developer's allocation.

**1.17. TRANSFER :** Transfer of proportionate undivided share/interest of land in the premises by the owner attributable to the developer's allocation

**1.18. CONSIDERATION :** Owner's allocation at the cost of the developer and the said sum of **Rs. 12,00,000 (Rupees twelve lakh)** only will be treated as consideration to be given to the owner against which the owner will transfer the undivided proportionate share of land in the premises attributable to the developer's allocation

**1.19. TIME :** The developer will complete the said building and deliver the peaceful vacant physical possession of the owner's allocation to the owner within thirty six months from the date of starting of the project work. However the developer will be given an extended six months to



complete the project in the event of natural calamities.

1.20. **POWER OF ATTORNEY** : The owners will execute power of attorney appointing the developer or as their lawful constituent attorneys to do the acts stipulated hereunder.

1.21. **COMMON EXPENSES** : The expenses and cost of maintaining the common parts of the building which will be borne or paid proportionately by the owners and the developer and/or their respective nominee (more fully and particularly described in the fifth schedule hereunder written).

1.22. **UNDIVIDED SHARE** : The undivided proportionate share or interest in the land of the premises attributable to the flat pertaining to the developer's allocation.

1.23. **PROJECT** : The work of development of the said premises undertaken by the developer.

1.24. **UNIT** : Any independent flat in the new building, which is capable of being exclusively owned, used and/or enjoyed by any unit owner and which is not the common portion.

1.25. **UNIT OWNER** : Any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any unit in the building and shall include the owners and the developer for the units held by them from time to time.

1.26. **MANNER OF WORK and SPECIFICATIONS** : The materials and accessories which are to be used for construction of the building (more fully and particularly described in the annexure annexed hereto)

## ARTICLE – II

2. **OWNERS** represent as follows :-

- 2.1. The owners are absolute joint owners in respect of said premises.
- 2.2. There is no agreement holder in respect of the said premises.
- 2.3. There is no suits, litigations or legal proceedings in respect of the premises or part thereof.
- 2.4. No person other than the owners have any right, title and interest of any nature whatsoever in the premises or any part thereof.
- 2.5. The right, title and interest of the owners in the said premises are free from all encumbrances and the owners have a marketable title thereto.
- 2.6. The said premises or any part thereof is not affected by any requisitions or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the owners.
- 2.7. Neither the premises nor any part thereof has been attached and/or is liable to be attached due to Income Tax, Revenue or any other public demand.
- 2.8. The owners has not in any way dealt with the said premises whereby the right, title and interest of the owners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.
- 2.9. The owners are fully and sufficiently entitled to enter into this agreement, as on the date of execution of this agreement along with clearance of all K.M.C. taxes up to March 2022

### **ARTICLE III : OWNERS' RIGHT :**

- 3.1. The owners will get the owners' allocation described in the second schedule hereunder



written without any hindrance from the developer.

#### **ARTICLE IV – OWNERS’ OBLIGATION :**

4.1. The owners shall rectify all latent defects in the title of the property, if any, at her own costs and expenses.

4.2. The owners will make delivery of possession of the said premises to the developer within one month from execution of this agreement for construction of the said building in the said premises in accordance to the terms and conditions stipulated in these presents.

4.3. The developer shall be entitled to construct and complete the building in accordance with the plan without any interference or hindrance from the side of the owner.

4.4. During the continuance of this agreement the owners will not let out, grant, lease, mortgage and/or create any charge in respect of the premises or any portion thereof without the consent in writing of the developer.

4.5. The owners will be signatories in executing all deeds of conveyance for conveying the undivided proportionate share of land relating to the developer’s allocation in the building, if required.

4.6. The owners will execute the **POWER OF ATTORNEY** nominating and appointing **M/S. APJ GROUP** represented by their partners **SRI JOY SHANKAR SARKAR, SRI AVIJIT MAJUMDAR** and **SRI PRADIP SAHA** to do the following acts, deeds and things in respect of the said premises :-

- i. To develop the said premises by constructing building thereon.
- ii. To represent to the Kolkata Municipal Corporation, KMDA and/or any competent authority.

- iii. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the Kolkata Municipal Corporation, KMDA and/or any competent authority.
- iv. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.
- v. To obtain clearances from all government departments and authorities including Fire Brigade, the Kolkata Municipal Corporation, KMDA, Police and the Authorities of Urban Land ceiling and Department, and all other competent authorities as may be necessary.
- vi. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.
- vii. To appear before any officer of the Kolkata Municipal Corporation, KMDA or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- viii. To represent before any court of law.
- ix. To appear and to act in all courts, civil, criminal and tribunal whenever required
- x. To sign and verify complaints and written statements petitions, objections, memo of appeals, affidavits, and applications of all kind and file those in any court of law.
- xi. To engage and appoint any advocate/pleader or counsel whenever and wherever required.
- xii. To represent to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.
- xiii. To settle any dispute arising in respect of the said property.
- xiv. To receive from the intending purchaser or purchasers any earnest money and/or advance



or advances and also the balance of purchase money against the said developer's allocation in the building at the said premises and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.

xv. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favor of the said purchaser or his nominee or assignee.

xvi. To sign and execute all other deeds, instruments and assurances which our attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said developer's allocation in the building at the said premises and/or part thereof

xvii. To present any such conveyance or conveyances in respect of the said developer's allocation in the building at the said premises and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which the said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

4.7. The owners will, if required, execute agreement for sale in respect of sale of undivided proportionate share of land pertaining to the developer's allocation and present the same before the registration authority in respect of flats, pertaining to the developer's allocation for registration at the cost of the developer and/or his nominee.

4.8. The owners, with the execution of this agreement, will hand over all original documents, title deeds etc. relating to the said premises to the developer against proper receipt. Those



Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16032001422429/2022	Serial No/Year	1603009054/2022
Transaction id	0001887335	Date of Receipt	09/06/2022 12:22PM
Deed No / Year	I - 160308806 / 2022		
Presentant Name	Mr Avijit Majumdar		
Land Lord	Mrs Alo Halder, Mrs Rakhi Basu, Mrs Ruby Halder, Mrs Sumana Barik		
Developer	MS APJ GROUP		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 5,10,000/-	Market Value	Rs. 78,06,686/-
Stamp Duty Paid	Rs. 10/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 32/-	Fees Articles	E, H, M(b)
Standard User Charge	436/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Das	379202	01/06/2022	10/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	32/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	436/-
Requisition Form Fee	50/-

\*Total Amount Received by Cash Rs. 518/-

(Debasish Dhar)



DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
III SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal

documents will remain with developer till the completion of the building. Thereafter those documents will remain with the Association of the building owners.

4.9. The owners will be solely responsible for delivering the peaceful, physical possession of the premises to the developers free from all encumbrances whatsoever.

4.10. The owners will extend all reasonable cooperation to the developers for effecting construction of the said building.

4.11. The owners shall, from time to time, if required, sell and convey to the developer and/or his nominee the undivided proportionate share in the land contained in the premises appurtenant to the units and car parking spaces pertaining to the developer's allocation in the said building and the consideration for the same payable to the developer shall be a part of the cost of construction of the owners' allocation. The cost of preparation, stamping, and registration of the conveyances shall be borne and paid by the unit owner.

4.12. In case of any encumbrances relating to the title or ownership be found on the premises, then in such event the owners shall be liable to meet up and remove the same at her own costs and expenses. In case the owners do not then the developers shall be liberty to do so and to recover the said costs from the owners.

4.13. That the owners shall, if required from time to time, grant such further power or authorities to the developers and/or his nominees concerning the project, for doing the various works envisaged hereunder, including the entering into agreement for sale and/or construction of the building and/or portion thereof (excluding the owners' area) and to receive all amount in pursuance there.

4.14. The owners will, within one month from execution of the agreement, handover and deliver the peaceful vacant physical possession in entirety to the developers.

**ARTICLE – V : DEVELOPER'S RIGHT**

5.1. The owners hereby grant exclusive right to the developer to build and complete the building. According to the sanctioned plan of KMC.

5.2. The owners hereby grant exclusive right to the developer to commercially exploit the developer's allocation without any obstruction and/or claim from the owners. The developer will have full right and absolute authority to enter into any agreement with any purchaser in respect of the developer's allocation at any price of his discretion and receive advance/consideration in full thereof.

5.3. The developer shall be entitled to occupy and use the said premises SUBJECT TO the terms of this agreement, duration of the project. The developer shall be entitled to use the premises for setting up a temporary site office and/or quarters for its guard and other staff and shall further be entitled to put up boards and signs advertisement in the project and post its watch and ward staff.

5.4. Upon being inducted into the premises, the developer shall be at liberty to do all works as be required for the project and to utilize the existing electricity and water in the premises, at its costs and expenses. The developer shall have the right to obtain temporary connection of utilities for the project and the owners shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required. The owners however will have no liability to pay the said electricity bill as aforesaid and the developer will pay the entire the said electricity bill during the period of project.

5.5. The developer will be entitled to receive, collect and realise all money out of the developer's allocation without creating any financial and/or legal liability of the owners.

5.6. The developer shall cause such changes to be made in the plans as the architect may



approve and/or shall be required by the concerned authorities, from time to time.

5.7. The developer will be authorized to apply for and obtain quota of cement, steel, brick and other building materials for construction of the building.

5.8. The developer will be entitled to deliver unit pertaining to the developer's allocation to the intending purchaser.

5.9. The developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to the developer's allocation by virtue of the Power of Attorney to be given by the owners to the developer to the intending purchasers

5.10. The developer will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the developer's allocation in the building.

5.11. The developer will be entitled to get the peaceful vacant peaceful possession of the said premises free from all encumbrances whatsoever from the owners without any obstruction from any quarter.

5.12. The owners shall give such co-operation to the developer and sign all papers, confirmation and/or authorities as may be reasonably required by the developer from time to time, for the project, at the cost and expenses of the developer.

#### **ARTICLE – VI : DEVELOPER'S OBLIGATION :**

6.1. The developer will deliver the owners' allocation in complete habitable condition to the owners as agreed upon and described in the second schedule hereunder written within twenty four months from the date of getting peaceful vacant physical possession of the said premises from the owners. Notwithstanding the developer will be entitled to another six months as extended time to complete the project.

6.2. All costs, charges and expenses for construction of the building and/or the development

of the said premises shall exclusively be borne and paid by the developer.

6.3. The developer will complete the owners' allocation with the specification annexed hereto. The owners will have to pay money for any extra work not averred in the annexure.

6.4. The developer shall construct the building with standard materials available in the market.

6.5. The developer will bear all cost arising out of the construction of the building.

6.6. The developer will bear all the taxes and impositions on the premises and/or part thereof from the date of execution of this agreement till it delivers the owners' allocation to the owners.

6.7. The developer shall abide by all the safety norms during construction of the proposed building and follow all statutory and legal norms and keep the owners indemnified.

6.8. The developer will be entitled to take loan from any financial institution and/or any nationalized bank for completion of the said project without infringing the owners' right and interest in the property in any manner whatsoever and the owners will not be liable in any manner for the outstanding loans of the developer.

6.9. The developer shall bear, pay and discharge all costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies and the owners shall have no liability whatsoever in this context.

6.10. If the developer fails to complete the construction work within the statutory periods then the owner will refund the 27 (twenty seven lack) only after appointing another developer and the newly appointed developer will pay the entire consideration to the previous developer through the landowner.

6.11. The developer will bear 6 (six) number individual meter through CESE for the landowners.

#### **ARTICLE VII : OWNERS' INDEMNITY :**

- 7.1. The developer will indemnify the owner against all claims, actions, suits and proceedings arising out of any acts of the developer in connection with the construction of the building.
- 7.2. The developer will indemnify and keep the owner indemnified in respect of all costs, expenses, liberties, claims, and/or proceedings arising out of any acts done in pursuance of the authorities as aforesaid.
- 7.3. The developer will keep the owner saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof including.
- 7.4. The developer will indemnify the owner against all claims or demand that may be made due to anything done by the developer during the construction of the said building.
- 7.5. The developer will indemnify the owner against all claims and demands of the suppliers, contractors, workmen and agents of the developer on the account whatsoever include any accident of other loss.
- 7.6. The developer will indemnify the owner against any demand and/or demand/claim made by the unit holder in respect of the developer's allocation.

#### **ARTICLE VIII : COMMON UNDERSTANDINGS :**

- 8.1. In case it is required to any other outgoings and liabilities to any competent authority in respect of the premises till the date the owners hand over the vacant and peaceful possession of the premises to the developer, the developer shall pay such dues and bear the costs and expenses thereof, on behalf of the owners which the owners will refund to the developer before taking possession of the owners' allocation. The developer shall pay the rates and taxes and electrics till he delivers to the owner the owners' allocation.
- 8.2. The owners shall be solely and exclusively entitled to the owners' allocation and the



developer shall be solely and exclusively entitled to the developer's allocation.

8.3. The owners' allocation shall be constructed by the developer for and on behalf of the owners. The rest of the building shall be constructed by the developers for and on behalf of himself.

8.4. The owners and the developer shall be entitled absolutely to their respective allocations and shall be at liberty to deal therewith in any manner they deem, fit and proper SUBJECT HOWEVER TO the general restrictions for mutual advantage inherent in the ownership flat schemes. They will also be at liberty to enter into agreement for sale of their respective allocations SAVE THAT insofar as the same relates to common portions (as described in the fourth schedule hereto, common expenses and other matter of common interest, the owners and the developer shall adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as be drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of ownership flat buildings in Kolkata.

8.5. The owners shall be entitled to all monies that be received from the unit owners of the owner's allocation whether the same by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the developer shall be entitled to all such monies receivable in respect of the developer's allocation PROVIDED HOWEVER that the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the developer from all the units owners till formation of the society or any other association of the unit owner.

8.6 The developer will provide electricity connection for the entirety of the building

including the owners' allocation and the owners shall reimburse the developer proportionately, the total of deposits and expenses as be required to obtain electricity from the CESC .

8.7. If so required by the developer, the owners shall join and/or cause such persons as may be necessary to join as a confirming party in any documents conveyance and/or any other documents of transfer that the developer may enter into with any person who desire to acquire units comprised in the developer's allocation and similarly, the developer shall join in respect of the owners' allocation.

#### **ARTICLE IX : COMMON RESTRICTIONS :**

9.1. Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any activity detrimental to the peaceful living of the other occupiers of the building.

9.2. Neither party shall demolish or permit to demolish any wall or make any structural alteration to the building.

9.3. Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.

9.4. Both parties will jointly form an ad-hoc common body/committee to look after the maintenance of the building. But with the owners take possession of the owner's allocation and the developer sell major parts of the developer's allocation, the developer will have no liability to the said committee and/or any association to be formed.

9.5. Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.

9.6. Both parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building upon giving notice in writing.

9.7. Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allocation.

#### **ARTICLE X : MISCELLANEOUS :**

10.1. The owners and the developer have entered into this agreement purely as a contract and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

10.2. Save and except this agreement no agreement and/or oral representation between the parties hereto exists or will have any validity.

10.3. The owners' allocation and the developer's allocation in the building will be demarcated after obtaining the building plan from the competent authority.

#### **ARTICLE XI : FORCE MAJURE :**

11.1. The developer will make plan and complete the owner's allocation within the stipulated period unless he is prevented by the circumstances like natural calamities, dearth of laborer, want of building materials etc. which may be found beyond control of the developer.

#### **ARTICLE XII : JURISDICTION :**

12.1. The court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this agreement.

#### **ARTICLE XIII : COMPLIANCE**


13.1. Be it noted that by this **DEVELOPMENT AGREEMENT** and the related **DEVELOPMENT POWER OF ATTORNEY**, the developer shall only be entitle to received consideration money by executing agreement/final document for transfer of property as per



provision laid down in the said document as a developer without getting any ownership of any part of the property under scheduled. This development agreement and the said related development power of attorney shall never be treated as the agreement/final document for transfer of property between the owner and the developer in any way. This clause shall have overriding effect to anything written in these document in contrary to this clause.



**THE FIRST SCHEDULE AS REFERRED TO ABOVE**  
**(description of the said premises)**

ALL THAT homestead land measuring **05** cottah **15** chittack **10** square feet, be the same or a little more or less, along with a **100** square feet tile shed structure, standing thereon at the Kolkata Municipal Corporation premises No. 190/10, Raipur Road, corresponding to postal address No206/4, Raipur Road under the Kolkata Municipal Corporation ward No. 99, vide assessee No. 210990407319, Police Station – Netajinagar, Kolkata – 700 047, Dist. : South 24-Parganas, butted and bounded as follows, that is to say :-

On the North	:	by rest portion C.S. Dag No.1056	
On the South	:	by C.S. Dag No. 1057	
On the East	:	by part C.S. Dag No. 1056	
On the West	:	by 20' wide Road	

**THE SECOND SCHEDULE AS REFERRED TO ABOVE**  
**( 50% OWNER'S ALLOCATION)**

Save and except the developer's allocation as described in the third schedule hereunder the

owners will get 50% of the building comprises **ALL THAT** entire **first floor** and **fourth floor** consisting of 3 no. of 2 BHK flat consisting of 2 (two) Bed room, 2 (two) toilet, 1(one) Balcony, 1(one) Dinning cum Drawing, 1(one) kitchen in G+IV Storied building will be entitled to in the proposed building TOGETHER WITH undivided proportionate share and interest in the land underneath and all rights on the common areas and facilities attached thereto The common areas in the building and/or the said premises will be used in common with the owner. Ground floor – 50% (Car parking).

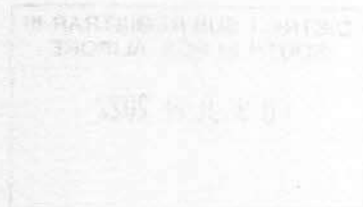
**THE THIRD SCHEDULE AS REFERRED TO ABOVE**  
**( 50% DEVELOPER'S ALLOCATION )**

SAVE and except the owner's allocation as described in the second schedule hereinabove the developer will be entitled to 50% of the building comprises **ALL THAT** 50% area in the proposed building consisting of entire 2nd and 3rd floor TOGETHER WITH undivided proportionate share and interest in the land underneath and all rights on the common areas and facilities attached thereto The common areas in the building and/or the said premises will be used in common with the owners. Ground floor – 50%, 1 BHK flat in 50% and rest portion car parking.

**THE FOURTH SCHEDULE AS REFERRED TO ABOVE**  
**(common areas)**

Ultimate Roof,

R. C. C. Columns,



Under ground water reservoir,

Overhead water tank, boundary wall.

Space for meter and pump,

Passage, courtyard, open areas with all easement rights,

Septic tank,

Stair and stair case, stair top room,

Electric installations

Lift

All other reasonable areas required to be enjoyed commonly.

Completion Certificate.

**THE FIFTH SCHEDULE AS REFERRED TO ABOVE**  
**(common expenses to be effected from the date of transfer)**

Expenses for maintaining, repairing, redecorating the building and/or part thereof and pending taxes and duties

Expenses for lighting of the common areas and/or part thereof.

Expenses for cleaning the common areas.

Salaries of durwan, caretaker and/or other persons whose appointment may be considered necessary for maintenance and protection of the building or part thereof .

and those will be decided by the association upon its formation.

IN WITNESSES WHEREOF the parties hereto have put their respective hands and seal on



these presents on the day month and year first above written.

WITNESSES:

*Chaitanya*  
RA, RAJA MANINDRA,  
ROAD, KOLKATA, 700037.

2. Abhishek Chatterjee  
3/64, Sanghati Colony  
KOL-47.

*Alo Halder*

SMT. ALO HALDER

*Rakhi Basu*

SMT. RAKHI BASU

*Ruby Halder (Devy)*

SMT. RUBY HALDER (DEY)

*Sumana Barik*

SMT. SUMANA BARIK

(OWNERS)

APJ Group

*Jayshankar Senkan.*

Partner

APJ Group

*Anjil Singh*

Partner

APJ Group

*Radip Saha*

(DEVELOPER)

Drafted by me and prepared in my office

*Santanu Singh*  
Santanu Singha,

Advocate (WB/785/1992)

Alipore Judges, Court, Bar Library No. 2, Kolkata - 700 027.

MEMO OF RECEIPT

RECEIVED of and from the within mentioned sum of **Rs. 27,00,000.00** (Rupees Twenty Seven Lakh) only from the developer above mentioned by cheque :-

Bank	Branch	Cheque No.	Date	Amount
------	--------	------------	------	--------

## WITNESSES:

1. *Deejay 2mz*  
 RA, RATA MANINDRA  
 ROAD, KOLKATA-700037.

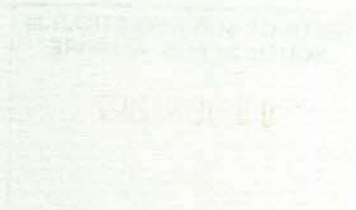
2. Abhishek Chatterjee  
 3/64, Sanghati colony  
 kol-47.

*Alo Halder*  
 SMT. ALO HALDER

*Rakhi Basu*  
 SMT. RAKHI BASU

*Ruby Halder (Deey)*  
 SMT. RUBY HALDER (DEY)

*Sumana Barik*  
 SMT. SUMANA BARIK  
 (OWNERS)





## GENERAL SPECIFICATION

The construction to be made and equipments, fittings and fixtures to be installed and provided in the building shall be of first class quality and according to the plans and advice of architect and shall include the following :-

### FOUNDATION :

The foundation shall be of reinforced cement concrete as per computerized design of licensed architect/structural engineer.

### SUPER STRUCTURE :

The super structure of the building shall have reinforced cement concrete framed structure with reinforced cement concrete roof columns, beams and slabs strictly according to the design given by the architect/structural engineers and concrete should be M20 with using steel of ISI mark and LAFARGE/ULTRATECH cement.

### WALLS :

The external walls of the building shall be 200 mm (8") thick brick of first class quality in cement sand mortar. Internal partition walls shall be 125 mm (5") thick for toilets, kitchen and partition between the flats and balance partition walls shall be 75 mm (3") thick in cement-sand mortar as per architect's specification.

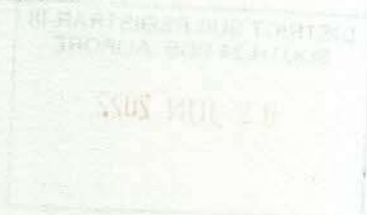
### WALL FINISHES :

All internal surfaces, including common areas shall be plastered with cement sand mortar as per architect's specification and finished with snow white wall putty.

### FLOORS :

- Marble
- marble in bathroom and kitchen.

### KITCHEN





Walls with TILES minimum 4' feet high over the cooking table, cooking table/slabs/sink with granite.

### **BATHROOM :**

Good quality fittings in the bathrooms ceramic sanitary wares (English type)

BATHROOM WALLS : will be tiles minimum 6' feet high.

### **DOORS :**

ALL FRAME WILL BE WOOD FRAME (4"x2½")

All doors are flash doors.

### **WINDOWS :**

All windows will be aluminum (1.5) integrated glass fitted.

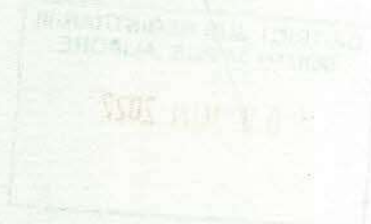
### **ELECTRICALS :**

Electrical wiring will be done with ISL approved PVC insulated, copper wire connected in the walls, MCB OF BRAND to be provided at the incomer of each flats for safety sufficient numbers power point to be provided in each bed room for 1 light fan, kitchen shall have points connect light, exhaust fans, cooking heater kitchen appliances and water purifier.

### **WATER SUPPLY :**

Adequate water supply is required for the residence of the apartment for that adequate capacity underground and tank to be built which will be supplied by KMC. Water sources and pumped up to overhead water tank by electrical pump – motors.

++++++







	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name... ALO HALDER

Signature... Alo Halder



	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name... RAKHI BASU

Signature... Rakhi Basu



	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name... RUBY HALDER (DEY)

Signature... Ruby Halder (Dey)



	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name... SUMANA BARIK

Signature... Sumana Barik





	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name JOY SHANKAR SARKAR.

Signature .....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name AVIJIT MAJUMDAR

Signature Avijit Majumdar



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name PRADIP SAHA.

Signature Pradip Saha

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	Left hand					
	Right hand					

Name .....

Signature .....



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABYFA0323M



नाम / Name  
APJ GROUP

07042022

निरूपण / गठन की तारीख  
Date of incorporation / Formation  
14/03/2022





Pradip Saha





भारत सरकार  
GOVERNMENT OF INDIA



प्रदीप साहा  
PRADIP SAHA  
DOB: 04-09-1982  
Gender: Male



9937 4752 4739

आधार- आम आदमी का अधिकार

Pradip Saha



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

245a/1, रायपुर रोड, नाकता, कोलकाता, पश्चिम बंगाल, 700047

Address:  
245a/1, Raipur Road, Naktala,  
Naktala S.o, Kolkata, West Bengal,  
700047



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AVIJIT MAJUMDAR  
CHAMAK MAJUMDAR

06/12/1978

Permanent Account Number  
AUDPM1085G

*Avijit Majumdar*  
Signature



*Avijit Majumdar*





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

তাগিকাক্তির আই ডি/Enrollment No.: 1040/19861/02915

To  
অভিজিত মজুমদার  
Avijit Majumdar  
3/72 SANGHATI COLONY  
NAKTALA Naktala S.O  
Naktala Kolkata  
West Bengal 700047

16456957



MN164569574DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5730 9868 4457**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



অভিজিত মজুমদার  
Avijit Majumdar  
পিতা : চমাক মজুমদার  
Father : CHAMAK MAJUMDAR  
জন্ম সাল / Year of Birth : 1978  
পুরুষ / Male

**5730 9868 4457**



আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশেষ পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India

Government of India

ভানিকাক্তির আই ডি/Enrcliment No.: 1040/19814/04778

To  
জয়শঙ্কর সরকার  
Joyshankar Sarkar  
287 GANGULY BAGAN  
NAKTALA Naktala S.O  
Naktala Kolkata  
West Bengal 700047

15602938



MN156029382DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**4598 7723 8685**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA

জয়শঙ্কর সরকার  
Joyshankar Sarkar  
পিতা : কমল সরকার  
Father : KAMAL SARKAR  
জন্ম সাল / Year of Birth : 1983  
পুরুষ / Male



**4598 7723 8685**

আধার - সাধারণ মানুষের অধিকার



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JOYSHANKAR SARKAR  
KAMAL SARKAR

11/08/1983

Permanent Account Number  
BPCPS8365G

  
Signature









आयकर विभाग

INCOME TAX DEPARTMENT

ALO HALDER

RAJENDRA NATH SARKER

21/11/1954

Permanent Account Number

AJDPH2533F

*Alo Halder*  
Signature



भारत सरकार  
GOVT. OF INDIA



19/12/2012

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आयकर सेवा केंद्र, नई दिल्ली  
आयकर सेवा केंद्र, नई दिल्ली  
आयकर सेवा केंद्र, नई दिल्ली

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3rd Floor, Sapphire Chambers,  
Near Baber Telephone Exchange,  
Baner, Pune - 411 005

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: mainfo@nsdl.co.in

*Alo Halder.*

✓ *Alo Halder.*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

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Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19712/12590

To  
আলো হালদার  
Alo Halder  
206/4 RAIPUR ROAD  
NAKTALA Naktala S.O  
Naktala Kolkata  
West Bengal 700047



MN189480731DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8432 8323 3688**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



আলো হালদার  
Alo Halder  
পিতা : রাজেন্দ্র নাথ সরকার  
Father : RAJENDRA NATH HALDER  
জন্ম সাল / Year of Birth : 1955  
মহিলা / Female

**8432 8323 3688**



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

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18948073



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UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
২০৬/৪, রাইপুর রোড, নাক্তলা,  
নাক্তলা, কোলকাতা, পশ্চিমবঙ্গ,  
700047

Address:  
206/4, RAIPUR ROAD,  
NAKTALA, Naktala S.O,  
Naktala, Kolkata, West  
Bengal, 700047



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



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

Alo Halder.



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ACOPH1801J

नाम / Name  
RUBY HALDER DEY

पिता का नाम / Father's Name  
SUBODH CHANDRA HALDER

जन्म की तारीख /  
Date of Birth  
23/11/1971

*Ruby Halder (Dey)*  
हस्ताक्षर / Signature

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

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

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

Aaykar Sampark Kendras  
For Income Tax Related  
Queries call Toll Free Nos.  
1961  
or  
18001801961

*Ruby Halder (Dey)*



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

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Unique Identification Authority of India

ঠিকানা:  
149 জি.বি. রায়পুর রোড, নাকতলা,  
নাকতলা, কোলকাতা,  
পশ্চিমবঙ্গ - 700047

Address:  
149 G. B. RAIPUR ROAD,  
NAKTALA, NAKTALA S.O, Kolkata,  
West Bengal - 700047

91 9818 9014



ভারত সরকার

Unique Identification Authority of India  
Government of India  
তালিকাভুক্তির নম্বর/Enrolment No.: 10401971213462

To  
কবি দে  
Ruby Dey  
149 G B  
RAIPUR ROAD  
NAKTALA  
Naktala S.O  
Kolkata West Bengal - 700047

Download Date: 18/04/2012

Signature valid

Download Date: 21/04/2012



আপনার আধার সংখ্যা / Your Aadhaar No.:

8491 9818 9014

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India

কবি দে  
Ruby Dey  
জন্মতারিখ/ DOB: 23/11/1971  
সঙ্গীতা / FEMALE



8491 9818 9014

আমার আধার আমার পরিচয়

Ruby Halder (Dey)



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUMANA BARIK

SUBODH CHANDRA HALDER

18/07/1974

Permanent Account Number

BUQPB1067B

Sumana Barik  
Signature



19092013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :-  
आयकर पेन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

Sumana Barik





भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No. : 2730/00523/36413

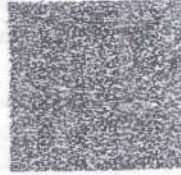
To  
Sumana Barik

C/O: Tarak Barik,  
6/1E,  
Nabalia Para Road,  
Kalibabur Karkhana,  
Purba Barisha,  
VTC: Purba Barisha, PO: Barisha,  
Sub District: Thakurpukur Mahesola, District: South 24 Pargana  
State: West Bengal, PIN Code: 700008.  
Mobile: 9830423862

30108075



KF301080754FI



आपका आधार क्रमांक / Your Aadhaar No. :

**5900 6485 6831**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Issue Date: 26/03/2013



Sumana Barik  
DOB: 18/07/1974  
Female

**5900 6485 6831**

मेरा आधार, मेरी पहचान

*Sumana Barik*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAKHI BASU

SUBODH CHANDRA HALDER

02/11/1971

Permanent Account Number

BUQPB1006C

*Rakhi Basu*

Signature



इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टोर्दिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
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Income Tax PAN Services Unit, NSDL  
5th floor, Matri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8189, Fax: 91-20-2721 8051  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

*Rakhi Basu*



সার্বভৌম  
স্বাধীনতা

## ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19568/03736



সার্বভৌম  
স্বাধীনতা

১. আমার পরিচয়ের প্রমাণ, নাগরিকদের প্রমাণ নয়।  
২. পরিচয়ের প্রমাণ অনলাইন অথেনটিকেশন দ্বারা প্রাপ্ত করুন।

### INFORMATION

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

27/08/2012

To  
রাখী বাসু  
Rakhi Basu  
2 A RAJA MANINDRA ROAD  
BELGACHIA, Belgachia S.O  
Belgachia Kolkata  
West Bengal 700037

12266906



MN122669069DF



আপনার আধার সংখ্যা/ Your Aadhaar No.:

**4399 5039 5939**

আধার - সাধারণ মানুষের অধিকার



সার্বভৌম  
স্বাধীনতা  
GOVERNMENT OF INDIA



রাখী বাসু  
Rakhi Basu  
পিতা : সুবোধ চন্দ্র হালদার  
Father : Subodh Chandra Halder  
জন্ম সাল / Year of Birth : 1971  
মহিলা / Female

4399 5039 5939



- সাধারণ মানুষের অধিকার

12266906



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
২ এ, রাজা মণীন্দ্র রোড,  
বেলগাছিয়া, বেলগাছিয়া, কলকাতা,  
পশ্চিমবঙ্গ, 700037

Address:  
2 A, RAJA MANINDRA  
ROAD, BELGACHIA,  
Belgachia S.O, Belgachia,  
Kolkata, West Bengal,  
700037

Rakhi Basu





Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192022230045989071 Payment Mode: Online Payment  
GRN Date: 08/06/2022 22:22:13 Bank/Gateway: Punjab National Bank  
BRN : 380964803 BRN Date: 08/06/2022 10:26:50  
Payment Status: Successful Payment Ref. No: 2001422429/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: PRADIP SAHA  
Address: 248 1 RAIPUR ROAD NAKTALA KOL 700047  
Mobile: 8910986384  
Depositor Status: Others  
Query No: 2001422429  
Applicant's Name: Mr Anupam Mondal  
Identification No: 2001422429/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001422429/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	2001422429/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				10041

IN WORDS: TEN THOUSAND FORTY ONE ONLY.

## Major Information of the Deed

Deed No :	I-1603-08806/2022	Date of Registration	09/06/2022
Query No / Year	1603-2001422429/2022	Office where deed is registered	
Query Date	15/05/2022 8:20:30 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Anupam Mondal Rajarampur, P.O- West Rameswarpur,,Thana : Budge Budge, District : South 24-Parganas, WEST BENGAL, PIN - 700140, Mobile No. : 8910986384, 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. 5,10,000/-		Rs. 78,06,686/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,030/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



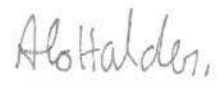


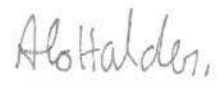


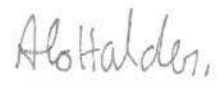


















District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road, , Premises No: 190/10, , Ward No: 099 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		5 Katha 15 Chatak 10 Sq Ft	5,00,000/-	77,79,686/-	Width of Approach Road: 20 Ft.,
Grand Total :					9.8198Dec	5,00,000 /-	77,79,686 /-	

### 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.	10,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	27,000 /-	

# Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <b>Mrs Alo Halder</b>  Wife of Late Subodh Chandra Halder  Executed by: Self, Date of Execution: 08/06/2022  , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>09/06/2022</td><td></td><td>LTI 09/06/2022</td><td>09/06/2022</td></tr> </tbody> </table> <p>206/4, Raipur Road East, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Ajxxxxxx3f, Aadhaar No: 84xxxxxxxx3688, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs Alo Halder</b> Wife of Late Subodh Chandra Halder Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office				09/06/2022		LTI 09/06/2022	09/06/2022
Name	Photo	Finger Print	Signature										
<b>Mrs Alo Halder</b> Wife of Late Subodh Chandra Halder Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office													
09/06/2022		LTI 09/06/2022	09/06/2022										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <b>Mrs Rakhi Basu</b>  Wife of Mr Avijit Basu  Executed by: Self, Date of Execution: 08/06/2022  , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>09/06/2022</td><td></td><td>LTI 09/06/2022</td><td>09/06/2022</td></tr> </tbody> </table> <p>2, Raja Manindra Road, City:- Not Specified, P.O:- Chitpur, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Buxxxxxx6c, Aadhaar No: 43xxxxxxxx5939, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs Rakhi Basu</b> Wife of Mr Avijit Basu Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office				09/06/2022		LTI 09/06/2022	09/06/2022
Name	Photo	Finger Print	Signature										
<b>Mrs Rakhi Basu</b> Wife of Mr Avijit Basu Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office													
09/06/2022		LTI 09/06/2022	09/06/2022										
3	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <b>Mrs Ruby Halder</b>  Wife of Mr Pradip Kumar Dey  Executed by: Self, Date of Execution: 08/06/2022  , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>09/06/2022</td><td></td><td>LTI 09/06/2022</td><td>09/06/2022</td></tr> </tbody> </table> <p>149, GANGULY BAGAN, City:- Not Specified, P.O:- Netajinagar, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Acxxxxxx1j, Aadhaar No: 84xxxxxxxx9014, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs Ruby Halder</b> Wife of Mr Pradip Kumar Dey Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office				09/06/2022		LTI 09/06/2022	09/06/2022
Name	Photo	Finger Print	Signature										
<b>Mrs Ruby Halder</b> Wife of Mr Pradip Kumar Dey Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office													
09/06/2022		LTI 09/06/2022	09/06/2022										












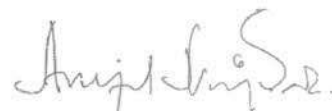


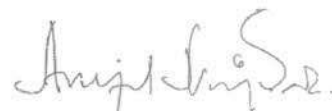


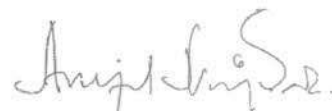


Name	Photo	Finger Print	Signature
<b>Mrs Sumana Barik</b> Wife of Mr Tarak Barik Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office	 09/06/2022	 LTI 09/06/2022	 09/06/2022
6/1E, Nabalia Para Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Buxxxxxx7b, Aadhaar No: 59xxxxxxxx6831, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office			




#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MS APJ GROUP</b> 215, Raipur Road East, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: Abxxxxxx3m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Joy Shankar Sarkar</b>            Son of Late Kamal Sarkar            Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office         </td> <td>   Jun 9 2022 12:12PM         </td> <td>   LTI 09/06/2022         </td> <td>   09/06/2022         </td> </tr> </tbody> </table> 287, GANGULY BAGAN, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxxx5G, Aadhaar No: 45xxxxxxxx8685 Status : Representative, Representative of : MS APJ GROUP (as Partners)	Name	Photo	Finger Print	Signature	<b>Mr Joy Shankar Sarkar</b> Son of Late Kamal Sarkar Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office	 Jun 9 2022 12:12PM	 LTI 09/06/2022	 09/06/2022
Name	Photo	Finger Print	Signature						
<b>Mr Joy Shankar Sarkar</b> Son of Late Kamal Sarkar Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office	 Jun 9 2022 12:12PM	 LTI 09/06/2022	 09/06/2022						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Avijit Majumdar (Presentant)</b>            Son of Mr Chamak Majumdar            Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office         </td> <td>   Jun 9 2022 12:12PM         </td> <td>   LTI 09/06/2022         </td> <td>   09/06/2022         </td> </tr> </tbody> </table> 3/72, GANGULY BAGAN, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx5G, Aadhaar No: 57xxxxxxxx4451 Status : Representative, Representative of : MS APJ GROUP (as Partners)	Name	Photo	Finger Print	Signature	<b>Mr Avijit Majumdar (Presentant)</b> Son of Mr Chamak Majumdar Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office	 Jun 9 2022 12:12PM	 LTI 09/06/2022	 09/06/2022
Name	Photo	Finger Print	Signature						
<b>Mr Avijit Majumdar (Presentant)</b> Son of Mr Chamak Majumdar Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office	 Jun 9 2022 12:12PM	 LTI 09/06/2022	 09/06/2022						

3

Name	Photo	Finger Print	Signature
<b>Mr Pradip Saha</b> Son of Mr Nimai Ch Saha Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office	 Jun 9 2022 12:17PM	 LTI 09/06/2022	 09/06/2022
248/1, Raipur Road East, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BWxxxxxx8J, Aadhaar No: 99xxxxxxxx4739 Status : Representative, Representative of : MS APJ GROUP (as Partners)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Abantika Guha</b> Daughter of Mr J Guha Alipore Judge Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 09/06/2022	 09/06/2022	 09/06/2022
Identifier Of Mrs Alo Halder, Mrs Rakhi Basu, Mrs Ruby Halder, Mrs Sumana Barik, Mr Joy Shankar Sarkar, Mr Avijit Majumdar, Mr Pradip Saha			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Alo Halder	MS APJ GROUP-2.45495 Dec
2	Mrs Rakhi Basu	MS APJ GROUP-2.45495 Dec
3	Mrs Ruby Halder	MS APJ GROUP-2.45495 Dec
4	Mrs Sumana Barik	MS APJ GROUP-2.45495 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Alo Halder	MS APJ GROUP-25.00000000 Sq Ft
2	Mrs Rakhi Basu	MS APJ GROUP-25.00000000 Sq Ft
3	Mrs Ruby Halder	MS APJ GROUP-25.00000000 Sq Ft
4	Mrs Sumana Barik	MS APJ GROUP-25.00000000 Sq Ft

On 09-06-2022

**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 12:06 hrs on 09-06-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Avijit Majumdar ,.

**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 78,06,686/-

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

Execution is admitted on 09/06/2022 by 1. Mrs Alo Halder, Wife of Late Subodh Chandra Halder, 206/4, Road: Raipur Road East, , P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Mrs Rakhi Basu, Wife of Mr Avijit Basu, 2, Road: Raja Manindra Road, , P.O: Chitpur, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 3. Mrs Ruby Halder, Wife of Mr Pradip Kumar Dey, 149, Road: GANGULY BAGAN, , P.O: Netajinagar, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 4. Mrs Sumana Barik, Wife of Mr Tarak Barik, 6/1E, Road: Nabalia Para Road, , P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife Indetified by Abantika Guha, , , Daughter of Mr J Guha, Alipore Judge Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-06-2022 by Mr Joy Shankar Sarkar, Partners, MS APJ GROUP (Partnership Firm), 215, Raipur Road East, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Abantika Guha, , , Daughter of Mr J Guha, Alipore Judge Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 09-06-2022 by Mr Avijit Majumdar, Partners, MS APJ GROUP (Partnership Firm), 215, Raipur Road East, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Abantika Guha, , , Daughter of Mr J Guha, Alipore Judge Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 09-06-2022 by Mr Pradip Saha, Partners, MS APJ GROUP (Partnership Firm), 215, Raipur Road East, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Abantika Guha, , , Daughter of Mr J Guha, Alipore Judge Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

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Bank: Punjab National Bank ( PUNB0010000), Ref. No. 380964803 on 08-06-2022, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

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Volume number 1603-2022, Page from 356930 to 356982  
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