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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2/1433/24/22 AH 278188

24/5/22

Certified that the document is admitted to
registration. This is given who is not a
- endorsement sheet or sheets attached with
this document are the part of this document.

Sub-Registrar
Raichhat, New Town, North 24 Pgs

24 MAY 2022

DEVELOPMENT AGREEMENT

1. **Date:** 24th May, 2022
2. **Place:** Kolkata



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

GRN Details

GRN:	192022230032418878	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	23/05/2022 09:25:42	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	3736352467726	BRN Date:	23/05/2022 09:28:26
Gateway Ref ID:	0403924835	Method:	ICICI Bank - Corporate NB
Payment Status:	Successful	Payment Ref. No:	2001433124/5/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Next Generation Housing Pvt. Ltd
Address:	Picnic Garden
Mobile:	9674923292
Depositor Status:	Buyer/Claimants
Query No:	2001433124
Applicant's Name:	Mr Parvez Hossain
Identification No:	2001433124/5/2022
Remarks:	Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001433124/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2001433124/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

3. Parties

- 3.1. SAHAJAHAN SEIKH ALIAS SK SAHAJAHAN (PAN No. AYAPS1021K), (Aadhaar No. 3931 8182 1939)** (Mob: 8170004206), son of Sk. Abdul Hakim, by faith-Islam, by occupation – Business, by Nationality-Indian, residing at Village – Ramnagar, P.O.:– Hargram, P.S.:– Bhatar, District- Purba Bardhaman, PIN- 713125, West Bengal,
- 3.2. NIRA SEKH, (PAN No. FWLPS3268A), (Aadhaar No. 5303 9377 7316)** (Mob: 7001453232), wife of Sk Sahajahan, by faith-Islam, by occupation – Housewife, by Nationality-Indian, residing at Village – Ramnagar, P.O.:– Hargram, P.S.:– Bhatar, District- Purba Bardhaman, PIN- 713125, West Bengal,
- 3.3. SEKH ZAHIR ABBAS, (PAN No. CLGPA8268P), (Aadhaar No. 4479 2860 2661)** (Mob: 8170027829), son of Sk. Abdul Zabbar, by faith-Islam, by occupation – Doctor, by Nationality-Indian, residing at Village – Ramnagar, P.O.:– Hargram, P.S.:– Bhatar, District- Purba Bardhaman, PIN- 713125, West Bengal,
- 3.4. SEKH NURUDDIN, (PAN No. AJDPS0612E), (Aadhaar No. 2730 7162 5129)** (Mob: 8170004202), son of Late Sekh Abdul Khalek, by faith-Islam, by occupation – Business, by Nationality-Indian, residing at Village – Ramnagar, P.O.:– Hargram, P.S.:– Bhatar, District- Purba Bardhaman, PIN- 713125, West Bengal
- 3.5. SEIKH ALAUDDIN, (PAN No. AJDPS0613F), (Aadhaar No. 2532 7106 7348)** (Mob: 8170004201.), son of Late Sekh Abdul Khalek, by faith-Islam, by occupation – Business, by Nationality-Indian, residing at Village- Ramnagar, P.O.:– Hargram, P.S.:– Bhatar, District- Purba Bardhaman, PIN- 713125, West Bengal,
- 3.6. SK ABDUL HANIF, (PAN No. AYAPS1023M), (Aadhaar No. 7965 2560 4126)** (Mob: 9434834140), son of Sk Durjan, by faith-Islam, by occupation – Business, by Nationality-Indian, residing at Village- Ramnagar, P.O.:– Hargram,

P.S:- Bhatar, District- Purba Bardhaman, PIN- 713125, West Bengal,

3.7. SK SAMSUL ALAM, (PAN No. BTVPA9377F) (Aadhaar No.81804195 5894), (Mob.9002983366), son of Late Sk. Nur Mahammad, by faith-Islam, by occupation- Business, by Nationality-Indian, residing at Ramnagar, P.O.:- Hargram, P.S:- Bhatar, District- Purba Bardhaman, PIN- 713125, West Bengal,

3.8. MAIDUL ISLAM SEIKH ALIAS SK MAIDUL ISLAM, (PAN No. AYAPS1022L), (Aadhaar No. 2742 1262 6153), (Mob.7001802061), son of Khorjan Seikh, by faith-Islam, by occupation – Business, by Nationality-Indian, residing at Village – Ramnagar, P.O.:- Hargram, P.S:- Bhatar, District- Purba Bardhaman, PIN- 713125, West Bengal,

3.9. SEIKH YASIN, (PAN No. AJDPS0610G), (Aadhaar No. 951857469823), (Mob.8170004204), son of Khorjan Seikh, by faith-Islam, by occupation – Business, by Nationality-Indian, residing at Village – Ramnagar, P.O.:- Hargram, P.S:- Bhatar, District- Purba Bardhaman, PIN- 713125, West Bengal,

3.10. SK SOIDUL ISLAM, (PAN No. DEQPS5997H), (Aadhaar No. 86237586 0068),(Mob.8170004207), son of Khorjan Seikh, by faith-Islam, by occupation – Business, by Nationality-Indian, residing at Village – Ramnagar, P.O.:- Hargram, P.S:- Bhatar, District- Purba Bardhaman, PIN- 713125, West Bengal,

3.11. SEKH NURUL ISLAM ALIAS NURUL ISLAM SHAIKH , (PAN No. AJDPS0608N), (Aadhaar No. 676397403329), (Mob.7908139926), son of Khorjan Seikh, by faith-Islam, by occupation – Business, by Nationality-Indian, residing at Village – Ramnagar, P.O.:- Hargram, P.S:- Bhatar, District- Purba Bardhaman, PIN- 713125, West Bengal,

hereinafter collectively referred to as the **OWNERS** (which term and/or expression shall unless excluded by or repugnant or contrary to the subject or context be deemed to mean, imply and include their respective legal heirs, successors, nominees, executors, administrators and/or assigns) of the **FIRST PART.**

AND

3.12. NEXT GENERATION HOUSING PRIVATE LIMITED (PAN No-AAHCN2513R) a company incorporated under the Companies Act, 2013 and having its registered office at 171/C/1, Picnic Garden Road, Green Residency, Post Office-Tiljala, Police Station-Tiljala, District-South 24 Parganas, PIN-700039, West Bengal, being represented by its Directors, namely **(1) RUKSANA PARVIN, (PAN No.BJAPP0481N) (Aadhar No.6537 6695 4216) (Mob:9007222923)**, wife of Farul Sarkar, by faith-Islam, by occupation-Business, by Nationality-Indian, residing at 171/C/1, Picnic Garden Road, Flat No.2B, Green Residency, Post Office & Police Station-Tiljala, District-South 24 Parganas, Kolkata-700039, West Bengal, **AND (2) RABIUL AWAL UL RAHAMAN, (PAN-AKUPR1866M) (Aadhar No. 780780151454), (Mob: 9674923292)**, son of Ajjar Rahaman Sarkar, by faith-Islam, by occupation-Business, by Nationality-Indian, residing at 171/C/1, Picnic Garden Road, Green Residency, Flat No.2A, Post Office-Tiljala, Police Station-Tiljala, District-South 24 Parganas, PIN-700039, West Bengal, hereinafter referred to and identified as **PROMOTER** (which term and/or expression shall unless excluded by or repugnant or contrary to the subject or context be deemed to mean, imply and include its successor-in-interest, nominees, executors, administrators and/or assigns) of the **SECOND PART**.

Owners and Promoter hereinafter collectively referred to as **Parties** and individually **Party**.

NOW, THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

4. Subject Matter of Agreement:

4.1. Development and Commercial Exploitation of Said Property: The instant Agreement between the Owners and the Promoter is executed regarding the development of **ALL THAT** piece and parcel of vacant Bastu land admeasuring more or less **14.526 Decimal** comprised in R.S. & L.R. Dag No.1/684 appertaining to L.R. Khatian No. 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1642, 1643, 1644 and 1645, lying and situated in Mouza – Baligari, J.L. No. 34, under Patharghata Gram Panchayat, Police Station- presently Techno City (previously Rajarhat, thereafter Newtown), District- North 24 Parganas, State of West Bengal, being more fully described in the **First Schedule** below (hereinafter "**said Property**") by constructing residential/commercial multi-storied/high rise buildings over the said Property, hereinafter called "**said Project**". Be it noted that the said Project is the part and portion of the entire Residential cum Commercial Complex (hereinafter "**the Complex**"), which shall be developed in phases subject to the amalgamation of the adjacent plots of land.

5. Representations, Warranties and Background

5.1. Owners' Representations: The Owners have represented and warranted to the Promoter as follows:

5.1.1. Absolute Ownership of the land: The Owners are in absolute and peaceful possession and enjoyment of the entire piece and parcel of the said Property without any obstruction and interference of any nature, from anybody or from anywhere.

5.1.2. Owners to Ensure Continuing Marketability: The Owners ensure that ownership titles of the said property shall remain marketable and free from all encumbrances and will remain so, till the completion of development of the said Property.

5.1.3. No Previous Agreement: The Owners REPRESENTS AND UNDERTAKE that neither they have leased out, mortgaged, nor ENTERED INTO any Agreement for sale, transfer, development of the said Property with any other person/s or any

other entity. The Owners furthermore represented as under:

- a) The Owners further represent that the said Property is not mortgaged to any financial institutions, Banks or Non-banking Institutions or any third party.
- b) Furthermore, the Owners represent that the said Property is not leased out to any Individual/s, HUF(s), Company/ies, Firm/s, Trust/s, Banking and Non-Banking Institutions or any other financial institutions or any Government Authority/s etc.
- c) The Owners also represent that they have not entered into any Agreement for Sale, Deed of Conveyance(s), or any other deeds or covenants, registered or unregistered with any Individual, Banks or Non-Banking Institutions, HUF(s), Company/ies, Firm/s, Trust/s.
- d) The Owners further represent that they have not entered into any Development Agreement, either registered or unregistered, in favour of any Company, Firm/s, Individual, and Government Bodies in respect of the said Property, and as such no Power of Attorney was executed in favour of any Company, Firm/s, Individual, and Government Bodies for the development on the said Property.

5.1.4. No Requisitions or Acquisitions: The said Property or any part thereof is not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings have been received or come to the notice of the Owners and the said property is not attached under any Decree or Order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand. Further, the said Property is not affected by provisions of the Urban Land (Ceiling & Regulation) Act, 1976.

5.1.5. The Authority of the Parties: The Parties hereto have full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.

5.1.6. No Prejudicial Act: The Owners shall not do nor permit anyone to do any act, deed, matter or thing which may affect the development, construction and

marketability of the said Project or which may cause charge, encroachments, litigations, trusts, liens, lis pendens, attachments and liabilities on the said Property or the Project or the Co-Owner cum Promoter.

5.2. Promoter's Representations: The Promoter has represented and warranted to the Owners as follows:

5.2.1. Infrastructure and Expertise of Promoter: The Promoter is carrying on business in the real estate sector and has compatible infrastructure and expertise in the field.

5.2.2. No Abandonment: The Promoter shall not abandon, delay or neglect the Project of development of the said Property and shall accord the highest priority, financial as well as infrastructural, to the development of the said Property.

5.2.3. Promoter has authority : The Promoter has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.

5.2.4. Decision to Develop: Pursuant to the preliminary discussion held between the parties, the Owners and the Promoter, have decided to jointly develop the said Project on the first schedule mentioned Land wherein the Owners will offer land and the Promoter will put its expertise and funds needed for the Project to develop the said Property by constructing the residential/commercial multi-storied buildings. The salient terms of the understanding between the Parties are that the Owners and Promoter shall have the respective self-contained Apartment(s)/Flat(s) and/or Commercial areas together with Car Parking (as detailed hereinafter in **Clause 5.3 (Owners' Allocation)** and **5.4 (Promoter's Allocation)**) allotted in favour of the Owners and the Promoter in the manner more particularly described in the **Second Schedule** and **Third Schedule** respectively.

5.3 Owners' Allocation: Parties have agreed that the Owners shall be entitled to **40%** (forty per cent) of the sanctioned F.A.R or **40%** (forty per cent) of the sanctioned constructed area, whichever is higher, in the form of self-contained

Flat(s) and Car Parking spaces as per the sanctioned Building Plan against the said Property in the proposed multi-storied buildings, which is specifically mentioned as "**Owners' Allocation**" in the **Second Schedule** written hereunder, **TOGETHER WITH** the respective undivided share, rights, title and interest in the Common Parts and Amenities, facilities and underlying land, in a complete and habitable condition.

It is pertinent to mention here that all the Owners shall be entitled to sell, transfer, assign, convey, lease or otherwise dispose of their said Owners' Allocation in any manner whatsoever, at their absolute discretion, subject however to the terms and conditions of this Agreement and shall be entitled to all proceeds and income from any such sale, transfer, assignment, conveyance, lease or other disposals of the said Owner's Allocation.

BE IT NOTED that the Flat Number, Floor and Block of the Apartment(s)/Flat(s) and the corresponding Car Parking space, to be allotted within the said Complex, in favour of each of the Owners shall be allocated/demarcated immediately after obtaining the sanctioned building plan from the appropriate Authority. Subsequently, an Allocation Agreement shall be executed between the Owners and the Promoter, inter alia, signifying the Apartment(s)/Flat(s) together with the Car Parking space of each of the Owners within the ambit of the Owners' Allocation. Further, the Owners shall be provided with the Allocation Agreement together with the demarcated Floor Plan, which shall be an integral part of the said Allocation Agreement.

FURTHER BE IT NOTED, that the common areas including roof, staircase, landings, lift, lift lobbies and corridors in the proposed multi-storied buildings and other facilities, common road for ingress and egress in the Project shall be for the common use of the Owners and Promoter and/or subsequent transferees.

5.4 Promoter's Allocation: Parties have agreed that the Promoter shall be entitled

to **60%** (Sixty per cent) of the sanctioned F.A.R or **60%** (Sixty per cent) of the sanctioned constructed area, whichever is higher, in the form of self-contained Flat(s), Car Parking spaces and commercial areas as per the sanctioned Building Plan against the said Property in the proposed multi-storied buildings together with the respective undivided share, rights, title and interest in the Common Parts and Amenities, facilities and underlying land, which is specifically mentioned as the "**Promoter's Allocation**", in the **Third Schedule** written hereunder. The Promoter shall be entitled to sell, transfer, assign, convey, lease or otherwise dispose of the said constructed area (comprising of the Apartment(s) and/or Flats and/or Commercial areas and/or such other areas including Car Parking space) as comprised in the said Promoter's Allocation in any manner whatsoever, at its absolute discretion, subject however to the terms and conditions of this Agreement and shall further be entitled to all proceeds and income from any such sale, transfer, assignment, conveyance, lease or other disposals of the said constructed area (comprising of the Apartment(s) and/or Flat(s) and/or Commercial areas and/or such other areas including Car Parking space) as comprised in the said Promoter's Allocation.

- 5.5 Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions for the said Project are being recorded by this Agreement.

6 Basic Understanding

- 6.1 Development of Said Property and Commercial Exploitation of Said Project:** The Parties have mutually decided to take up the development of the said Property by way of construction of multi-storied buildings/high-rise thereon and commercial exploitation of the same with **(1)** specified inputs and responsibility-sharing by the Parties and **(2)** exchange with each other of their

specified inputs.

- 6.2 Nature and use of said Project:** The said Project shall be constructed in accordance with Architectural Plans (hereinafter "**Building Plans**") as prepared by an architect (hereinafter "**Architect**") and approved by the appropriate authority, as a Project comprising primarily residential buildings and ancillary facilities and other areas, with specified areas, amenities and facilities to be enjoyed in common.
- 6.3 Appointment of Contractors etc:** The Promoter shall in consultation with the Owners appoint contractors, sub-contractors, agents, sub-agents etc. for the development of the said Project, at its costs and expenses.
- 6.4 No Liability for Taxes:** The Owners shall not be liable for any income tax, or any other levies of taxes in respect of the amount of revenue received by the Promoter towards its share and vice-versa the Promoter shall also not be liable for the amount of revenue received by the Owners towards their share. Furthermore, the levies or taxes of the statutory Government Authorities implied on the said Property will be paid up to date by the Owners, before the handing over of the said Property for development to the Promoter. If any extra cost is being incurred by either of the parties which falls within the liability of the other party/s, the same will be adjusted accordingly upon mutual decisions between the parties hereto.
- 6.5 Nomination:** The Promoter, at any stage, can nominate any person/persons or any other entity in its place for Development of the said Property, to which the Owners shall have no objection, whatsoever.
- 6.6 Sale of Respective shares of the Owners:** Upon consent of the other Owners, an Owner can sell and/or transfer his/her proportionate share in the said Property and/or Owner's Allocation to any or all the Owners without affecting this Agreement.

- 6.7 Modification in share:** It is the mutual covenant of the parties hereto that the share in the sanctioned area can be modified at a subsequent stage hereinafter upon written consent of all the parties hereto, it is further mutually agreed by and between the parties to this Agreement, that in case the Owners hereto opt for extra square feet or any added area apart from his/her share in the Owners' allocation, then, in that case, the owner/s opting for the same will be liable to pay the extra cost @ Rs.3,500/- per square feet up to 130 sq. ft. of super built-up area for such extra square feet or added area, and beyond 130 sq. ft., if the owners demand any further added area, the extra square feet so demanded will be charged at prevailing market value.
- 6.8 Maintenance:** Both the Owners and the Promoter shall mutually frame a scheme for the management and administration of the said Project and the maintenance shall be handed over to a professional agency. Both the Owners and the Promoter will mutually and jointly take all decisions for the management of the common affairs of the said Project.
- 6.9 Maintenance Charge:** The Promoter in consultation with the Owners shall hand over the management and maintenance of the common portions and services of the said Project to a professional agency, which shall collect the costs and/or service charge (hereinafter "**Maintenance Charge**"). It is clarified that the Maintenance Charge shall include a premium for the Insurance of the said Project, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical, along with gardening and cleaning of service and common areas and amenities, and mechanical equipment and other installations, appliances and equipment.

7 Development and Commencement

7.1 Development: The Parties hereby accept the basic understandings between them as recorded in **Clause 5 and 6** and its sub-clauses hereinabove and all other terms and conditions concomitant thereto including those mentioned in this Agreement.

7.2 Commencement and Tenure: This Agreement commences and shall be deemed to have commenced on and with effect from the commencement date (hereinafter "**Commencement Date**") as mentioned in **Clause 8.4** and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed and all saleable spaces in the said Project are transferred and sold completely or till this Agreement is terminated in the manner stated in this Agreement.

8 Pre-Sanction Activities, Sanction and Construction

8.1 Payment of Land Revenue: The Owners shall make payment of up-to-date land revenue in respect of the said Property.

8.2 Architects and Consultants: The Owners confirm that the Owners have authorized the Promoter to appoint the Architect and other consultants for the development of the said Property. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Promoter and the Owners shall have no liability or responsibility thereto.

8.3 Construction of Said Project: The Promoter shall, at its costs and expenses construct, erect, and complete the said Project in accordance with the sanctioned Building Plan. In this regard, it is clarified that **(1)** the said Project may, at the option of the Promoter, be constructed and delivered in a phased manner and **(2)** the said Project may be separate and distinct clusters of new buildings with some common amenities.

- 8.4 Commencement Date:** The date of commencement shall be deemed to be within six months from the date of obtaining the sanctioned Plan from the concerned Department having the appropriate authority to sanction such Building Plan. The Promoter (as the authorised Attorney of the Owners) at its own cost and endeavour shall take every initiative to obtain the sanctioned Plan at the earliest.
- 8.5 Completion Time:** With regard to the time of completion of the Project, it has been agreed by and between the Parties that the Promoter shall construct, erect and complete the said Project within 36 (Thirty-Six) months (hereinafter "**Completion Date**") from the date of commencement of construction, provided, however, the Completion Date may be extended for a grace period of 6 (six) months more to complete the said Project and to deliver the Owners' Allocation.
- 8.6 Temporary Connections:** The Promoter shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Promoter shall be entitled to use the existing electricity and water connection at the said Property, upon payment of all usage charges.
- 8.7 Modification of Building Plans:** Any amendment or modification to the Building Plans will be made by the Promoter in consultation with Owners within the permissible limits of the Planning Authorities.
- 8.8 Responsibility of the Owners:** The Owners shall not indulge in any activities which may be detrimental to the development of the said Property and/or which may affect the mutual interest of the parties. The Owners shall co-operate for successful completion of the said Project.

9 Powers and Authorities

9.1 Power of Attorney for Construction and Sale: Simultaneously with the execution of this Agreement, the Owners have granted to the Promoter a Power of Attorney for construction of the said Project and to negotiate and sale of the Apartment(s)/Flat(s) and/or Commercial areas and/or Car Parking spaces within Promoter's Allocation in the said Project and receive consideration therefore and shall also issue money receipt(s) to the intending Purchaser and do all necessary documentation for the sale of the said Apartment(s)/Flat(s) within the Promoter's Allocation with the intended purchaser as necessary. The Owners shall grant the power to the Promoter to execute, admit and/or present, register Agreement for Sale, Deed of Conveyance or any other documents within Promoter's Allocation only, as to be required from time to time.

9.2 Amalgamation and Extension of Project: Notwithstanding the grant of the aforesaid Powers of Attorney, the Owners hereby undertake that the Owners shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Promoter to amalgamate the Said Property with the adjoining plots of Land for extension of the Project and use of Common Portions.

9.3 Further Acts: Notwithstanding the grant of the aforesaid Power of Attorney, the Owners hereby undertake that they shall, if required, execute such **(1)** Agreements for Sale and Conveyances for Sale within Promoter's allocation **(2)** all papers, documents, plans etc., as and when necessary, without raising any dispute, for enabling the Promoter to perform all obligations under this Agreement.

10 Financials

10.1 Project Finance: The Promoter, to have financial assistance, may avail for the financing of the Project (hereinafter "**Project Finance**") through a

Bank/Financial Institution/others by mortgaging Promoter's Allocation only in the said Project. Such Project Finance can be secured on the construction work-in-progress/receivables. It being expressly agreed and declared that Promoter and/or its nominee and/or nominees shall be solely liable and/or responsible for the repayment of the said loan and/or banking facilities and in no event, Owners shall be liable for repayment of the same and in such event, Promoter agrees and undertakes to indemnify the Owners to that effect.

11 Dealing with Constructed Area

11.1 Marketing: It has been agreed that the said Project will be marketed mainly through a Marketing Agent/Self Team to be appointed by the Promoter.

11.2 Proportionate handover of the Owner's entitlement: The Promoter upon completion of the said Project, shall hand over the respective Apartment(s)/Flat(s) together with the Car Parking space to the Owners within the Owners' Allocation. Such allocation shall include the respective undivided share, rights, title and interest in the Common Parts and Amenities and underlying land. Be it noted that the Flat Number, Floor and Block of the Apartment(s)/Flat(s) and the corresponding Car Parking space in favour of each of the Owners shall be allocated/demarcated immediately after obtaining the sanctioned building plan from the appropriate Authority and an Allocation Agreement shall be executed between the Owners and the Promoter, inter alia, signifying the Apartment(s)/Flat(s) together with Car Parking of the each of the Owners and the Owners shall be provided with the Allocation Agreement together with the demarcated Floor Plan.

11.3 Possession to the Owners: On completion of the Project, the Promoter will handover undisputed possession of the respective Owners' Allocation in form of self-contained Apartment(s)/Flat(s) together with Car Parking space with all rights of the common facilities and amenities to the Owners' along with

possession letters and other required documents such as completion certificate, etc.

11.4 Amenities, Generator, Electricity and other Charges: The each Owner will pay a lump sum amount of Rs.1,25,000/- (Rupees One Lakh Twenty Five Thousand only) per Apartment(s)/Flat(s) (irrespective of whether 2BHK or 3BHK Apartment(s)/Flat(s)) at the time of taking possession of their respective share within the Owners' Allocation on account of generator charges including installation charges, sub-station construction cost and electric transformer installation charges including deposit demanded by the appropriate authorities, electric meter charges, water connection charges including deposit, membership fees to use amenities like clubhouse, swimming pool, children play area, community hall, sewage treatment, landscaped garden, lift, power backup for lift & common areas, CCTV, etc. and others common amenities or facilities in the said Project. In case of any requirement for addition or alteration in internal specification/s, as may be required by the Owners, the additional charges for such change, if required, will be applicable and paid by the Owners abovenamed.

12 Panchayat Taxes, Khazna and Outgoings

12.1 Relating to Prior Period: All Panchayat rates, Khazna and taxes and outgoings (collectively **Rates**) on the said Property relating to the period before the date of this Agreement shall be borne, paid and discharged by the Owners.

13 Obligation of Promoter

13.1 Completion of Development within Completion Time: The Promoter shall complete the entire process of development of the said Property within the Completion Date, subject to the Force Majeure clause, detailed hereinafter.

- 13.2 Compliance with Laws:** The execution of the said Project shall conform with the prevailing acts, rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of both the parties to this Agreement to ensure compliance.
- 13.3 Planning, Designing and Development:** The Promoter shall be responsible for planning, designing and developing the said Project with the help of the Architect, professional bodies, contractors, etc. The entire planning and design are to be done by the Promoter.
- 13.4 Specifications:** The Promoter shall use standard quality building materials and the decision of the Architect as to the quality and standard of materials to be used shall be final and binding on the Parties.
- 13.5 Commencement of Project:** The development of the said Project shall commence as per the Specifications, Building Plans, schemes, rules, regulations, bye-laws and approvals of the Planning Authorities, at the sole responsibility of the Promoter.
- 13.6 Strict Adherence by Promoter:** The Promoter has assured the Owners that it shall implement the terms and conditions of this Agreement strictly without any violation.
- 13.7 Construction at Promoter's Cost:** The Promoter shall construct and complete the said residential multi-storeyed buildings in the Project at its costs and expenses and it will look after the day-to-day matters. Owners shall have no liability towards construction cost and/or any other cost for constructing and completing the said building and/or Project. The Promoter shall construct and complete the said Project at its own cost and expenses including Owners' Allocation with such specification approved by the appropriate authority during the approval/sanction of the building plan and/or such specification, which will be given to the prospective Purchasers' Apartment(s)/Flat(s) in the said Project.

All the cost and/or charges for obtaining sanctioned plan, government approvals and/or NOC from government authorities/statutory authorities and others required approvals from any other authorities for construction and complete the said Project will be borne by the Promoter.

13.8 Responsibility for Marketing and Advertising: The Promoter shall be solely responsible for the marketing and advertising of the said Project. The marketing strategy, budget, selection of publicity material, media etc. shall be decided and formulated by the Promoter only and the Owner shall not interfere in any manner whatsoever. All costs and expenses towards marketing and advertising of the said Project shall be borne by the Promoter.

13.9 Pricing: The Promoter shall determine the first basic price for sale or disposal of the Apartment(s)/Flat(s) within the Promoter's allocation in the said Project keeping in view the market economics and such basic price may be revised from time to time by the Promoter.

13.10 No Violation of Law: The Promoter hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of the rules applicable to the construction of the said Project.

14 Obligations of the Owners

14.1 Co-operation with Promoter: The Owners undertake to fully co-operate with the Promoter for obtaining all permissions required for the development of the said Property.

14.2 Act in Good Faith: The Owners undertake to act in good faith towards the Promoter (and any appointed and/or designated representatives) so that the said Project can be successfully completed.

14.3 Documentation and Information: The Owners undertake to provide the Promoter with all documentation and information relating to the said Property

as may be required by the Promoter from time to time without raising any demur and/or objection in any manner whatsoever.

14.4 No Obstruction in Dealing with Promoter's Functions: The Owners covenant not to do any act, deed or thing whereby the Promoter may be prevented from discharging its functions under this Agreement.

14.5 No Obstruction in Construction: The Owners hereby covenant not to cause any interference or hindrance in the construction of the said Project. It is clearly understood by the Owners that the said Project shall be constructed in phases. However, the Promoter shall inform the Owners quarterly about the progress of construction of the said Project.

14.6 No Dealing with said Property: The Owners hereby covenant not to deal with, let out, grant lease, mortgage and/or charge the Owners' Allocation in the said Property or any portions thereof, save in the manner envisaged by this Agreement.

14.7 Making out Marketable Title: The Owners hereby covenant that it shall make out a good, bankable and marketable title of the said Property and all original title related papers and documents shall be kept with the Owners, which will be presented to the Promoter within a short period, as and when demanded.

14.8 Co-operations: The Owners shall co-operate in planning; discuss all major policy matters if required and other act as referred in this Joint Development Agreement.

15 Indemnity

15.1 By the Promoter: The Promoter hereby indemnifies and agrees to keep the Owners saved, harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners in relation

to the construction of the said Project including any act of neglect or default of the Promoter's consultants and employees and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or bye-laws or arising out of any accident or otherwise.

- 15.2 By the Owners:** The Owners hereby indemnify and agree to keep the Promoter saved, harmless and indemnified from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Promoter in the course of implementing the said Project including marketing thereof for any successful claim by any third party for any defect in the title of the said property or any of the representations of the Owners being incorrect.

16 Limitation of Liability

- 16.1 No Indirect Loss:** Notwithstanding anything to the contrary herein, neither the Promoter nor the Owners shall be liable in any circumstances whatsoever to each other for any indirect or consequential loss suffered or incurred.

17 Miscellaneous

- 17.1 Parties acting under Legal Advice:** Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts to be done in pursuance hereof and the other Party shall not be responsible for the same.
- 17.2 Essence of Contract:** In addition to time, the Owners and the Promoter expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- 17.3 Valid Receipt:** The Owners shall pass valid receipts for all amounts paid under this Agreement, if any.
- 17.4 Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the said Project by the Promoter, various deeds,

matters and things not herein specified may be required to be done by the Promoter and for which the Promoter may need the authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Promoter for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Promoter **PROVIDED THAT** all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.

17.5 Further Acts: The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

17.6 Name of Said Projects: The name of the said Project shall be decided by the Promoter in consultation with the Owners.

18 Defaults

18.1 Cancellation of the Agreement: The Parties hereto shall be entitled to cancel or rescind this Agreement in case the other Party to this Agreement fails or neglects to perform their obligations, subject to prior intimation in writing about the default. The Parties hereto shall have to serve at least 30 days' prior notice to that effect. In the event of any default on the part of either Party, the other Party shall be entitled to sue the defaulting Party for specific performance of this Agreement and also for damages. Nonetheless, the Party in default shall have the opportunity to make good such default/defect/breach within the notice period and in such circumstances of making good the default/defect/breach, the Agreement shall continue to have its effect.

19 Force Majeure

19.1 Meaning: Force Majeure Events shall include the following:

- a. Act of war, hostilities (whether declared or not), invasion, an act of foreign enemies, armed conflict blockade, embargo, revolution, riot, insurrection, civil commotion, the act of terrorism or sabotage.
- b. Rebellion, terrorism, revolution, insurrection, military or usurped power or civil war.
- c. Riot, commotions or other civil disorders.
- d. Any act, restraint or regulation of any Governmental instrumentality including any local state or central government of India or any department, or agency thereof including (i) Any act, regulation or restraint constituting a change in the law. (ii) Any failure by a competent authority to grant or renew any license, permit or clearance within a reasonable time (other than for cause) after the application has been duly made or (iii) the imposition of any material condition on the issuance or renewal or continuance of any approval from a competent authority.
- e. Any local issues, which may hamper the implementation of the Project.
- f. Flood, cyclone, lightning, earthquake, drought, storm or any other effect of natural elements.
- g. Pandemic, epidemic, famine or plague.
- h. Radioactive contamination or ionizing radiation.
- i. Fire, explosion or accident leading to breakage of facilities, plants or equipment or chemical contamination thereof.
- j. Strike, lockout or other labour difficulties.
- k. Legal proceedings or any other order, rule or notification issued by the competent authorities affecting the development of the Project.

19.2 Reasonable Endeavors: The Party claiming to be prevented or delayed in the performance of any of their/its obligations under this Agreement because

of an event of Force Majeure shall use all reasonable endeavour to bring the event of Force Majeure to a close or to find a solution by which this Agreement may be performed despite the continuance of the event of Force Majeure.

20 Counterparts

20.1 All Originals: This Agreement is being executed in original and shall be retained by the Promoter till completion of the Project. The Owners, if desire, may obtain a true copy/photocopy of the executed Agreement for their record and reference.

21 Severance

21.1 Partial Invalidity: If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

21.2 Deletion of Invalid Provision: If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some parts of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.

21.3 Reasonable Endeavour for Substitution: The Parties agree, in the circumstances referred above, to use all reasonable endeavour to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been

achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

22 Transfer of Apartment(s)/Flat(s):

22.1 Transfer of Apartment(s)/Flat(s): In consideration of the Promoter constructing the said Project, the Owners shall either through themselves or through the Promoter as a Constituted Attorney, execute Deed of Conveyance/s of the undivided share in the land contained in the said Property as being attributable to the respective Apartment(s)/Flat(s) in favour of the transferees thereof, in such part or parts as shall be required by the Promoter. Such Deed of Conveyance/s relating to any Block shall be executed by the Owners or their Constituted Attorney.

22.2 Cost of Transfer: The costs of preparing the Deed of Conveyance/s and the stamp duty and registration fees (including deficit stamp duty and registration fees, if any) and all legal fees and expenses incidental or related thereto shall be borne and paid by the respective Transferees.

22.3 Possession to Transferees and Dealing with Unsold Apartment(s)/Flat(s): The possession of Apartment(s)/Flat(s) to the Transferees shall be delivered progressively. At the end of the Project i.e., upon issuance of the Completion Certificate, if there are any unsold Apartment(s)/Flat(s) in the hands of the Promoter, then the Parties hereto shall discuss and mutually decide the manner for either handing over such unsold areas to the Parties respectively or otherwise. In case possession is made over to any proposed Transferee prior to receipt of Occupancy Certificate, then the Promoter alone shall be responsible for the same without any liability of the co-Owners and shall keep the co-Owners fully indemnified in this regard.

23 Reservation of Rights

- 23.1 Right to Waive:** Any term or condition of this Agreement may be waived at any time by the party who is entitled to the benefit thereof. Such waiver must be in writing and must be executed by such Party.
- 23.2 Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.
- 23.3 No Waiver:** Any waiver or acquiescence by any Party of any breach of any of the provisions of this Agreement shall not be construed as a waiver or acquiescence to or recognition of any right under or arising out of this Agreement or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Agreement.
- 23.4 No Continuing Waiver:** A waiver on occasion shall not be deemed to be a waiver of the same or any other breach or non-fulfilment on a future occasion. No omission or delay on the part of either Party to require due and punctual performance of any obligation by the other Party shall constitute a waiver of such obligation of the other Party or the due and punctual performance thereof by such other Party and it shall not in any manner constitute a continuing waiver and/or as a waiver of other breaches of the same or other (similar or otherwise) obligations hereunder or as a waiver of any right or remedy that such Party may otherwise have in law or equity.

24 Amendment/Modification

- 24.1 Express Documentation:** No amendment or modification of this Agreement or any part thereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.

25 Notice

25.1 Mode of Service: Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or by facsimile transmission, or sent by registered post with acknowledgement due or through courier service to the proper address as mentioned in **Clause 3** hereinabove and for the attention of the relevant Party (or such other address as is otherwise notified by each party from time to time). The Owners shall address all such notices and other written communications to the Director of the Promoter and the Promoter shall address all such notices and other written communications to the Owners. In case of change of address of any of the Parties hereto, the others shall be notified with immediate effect.

25.2 Time of Service: Any such notice or other written communication shall be deemed to have been served:

25.2.1 Personal Delivery: If delivered personally, at the time of delivery.

25.2.2 Registered Post: If sent by registered post or courier service, on the 4th day of handing over the same to the postal authority/service provider shall be deemed to have been served upon the addressee.

25.2.3 Facsimile: If sent by facsimile transmission, at the time of transmission (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of transmission, in the place to which the facsimile was sent.

25.3 Proof of Service: In proving such service it shall be sufficient to prove that personal delivery was made or in the case of registered post or courier, that such notice or other written communication was properly addressed and delivered to the postal authorities/service provider or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication

showing the recipient's facsimile number and the number of pages transmitted.

26 Arbitration

26.1 Disputes and Prereferral Efforts: The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavours to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both parties. On failure of such negotiation, the Parties shall proceed with arbitration proceedings.

26.2 Conduct of Arbitration Proceeding: The Parties irrevocably agree that:

26.2.1 Place: The place of arbitration shall be Kolkata only.

26.2.2 Language: The language of the arbitration shall be English.

26.2.3 Interim Directions: The Arbitration Tribunal shall be entitled to give interim awards/directions regarding the Disputes.

26.2.4 Procedure: The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

26.2.5 Binding Nature: The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

26.2.6 Appointment: Sole Arbitrator to be appointed by the Legal Advisor of both the parties.

27 Jurisdiction

27.1 Court: In connection with the aforesaid arbitration proceedings, the Learned Courts at North 24 Parganas and Hon'ble High Court, Calcutta only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

28 Rules of Interpretation

28.1 "Statutes": The instant Agreement shall be construed and governed by the applicable law of the Republic of India. Any reference to the applicable law, statute, statutory provision or subordinate legislation shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified, consolidated, re-enacted or replaced and in force from time to time, whether before or after the date of this Agreement and shall also be construed as referring to any previous statute, statutory provision or subordinate legislation amended, modified, consolidated, re-enacted or replaced by such statute, statutory provision or subordinate legislation. Any reference to a statutory provision shall be construed as including references to all statutory instruments, orders, regulations or other subordinate legislation made pursuant to that statutory provision.

28.2 Number: In this Agreement, any reference to singular includes the plural and vice-versa.

28.3 Gender: In this Agreement, words denoting any gender including all other genders.

28.4 Party: In this Agreement, any reference to a Party is to a Party to this Agreement.

28.5 Clause or Paragraph: In this Agreement, any reference to a clause or paragraph or schedule (other than to a schedule to a statutory provision) is a reference to a clause or paragraph or schedule (as the case may be) of this

Agreement and the schedules form part of and are deemed to be incorporated in this Agreement.

- 28.6 Including:** In this Agreement, any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words proceeding those terms.
- 28.7 Headings:** In this Agreement, the heading is inserted for convenience of reference only and is not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.
- 28.8 Definition:** In this Agreement, the words put in brackets and bold prints define the word, phrase and expression immediately preceding.

FIRST SCHEDULE

(SAID PROPERTY)

ALL THAT piece and parcel of vacant Bastu Land admeasuring more or less **14.526 (Fourteen point Five Two Six) Decimal** comprised in R.S. & L.R. Dag No.1/684 appertaining to L.R. Khatian No. 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1642, 1643, 1644 and 1645, lying and situated in Mouza- Baligari, J.L. No. 34, under Patharghata Gram Panchayat, Police Station- presently Techno City (previously Rajarhat, thereafter Newtown), District- North 24 Parganas, State of West Bengal and within the jurisdiction of Additional District Sub-Registrar, Rajarhat, being butted and bounded in the manner below:

- ON THE NORTH** : R.S. & L.R. Dag No. 1
ON THE SOUTH : R.S. & L.R. Dag No. 24 & 25
ON THE EAST : R.S. & L.R. Dag No. 13 & 23
ON THE WEST : R.S. & L.R. Dag No. 1668
-

TOGETHER WITH all easement rights and all other rights, appurtenances and inheritances for access and user and all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Owners in the said Property.

Mouza- Baligari, J.L. No. 34, under Patharghata Gram Panchayat, Police Station- presently Techno City (previously Rajarhat, thereafter Newtown), District: North 24 Parganas				
Name of the Owners	R.S. & L.R. Dag Nos.	L.R. Khatian Nos.	Area (In Decimal)	Classification
SAHAJAHAN SEIKH alias SK SAHAJAHAN	1/684	1633	1.614 Decimal	Bastu
NIRA SEKH	1/684	1634	1.614 Decimal	Bastu
SEKH ZAHIR ABBAS	1/684	1635	1.614 Decimal	Bastu
SEKH NURUDDIN	1/684	1636	1.614 Decimal	Bastu
SEIKH ALAUDDIN	1/684	1637	1.614 Decimal	Bastu
SK ABDUL HANIF	1/684	1638	1.614 Decimal	Bastu
SK SAMSUL ALAM	1/684	1639	1.614 Decimal	Bastu
MAIDUL ISLAM SEIKH alias SK MAIDUL ISLAM	1/684	1642	0.807 Decimal	Bastu
SEIKH YASIN	1/684	1643	0.807 Decimal	Bastu
SK SOIDUL ISLAM	1/684	1644	0.807 Decimal	Bastu
SEKH NURUL ISLAM ALIAS NURUL ISLAM SHAIKH	1/684	1645	0.807 Decimal	Bastu
Total 14.526 Decimal				

SECOND SCHEDULE
(OWNERS' ALLOCATION)

Parties have agreed that the Owners shall be entitled to **40%** (forty per cent) of the sanctioned F.A.R. or **40%** (forty per cent) of the sanctioned constructed area, whichever is higher, in the form of self-contained Flat(s) and Car Parking space as per the sanctioned Building Plan against the said Property in the proposed multi-storied building(s), **TOGETHER WITH** the respective undivided share, rights, title and interest in the Common Parts and Amenities, facilities and underlying land, in a complete and habitable condition.

The Owners shall be entitled to sell, transfer, assign, convey, lease or otherwise dispose of their said Owners' Allocation in any manner whatsoever, at their absolute discretion, subject however to the terms and conditions of this Agreement and shall be entitled to all proceeds and income from any such sale, transfer, assignment, conveyance, lease or other disposals of the said Owner's Allocation.

BE IT NOTED that the Flat Number, Floor and Block of the Apartment(s)/Flat(s) and the corresponding Car Parking space, to be allotted within the said Complex, in favour of each of the Owners shall be allocated/demarcated immediately after obtaining the sanctioned building plan from the appropriate Authority. Subsequently, an Allocation Agreement shall be executed between the Owners and the Promoter, inter alia, signifying the Apartment(s)/Flat(s) together with Car Parking of each of the Owners within the ambit of the Owners' Allocation. Further, the Owners shall be provided with the Allocation Agreement together with the demarcated Floor Plan, which shall be an integral part of the said Allocation Agreement.

**THIRD SCHEDULE
(PROMOTER'S ALLOCATION)**

Parties have agreed that the Promoter shall be entitled to **60%** (Sixty per cent) of the sanctioned F.A.R or **60%** (Sixty per cent) of the sanctioned constructed area, whichever is higher, in the form of self-contained Flat(s), Car Parking spaces and commercial areas as per the sanctioned Building Plan against the said Property in the proposed multi-storied building(s) together with the respective undivided share, rights, title and interest in the Common Parts and Amenities, facilities and underlying land.

The Promoter shall be entitled to sell, transfer, assign, convey, lease or otherwise dispose of the said constructed area (comprising of the Apartments and/or Flats and/or Commercial areas and/or such other areas including Car Parking space) as comprised in the said Promoter's Allocation in any manner whatsoever, at its absolute discretion, subject however to the terms and conditions of this Agreement and shall further be entitled to all proceeds and income from any such sale, transfer, assignment, conveyance, lease or other disposals of the said constructed area (comprising of the Apartments and/or Flats and/or Commercial areas and/or such other areas including Car Parking space) as comprised in the said Promoter's Allocation.

**FOURTH SCHEDULE
(DEVOLUTION OF TITLES)**

THE OWNER No. 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10 and 3.11 BECAME THE OWNERS OF THE FIRST SCHEDULED PROPERTY IN THE MANNER SPECIFIED HEREUNDER:

Ownership of Owner Nos. 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10 and 3.11 :

By the registered Bengali Kobala Deed dated 05.02.2020, being registered in the office of the Additional District Sub Registrar, Rajarhat and recorded in

Book No. I, Vol. No. 1523-2020, Pages from 68618 to 68699, being Deed No. 152301365 for the year 2020, SK SAHAJAHAN, NIRA SEKH, SEKH ZAHIR ABBAS, SEKH NURUDDIN, SEIKH ALAUDDIN, SK ABDUL HANIF, SK SAMSUL ALAM, SAHINA KHATUN BIBI, SHAHNAZ AKHTAR HUSSNIYA, SK MAIDUL ISLAM, SEIKH YASIN, SK SOIDUL ISLAM, and NURUL ISLAM SHAIKH had purchased ALL THAT piece and parcel of vacant Bastu land admeasuring more or less 17.35 Decimal comprised in R.S. & L.R. Dag No.1/684 appertaining to L.R. Khatian No. 126, lying and situated in Mouza – Baligari, J.L. No. 34, under Patharghata Gram Panchayat, Police Station- presently Techno City (previously Rajarhat, thereafter Newtown), District- North 24 Parganas, State of West Bengal from Arefan Bibi, Yunus Ali Laskar, Yusuf Ali Laskar, Mamtaj Bibi, Sakina Bibi, Ajuda Molya, Marjina Bibi, Monoyara Bibi, Ajmira Khatun.

The Owners herein namely SAHAJAHAN SEIKH ALIAS SK SAHAJAHAN, NIRA SEKH, SEKH ZAHIR ABBAS, SEKH NURUDDIN, SEIKH ALAUDDIN, SK ABDUL HANIF, SK SAMSUL ALAM, MAIDUL ISLAM SEIKH ALIAS SK MAIDUL ISLAM, SEIKH YASIN, SK SOIDUL ISLAM and SEKH NURUL ISLAM ALIAS NURUL ISLAM SHAIKH purchased ALL THAT piece and parcel of vacant Bastu Land admeasuring more or less 14.526 Decimal out of 17.35 Decimal comprised in R.S. & L.R. Dag No.1/684 appertaining to L.R. Khatian No. 126, lying and situated in Mouza – Baligari, J.L. No. 34, under Patharghata Gram Panchayat, Police Station- presently Techno City (previously Rajarhat, thereafter Newtown), District- North 24 Parganas.

Mutation: Thereafter the said SAHAJAHAN SEIKH alias SK SAHAJAHAN, NIRA SEKH, SEKH ZAHIR ABBAS, SEKH NURUDDIN, SEIKH ALAUDDIN, SK ABDUL HANIF, SK SAMSUL ALAM, MAIDUL ISLAM SEIKH alias SK MAIDUL ISLAM, SEIKH YASIN, SK SOIDUL ISLAM and SEKH NURUL ISLAM alias NURUL ISLAM SHAIKH had mutated their names in the local B.L. & L.R.O office in respect of

the aforesaid plots of lands and recorded their names in the L.R. Record vide L.R. Khatian No. 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1642, 1643, 1644 and 1645 respectively and became the sole and absolute recorded owner of ALL THAT piece and parcel of vacant Bastu land admeasuring more or less 14.526 Decimal comprised in R.S. & L.R. Dag No.1/684 appertaining to L.R. Khatian No. 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1642, 1643, 1644 and 1645, lying and situated in Mouza- Baligari, J.L. No. 34, under Patharghata Gram Panchayat, Police Station- presently Techno City (previously Rajarhat, thereafter Newtown), District- North 24 Parganas, State of West Bengal.

Thus, the abovenamed SAHAJAHAN SEIKH alias SK SAHAJAHAN, NIRA SEKH, SEKH ZAHIR ABBAS, SEKH NURUDDIN, SEIKH ALAUDDIN, SK ABDUL HANIF, SK SAMSUL ALAM, MAIDUL ISLAM SEIKH alias SK MAIDUL ISLAM, SEIKH YASIN, SK SOIDUL ISLAM, and SEKH NURUL ISLAM ALIAS NURUL ISLAM SHAIKH (Owner Nos. 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10 and 3.11 herein) became absolute recorded owners and seized, possessed and/or sufficiently entitled the plots of land, detailed hereunder:

Mouza- Baligari, J.L. No. 34, under Patharghata Gram Panchayat, Police Station- presently Techno City (previously Rajarhat, thereafter Newtown), District: North 24 Parganas				
Name of the Owners	R.S. & L.R. Dag Nos.	L.R. Khatian Nos.	Area (In Decimal)	Classification
SAHAJAHAN SEIKH alias SK SAHAJAHAN	1/684	1633	1.614 Decimal	Bastu
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SEKH ZAHIR ABBAS	1/684	1635	1.614 Decimal	Bastu
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SEIKH ALAUDDIN	1/684	1637	1.614 Decimal	Bastu
SK ABDUL HANIF	1/684	1638	1.614 Decimal	Bastu

SK SAMSUL ALAM	1/684	1639	1.614 Decimal	Bastu
MAIDUL ISLAM SEIKH alias SK MAIDUL ISLAM	1/684	1642	0.807 Decimal	Bastu
SEIKH YASIN	1/684	1643	0.807 Decimal	Bastu
SK SOIDUL ISLAM	1/684	1644	0.807 Decimal	Bastu
SEKH NURUL ISLAM ALIAS NURUL ISLAM SHAIKH	1/684	1645	0.807 Decimal	Bastu
Total 14.526 Decimal				

**FIFTH SCHEDULE
(SPECIFICATION OF CONSTRUCTION)**

FOUNDATION:-

R.C.C. foundation

FLOORS:-

The entire floors of the proposed Housing Complex will be provided with branded Company Floor Tiles.

WALLS:-

Outer wall 8" thick, inner wall 4" thick & partition wall between each flat 4" thick.

DOORS:-

4" x 2.5" section Door Frame made with Shal Wood, Panel Wooden/Flush Main Door with polish/laminate finishes and to be fixed with Night Latch and MAGIC EYE, 32 mm. ISI Marked Flush Door finished, PVC Door in Toilets with necessary Handles, Screws and fittings of ISI Mark.

WINDOWS:-

Aluminium Sliding Windows with Grill.

KITCHEN:-

Cooking platform made with Black granite SLAB fitted with Stainless Steel Sink and one Long Body Bib Cock with arrangement. One additional Bib Cock will be provided under the Sink 2' ft. height glazed tiles in front of the Cooking Platform, One Exhaust Fan point with Cover, One light point and One 15 AMP power plug point for Mixer Grinder, one refrigerator electrical point.

TOILETS:-

8" x 12" Glazed tiles in walls up to Door frame level, Concealed PVC /CPVC. Pipeline for hot and cold water, Geyser point, **One Exhaust Fan point with Cover**, Shower point with necessary C.P. Fitting of Branded and White Porcelain Commode for Common Toilet and a plain white commode for Attached Toilet of with necessary fitting and white PVC Cistern of same Make. **One basin in the bathroom.**

SANITARY:-

All sanitary lines both vertical & horizontal for every kitchen & toilet of each flat will be finished with Supreme make SWR pipe & fittings.

PLUMBING:-

$\frac{3}{4}$ " or $\frac{1}{2}$ " diameter concealed PVC Pipe & Fittings will be provided in Kitchen & Toilets, 1.5" diameter PVC Pipe, Fitting & necessary Valves (ISI Marked) will be provided for 24 hours water supply from the overhead reservoir to each flat.

ELECTRICALS:-

All wiring will be concealed by PVC Conduit with PVC Insulated Cables of necessary Gauge and specification of Finolex or equivalent brand along with Finger Tips Switch, Plug points and 15 Amp. Power points, AC Points in every bedroom, MCB of ISI Marked.

INTERIOR WALL COATS:-

All interior walls will be finished with Plaster of Paris.

EXTERNAL PAINTS:-

External walls will be finished with Exterior Acrylic Emulsion.

ROOF TREATMENT:-

The entire roof surface of the proposed Housing Complex will be provided with 10" x 10" waterproof roof tiles necessary for water-proofing chemical treatment.

**SIXTH SCHEDULE
(EXTERNAL AMENITIES)**

- a) Clubhouse
- b) Lift
- c) Indoor Games
- d) Society Specific Mobile Apps.
- e) Sitting space for Senior Citizens.
- f) Multi-Gym
- g) Children Play Area
- h) Community Hall
- i) Sewage Treatment
- j) Maintenance Office
- k) Housekeeping Facilities
- l) Wet & Dry Garbage Pit
- m) Swimming Pool
- n) Landscaped Garden
- o) Garden Walkway
- p) Power Backup for Lift & Common Areas
- q) Guardhouse
- r) CCTV

IN WITNESSES WHEREOF the parties hereto have executed and delivered this Agreement on the day, month and year first above written.

WITNESSES:

(1) Absar Alam
vill. Sagar pur. P.O.
Nizampur. P.S.
Chakuliv. Dist. Uttar
Pradesh. Pin - 223209.

(2)
Paral Das
1/26 P, Nakuln
Kolkata - 700047

SK. Daljinder

Owner No. 3.1

Nira SK.

Owner No. 3.2

SK Zahir Abbas

Owner No. 3.3

SK - Nurudul Ha

Owner No. 3.4

SK Alauddin

Owner No. 3.5

SK Abdul Hamid

Owner No. 3.6

SK. Samir Alam.

Owner No. 3.7

SK Maideul Islam.

Owner No. 3.8

SK-Yasin

Owner No. 3.9

SK Saideul Islam

Owner No. 3.10

SK Nurul Islam

Owner No. 3.11

NEXT GENERATION HOUSING PRIVATE LIMITED

Rukana Parvin,

Director

NEXT GENERATION HOUSING PRIVATE LIMITED

Chir

PROMOTER Director

Drafted by:

Parvez Hossain

(PARVEZ HOSSAIN)

Advocate

Enrolment No. WB/1117/2010

High Court, Calcutta.

SPECIMEN FORM FOR TEN FINGER PRINTS



S.K. Paliwal



Little



Ring



Middle
(Left Hand)



Fore
(Left Hand)



Thumb



Thumb



Fore



Middle
(Right Hand)



Ring
(Right Hand)



Little



Nira S.K.



Little



Ring



Middle
(Left Hand)



Fore
(Left Hand)



Thumb



Thumb



Fore



Middle
(Right Hand)



Ring
(Right Hand)



Little



S.K. Zahid Abbas



Little



Ring



Middle
(Left Hand)



Fore
(Left Hand)



Thumb



Thumb



Fore



Middle
(Right Hand)



Ring
(Right Hand)



Little

SPECIMEN FORM FOR TEN FINGER PRINTS

					
SK. Nuruddin					
					
SK Alaudin					
					
SK. Akmal Haniz					

SPECIMEN FORM FOR TEN FINGER PRINTS



SK Samir Alam



Little



Ring



Middle
(Left Hand)



Fore
(Left Hand)



Thumb



Thumb



Fore



Middle
(Right Hand)



Ring
(Right Hand)



Little



SK Maichul Islam



Little



Ring



Middle
(Left Hand)



Fore
(Left Hand)



Thumb



Thumb



Fore



Middle
(Right Hand)



Ring
(Right Hand)



Little



SK-Yasim



Little



Ring



Middle
(Left Hand)



Fore
(Left Hand)



Thumb



Thumb



Fore



Middle
(Right Hand)



Ring
(Right Hand)

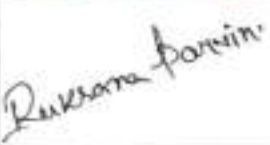


Little

SPECIMEN FORM FOR TEN FINGER PRINTS

 Sk Soaidul Islam					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
 Sk Nurul Islam					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little

SPECIMEN FORM FOR TEN FINGER PRINTS

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SK SAHAJAHAN

ABDUL HAKIM SEIKH

12/12/1978

Permanent Account Number

AYAPS1021K

SK. Sahajahan

12/12/1978

SK. Sahajahan



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 0647/00148/73961

02/06/2013
SK Sahajahan
RAMNAGAR, HARGRAM
Hargram
Hargram
Bhola Baddhaman
West Bengal
713125
9434661544
ME857155593FH



आपका आधार क्रमांक / Your Aadhaar No. :

3931 8182 1939

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



SK Sahajahan
DOB : 13/12/1978
Male



3931 8182 1939

मेरा आधार, मेरी पहचान

SK Sahajahan

आयकर विभाग
 INCOME TAX DEPARTMENT
 MRA SEKH
 ASGARALI MONDAL
 19/01/1987
 FWLP53288A


आयकर विभाग
 INCOME TAX DEPARTMENT
 MRA SEKH
 ASGARALI MONDAL
 19/01/1987
 FWLP53288A


Nirra SK.



भारत सरकार
GOVERNMENT OF INDIA



Nira Sekh
Date of Birth/DOB: 19/01/1987
Female/11 MALE



5303 9377 7316

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

W/O Sekh Sahajahan, Ramnagar,
Hanrgram, Barddhaman,
West Bengal - 713125

5303 9377 7316



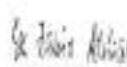
1947
1800 333 1947

help@uidai.gov.in

www.uidai.gov.in

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

Nira SK.

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
	भारतीय खाता संख्या पत्र Indian Account Number Card CLGPA8268P
नाम SEKH ZAHIR ABBAS	
पालक नाम / Father's Name SEKH ABDUL ZABBAR	
जारी की तिथि / Date Issued 21/01/1997	जारीकर्ता / Issued By 

Sec Zahir Abbas


भारत सरकार - जनता का अधिकार
भारत सरकार - जनता का अधिकार

Address
 Government of India
 New Delhi - 110001
 India

4479 2850 2851

Aadhaar - Aam Admi ka Adhikar


भारत सरकार - जनता का अधिकार
भारत सरकार - जनता का अधिकार


 1 **Sh. Zahid Abbas**
 CNIC: 2143111001
 Male / MALE

4479 2850 2851

Aadhaar - Aam Admi ka Adhikar

Sh Zahid Abbas

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AJDPS0612E

नाम / Name
BEKH HIRUDON

पिता का नाम / Father's Name
BEKH ABDUL KHALEK

जन्म की तारीख / Date of Birth
31/12/1974

हस्ताक्षर / Signature



St-mercader



भारत सरकार
GOVERNMENT OF INDIA



Sekh Nuruddin
Date of Birth/DOB: 31/12/1974
Male/ MALE



2730 7162 5129

আমার আধার, আমার পরিচয়



भारतीय रिजिस्ट्रेशन प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
S/O Sekh Abdul Khalek, RAMNAGAR,
Hangram, Bardhaman,
West Bengal - 713125

2730 7162 5129



1547
Post 305 1547

han@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1547
Bengaluru-560 001

Sec - Nuruddin

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AJDPS0613F

नाम / Name
SEKH ALAUDHI

पिता का नाम / Father's Name
SEKH ARNAL KHALAKE

कार्ड की तिथि / Date of Birth
10/10/1972

हस्ताक्षर / Signature

2018017

Sk Alaudhi



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

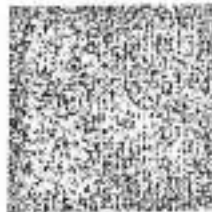
Enrolment No.: 2189/68503/71458

To
Seikh Alauddin
S/O Sekh Abdul Khalake
RAMNAGAR
Harrigram
Bardhaman West Bengal - 713125
8170004201

Generation Date: 02/07/2018

Generation Date: 07/06/2017

Signature Not Verified
Enrolment No.: 2189/68503/71458
UID: 9140 7077 4491 9758
Date: 2018-07-07 10:26:18



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

2532 7106 7348

UID : 9140 7077 4491 9758

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Seikh Alauddin
Date of Birth/DOB: 10/10/1972
Male/ MALE



2532 7106 7348

UID : 9140 7077 4491 9758

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन और सरकारी सेवाओं का साथ उठाने में उपयोगी होगा।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

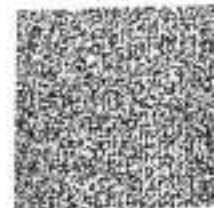
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Address:
S/O Sekh Abdul Khalake, RAMNAGAR,
Harrigram, Bardhaman,
West Bengal - 713125



QR Code with Photograph

2532 7106 7348

UID : 9140 7077 4491 9758

SK Alauddin

आयकर विभाग
INCOME TAX DEPARTMENT



PN No.
SK ABDUL HANIF

PN No. with / with's Name
SK OURJAM

कार्ड की तारीख
Date of Issue
12/12/1979

आयकर / आयकर कार्ड
Permanent Account Number Card

AYAPS1023M

भारत सरकार
GOVT OF INDIA



1700338

यह कार्ड के लाने/लाने पर कृपया सुनिश्चित करें/सुनिश्चित
करें कि कार्ड, सही तरीके से
लाने के लिए, लाने के लिए
सही तरीके से, सही तरीके से लाने के लिए,
पुनः - 411 0110

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

Income Tax PAN Services Unit, NSDL,
5th Floor, Maruti Building,
Plot No. 341, Survey No. 99798,
Model Colony, Near Deep Gangash Chok,
Pune - 411 010.

Tel: 91-20-2721 3080, Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.co.in

SK. Abdul Hanif



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1058/88011/13819

To
SK. ABDUL HANIF

RAMNAGAR
HAFSARBAIR
Hafsa gram
Hafsa gram Bardhaman
Dist. Bardhaman 713124
M 98746140



KH124048463FT

13404546



आपका आधार क्रमांक / Your Aadhaar No. :

7965 2560 4126

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



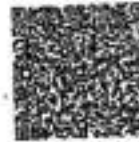
SK. ABDUL HANIF

Father : Sk Durjan

DOB: 12/12/1970

Male

7965 2560 4126



आधार - आम आदमी का अधिकार

SK. Abdul Hanif

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BTVPA9377F



00002318

नाम / Name
SK SAMSUL ALAM

पिता का नाम / Father's Name
SK MUR MAHAMMAD

जन्म की तारीख /
Date of Birth
03/12/1966

SK Samsul Alam
हस्ताक्षर / Signature

इस कार्ड के खोने/होने पर कृपया सूचित करें/नोट करें:

आयकर वेब पोर्टल पर, 24 घंटे से कम
सोमवार से शनिवार, 9:00 बजे से
5:00 बजे तक, 24x7, 24x7, 24x7, 24x7,
संख्या 12345, 12345, 12345, 12345,
पृष्ठ - 411 016.

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

Income Tax PAN Services Unit, NSDL,
4th Floor, Maruti Sierling,
Plot No 341, Survey No. 9938,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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



SK Samsul Alam.



GOVERNMENT OF MALAYSIA
Jabatan Pendaftaran Negara
No. Pendaftaran: 111127
State: MALAYSIA

8180 4195 5894



MEJA ADNAAR, MERI PEHACHAN

111127
111127

111127
111127

111127
111127

111127
111127

gksamsul Alam.



DR Majidul Islam.



भारत सरकार

UNIVERSITY IDENTIFICATION AUTHORITY OF INDIA

Government of India

Document No. 2189-71554-00115



आपका आधार क्रमांक / Your Aadhaar No. :

2742 1262 6153

मेरा आधार, मेरी पहचान



11/12 15533

Expenditure of India



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2011 12월 1일

MALE



2742 1262 6153

मेरा आधार, मेरी पहचान

SK Maichulalongkorn.



SK-Jasim

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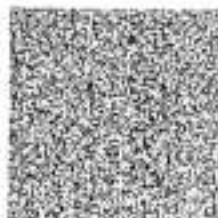
Enrolment No.: 2189/71964/02665

Download Date: 11/08/2018

To
Seikh Yasin
S/O Khonjan Seikh
Ramnagar
Hanigram
Bardhaman
West Bengal - 713125
8170004204

Generation Date: 08/03/2018

Signature Not Verified
Seikh Yasin
S/O Khonjan Seikh
Ramnagar
Hanigram
Bardhaman
West Bengal - 713125
8170004204



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आपका आधार क्रमांक / Your Aadhaar No. :

9518 5746 9823

VID : 9158 8038 2156 6758

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Seikh Yasin
Date of Birth/DOB: 04/01/1974
Male/ MALE



9518 5746 9823

VID : 9158 8038 2156 6758

मेरा आधार, मेरी पहचान

- यह एक प्रमाणित, नकल-रहित दस्तावेज़ है।
- पहचान का प्रमाण और-नकल प्रमाण-नकल द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक दस्तावेज़ है और इसे सुरक्षित रखें।

INFORMATION

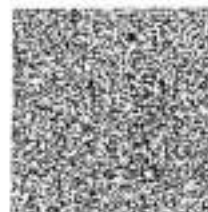
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- This is electronically generated letter.

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- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Khonjan Seikh, Ramnagar, Hanigram,
Bardhaman,
West Bengal - 713125



QR Code with Photograph

9518 5746 9823

VID : 9158 8038 2156 6758

Sk. Yasin



SA Soudul Islam

 भारतीय जनता पार्टी THE B.J.P.	
	Sk. Soidul Islam DOB: 02/08/1985 Male / MALE
	
8623 7586 0068	
Aadhaar-Aam Aadmi ka Adhkar	

	भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address: RAJNAGAR, HANMURAM, Hargram, Berahman, West Bengal - 743125	
8623 7586 0068	
Aadhaar-Aam Admi ka Adhikar	

Sk Soidul Islam



sk. Nural Jha


भारत सरकार
GOVERNMENT OF INDIA


Sh. Nurul Islam
DOB: 02/07/1973
Male / MALE



6763 9740 3329
Aadhaar-Aam Aadmi ka Adhikar


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
SAMNAGAR HANGRAM,
Hangram, Barhakhari,
West Bengal - 713125

6763 9740 3329
Aadhaar-Aam Admi ka Adhikar

Sh. Nurul Islam

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAHCN2513R



नाम / Name
NEXT GENERATION HOUSING PRIVATE
LIMITED

निगम/महल की तारीख
29/10/2020

NEXT GENERATION HOUSING PRIVATE LIMITED

Director

आयकर विभाग
INCOME TAX DEPARTMENT
RUKSANA PARVIN
JINNAT ALI
14/04/1991
BJAPP0481N


भारत सरकार
GOVT. OF INDIA



Rukhsana Parvin.



ভারত সরকার

Government of India



রুক্সানা পারভিন

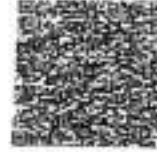
Rukhsana Parvin

পিতা : জিন্নাত আলি

Father : JINNAT ALI

অপ্ততারিখ / DOB : 14/04/1991

লিঙ্গ / Female



6537 6695 4216

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় ডিজিটাল প্রমাণিকরণ

Indian Digital Authentication Authority of India

ঠিকানা:

171/সি/1, পিকনিক গার্ডেন
রোড, গ্রীন রেসিডেন্সী, তিঁজলা,
দক্ষিণ ২৪ পরগনা, তিঁজলা,
পশ্চিম বঙ্গ, 700039

Address:

171/C/1, PICNIC GARDEN
ROAD, GREEN RESIDENCY,
Tijula, South 24 Parganas, Tijula,
West Bengal, 700039

6537 6695 4216



1947
1226 325 1947



rajput@adai.gov.in



www.aadai.gov.in

Rukhsana Parvin.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या
Permanent Account Number
AKUPR1856M



नाम / Name
RASHUL AWAL UL RAHAMAN

पिता का नाम / Father's Name
AZIZUL RAHAMAN SARKAR

जन्म की तिथि / Date of Birth
05/02/1981



सहस्रहस्ताक्षर / Signature



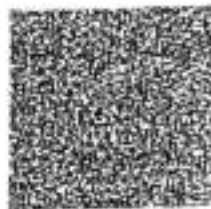
ಭಾರತೀಯ ನಿಕಟ ಗುರುತು ಸಂಸ್ಥೆ
ಭಾರತ ಸರ್ಕಾರ
Unique Identification Authority of India
Government of India

ಮೊದಲ ಸಂಖ್ಯೆ Enrolment No.: 0635/12377/56189

To
 ಶರೀಫ್ ಅಜೀಜ್ ರಾಹಮಾನ್
 Rabiul Awal U Rahaman
 C/O Ajjir Rahaman Sarkar
 171/C/1
 Picnic Garden Road
 Kolkata
 Tiljala
 South 24 Parganas West Bengal - 700039
 9674923292

Generation Date: 19/08/13

Signature Not Verified



ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

7807 8015 1454

VID : 9141 2346 2104 8015

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



ಭಾರತೀಯ ನಿಕಟ ಗುರುತು ಸಂಸ್ಥೆ
Unique Identification Authority of India



ಶರೀಫ್ ಅಜೀಜ್ ರಾಹಮಾನ್
 Rabiul Awal U Rahaman
 Date of Birth: 05/02/1981
 ಪುರುಷ / MALE

7807 8015 1454

VID : 9141 2346 2104 8015

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



ಭಾರತ ಸರ್ಕಾರ
 Government of India



ಮಹತ್ವ

- ಆಧಾರ್ ಗುರುತಿನ ಪುರಾವೆಯೇ ಹೊರತು ಪರಿಶ್ವರಣೆ
- ನಿಮ್ಮ ಗುರುತನ್ನು ಪರಿಶೀಲಿಸಲು ಆನ್ ಲೈನ್ ಮೂಲಕ ದೃಢೀಕರಿಸಿ
- ಎಲೆಕ್ಟ್ರಾನಿಕ್ ಪ್ರಕ್ರಿಯೆ ಮೂಲಕ ಮುದ್ರಿತವಾದ ವಿದ್ಯುನ್ಮಾನ ದಾಖಲೆ ಇದ್ದು

INFORMATION

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

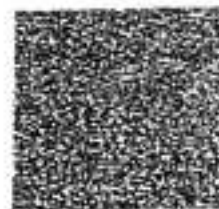
- ಆಧಾರ್ ದೇಶದಾದ್ಯಂತ ಯಾವುದೇ ಸಂದರ್ಭದಲ್ಲಿ.
- ಭವಿಷ್ಯದಲ್ಲಿ ಸರ್ಕಾರಿ ಹಾಗೂ ಸರ್ಕಾರೇತರ ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಆಧಾರ್ ನಿಮಗೆ ಸಹಾಯಕವಾಗಿದೆ.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ಭಾರತೀಯ ನಿಕಟ ಗುರುತು ಸಂಸ್ಥೆ
Unique Identification Authority of India

ವಿಳಾಸ:
 C/O ಅಜೀಜ್ ರಾಹಮಾನ್ ಸರ್ಕಾರ, 171/C/1
 ಪಿಕ್ನಿಕ್ ಗಾರ್ಡನ್ ರೋಡ್, ಕೊಲ್ಕತಾ, ತಿಲ್ಜಾ, ಪೂರ್ವ
 24 ಪರ್ಗನಾ, ಪಶ್ಚಿಮ ಬಂಗಾಳ - 700039

Address:
 C/O Ajjir Rahaman Sarkar, 171/C/1,
 Picnic Garden Road, Kolkata, Tiljala,
 South 24 Parganas,
 West Bengal - 700039



7807 8015 1454

VID : 9141 2346 2104 8015

(Handwritten signature)



ভারত সরকার

নাম: অসর আলি

Absar Alami

পিতা: হাবিবুর রহমান

Father: HABIBUR RAHMAN



জন্ম তারিখ: 09/08/2000

পুরুষ / Male



9996 1172 6883

আধার - সাধারণ মানাশ্বর অধিকার



ভারত সরকার

Authentication Authority of India

ঠিকানা: - নিজামপুর, -

সাগরপুর, উত্তর দিনাজপুর, উত্তর বঙ্গ

পিন কোড -

Address - - NIJAMPUR

Sagarpur, Uttar Dinajpur

Nizampur West Bengal

733209

9996 1172 6883



help@uidai.gov.in

WWW

Absar Alami

Major Information of the Deed

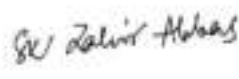
Deed No :	I-1523-08670/2022	Date of Registration	24/05/2022
Query No / Year	1523-2001433124/2022	Office where deed is registered	
Query Date	17/05/2022 12:25:59 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Parvez Hossain High Court,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831298659, 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. 11/-	Rs. 39,22,020/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks			

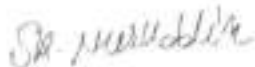
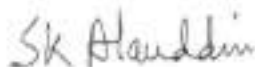
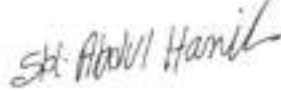
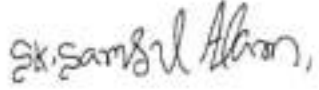
Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Baligari, JI No: 34, Pin Code : 700156

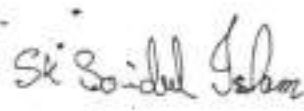
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1/684 (RS :-)	LR-1633	Bastu	Bastu	1.614 Dec	1/-	4,35,780/-	
L2	LR-1/684 (RS :-)	LR-1634	Bastu	Bastu	1.614 Dec	1/-	4,35,780/-	
L3	LR-1/684 (RS :-)	LR-1635	Bastu	Bastu	1.614 Dec	1/-	4,35,780/-	
L4	LR-1/684 (RS :-)	LR-1636	Bastu	Bastu	1.614 Dec	1/-	4,35,780/-	
L5	LR-1/684 (RS :-)	LR-1637	Bastu	Bastu	1.614 Dec	1/-	4,35,780/-	
L6	LR-1/684 (RS :-)	LR-1638	Bastu	Bastu	1.614 Dec	1/-	4,35,780/-	
L7	LR-1/684 (RS :-)	LR-1639	Bastu	Bastu	1.614 Dec	1/-	4,35,780/-	
L8	LR-1/684 (RS :-)	LR-1642	Bastu	Bastu	0.807 Dec	1/-	2,17,890/-	
L9	LR-1/684 (RS :-)	LR-1643	Bastu	Bastu	0.807 Dec	1/-	2,17,890/-	
L10	LR-1/684 (RS :-)	LR-1644	Bastu	Bastu	0.807 Dec	1/-	2,17,890/-	
L11	LR-1/684 (RS :-)	LR-1645	Bastu	Bastu	0.807 Dec	1/-	2,17,890/-	
		TOTAL :			14.526Dec	11 /-	39,22,020 /-	
		Grand Total :			14.526Dec	11 /-	39,22,020 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SAHAJAHAN SEIKH, (Alias: Sk. SAHAJAHAN) Son of Sk. Abdul Hakim Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	24/05/2022	LTI 24/05/2022	24/05/2022	
,Ramnagar, City:- Not Specified, P.O:- Hargram, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713125 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AYxxxxxx1K, Aadhaar No: 39xxxxxxxx1939, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office				
2	Name NIRA SEKH Wife of Sk. Sahajahan Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	24/05/2022	LTI 24/05/2022	24/05/2022	
,Ramnagar,, City:- Not Specified, P.O:- Hargram, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713125 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: FWxxxxxx8A, Aadhaar No: 53xxxxxxxx7316, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office				
3	Name SEKH ZAHIR ABBAS Son of Sk Abdul Zabbar Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	24/05/2022	LTI 24/05/2022	24/05/2022	
,Ramnagar, City:- Not Specified, P.O:- Hargram, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713125 Sex: Male, By Caste: Muslim, Occupation: Professionals, Citizen of: India, PAN No.: CLxxxxxx8P, Aadhaar No: 44xxxxxxxx2661, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
SEKH NURUDDIN Son of Late Sekh Abdul Khalek Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office	 24/05/2022	 LTI 24/05/2022	 24/05/2022
, Ramnagar, City:- Not Specified, P.O:- Hargram, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713125 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx2E, Aadhaar No: 27xxxxxxxx5129, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			
SEIKH ALAUDDIN Son of Late Sekh Abdul Khalek Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office	 24/05/2022	 LTI 24/05/2022	 24/05/2022
, Ramnagar, City:- Not Specified, P.O:- Hargram, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713125 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx3F, Aadhaar No: 25xxxxxxxx7348, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			
SK ABDUL HANIF Son of Sk Durjan Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office	 24/05/2022	 LTI 24/05/2022	 24/05/2022
, Ramnagar, City:- Not Specified, P.O:- Hargram, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713125 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx3M, Aadhaar No: 79xxxxxxxx4126, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			
SK SAMSUL ALAM Son of Late Sk Nur Mahammad Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office	 24/05/2022	 LTI 24/05/2022	 24/05/2022

Ramnagar, City:- Not Specified, P.O:- Hargram, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713125 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BTxxxxxx7F, Aadhaar No: 81xxxxxxxx5894, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022
 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office

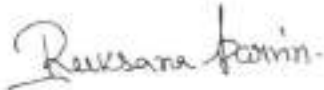
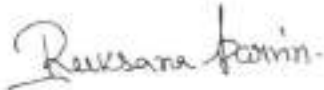
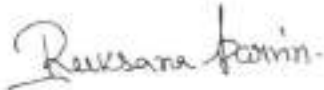
	Name	Photo	Finger Print	Signature
8	MAIDUL ISLAM SEIKH, (Alias: SK MAIDUL ISLAM) (Presentant) Son of Khorjan Seikh Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office	 24/05/2022	 LTI 24/05/2022	 24/05/2022
,Ramnagar, City:- Not Specified, P.O:- Hargram, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713125 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx2L, Aadhaar No: 27xxxxxxxx6153, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office				
9	SEIKH YASIN Son of Khorjan Seikh Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office	 24/05/2022	 LTI 24/05/2022	 24/05/2022
,Ramnagar, City:- Not Specified, P.O:- Hargram, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713125 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx0G, Aadhaar No: 95xxxxxxxx9823, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office				
10	SK SOIDUL ISLAM Son of Khorjan Seikh Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office	 24/05/2022	 LTI 24/05/2022	 24/05/2022
,Ramnagar,, City:- Not Specified, P.O:- Hargram, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713125 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: DExxxxxx7H, Aadhaar No: 86xxxxxxxx0068, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
SEKH NURUL ISLAM , (Alias: NURUL ISLAM SHAIKH) Son of Khorjan Seikh Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			
	24/05/2022	LTI 24/05/2022	24/05/2022
,Ramnagar, City:- Not Specified, P.O:- Hargram, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713125 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx8N, Aadhaar No: 67xxxxxxxx3329, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			

Developer Details :

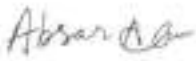
Sl No	Name,Address,Photo,Finger print and Signature
1	NEXT GENERATION HOUSING PRIVATE LIMITED ,171/C/1 PICNIC GARDEN ROAD, GREEN RESIDENCY, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700039 , PAN No.:: AAxxxxxx3R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> RUKSANA PARVIN Wife of Farul Sarkar Date of Execution - 24/05/2022, , Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>May 24 2022 3:33PM</td> <td>LTI 24/05/2022</td> <td>24/05/2022</td> </tr> </tbody> </table> ,171/C/1, Picnic Garden Road, Flat No.2B, Green Residency., City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx1N, Aadhaar No: 65xxxxxxxx4216 Status : Representative, Representative of : NEXT GENERATION HOUSING PRIVATE LIMITED (as Director)	Name	Photo	Finger Print	Signature	RUKSANA PARVIN Wife of Farul Sarkar Date of Execution - 24/05/2022, , Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office					May 24 2022 3:33PM	LTI 24/05/2022	24/05/2022
Name	Photo	Finger Print	Signature										
RUKSANA PARVIN Wife of Farul Sarkar Date of Execution - 24/05/2022, , Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office													
	May 24 2022 3:33PM	LTI 24/05/2022	24/05/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> RABIUL AWAL UL RAHAMAN Son of Ajjar Rahaman Sarkar Date of Execution - 24/05/2022, , Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>May 24 2022 3:30PM</td> <td>LTI 24/05/2022</td> <td>24/05/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	RABIUL AWAL UL RAHAMAN Son of Ajjar Rahaman Sarkar Date of Execution - 24/05/2022, , Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office					May 24 2022 3:30PM	LTI 24/05/2022	24/05/2022
Name	Photo	Finger Print	Signature										
RABIUL AWAL UL RAHAMAN Son of Ajjar Rahaman Sarkar Date of Execution - 24/05/2022, , Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office													
	May 24 2022 3:30PM	LTI 24/05/2022	24/05/2022										

171/C/1, Picnic Garden Road, Green Residency, Flat No.2A,, City:- Not Specified, P.O:- Tiljala, P.S:-
Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim,
Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx6M, Aadhaar No: 78xxxxxxxx1454 Status :
Representative, Representative of : NEXT GENERATION HOUSING PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
ABSAR ALAM Son of HABIBUR RAHAMAN SAGARPUR ,NIZAMPUR, City:- Not Specified, P.O:- NIZAMPUR, P.S:- Chakulia, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733209			
	24/05/2022	24/05/2022	24/05/2022
Identifier Of RUKSANA PARVIN, RABIUL AWAL UL RAHAMAN, Mr SAHAJAHAN SEIKH, NIRA SEKH, SEKH ZAHIR ABBAS, SEKH NURUDDIN , SEIKH ALAUDDIN , SK ABDUL HANIF , SK SAMSUL ALAM , , MAJDUL ISLAM SEIKH, SEIKH YASIN , SK SOIDUL ISLAM , SEKH NURUL ISLAM			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SAHA-AHAN SEIKH	NEXT GENERATION HOUSING PRIVATE LIMITED-1.614 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	SK SOIDUL ISLAM	NEXT GENERATION HOUSING PRIVATE LIMITED-0.807 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	SEKH NURUL ISLAM	NEXT GENERATION HOUSING PRIVATE LIMITED-0.807 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	NIRA SEKH	NEXT GENERATION HOUSING PRIVATE LIMITED-1.614 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SEKH ZAHIR ABBAS	NEXT GENERATION HOUSING PRIVATE LIMITED-1.614 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SEKH NURUDDIN	NEXT GENERATION HOUSING PRIVATE LIMITED-1.614 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SEIKH ALAUDDIN	NEXT GENERATION HOUSING PRIVATE LIMITED-1.614 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SK ABDUL HANIF	NEXT GENERATION HOUSING PRIVATE LIMITED-1.614 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SK SAMSUL ALAM	NEXT GENERATION HOUSING PRIVATE LIMITED-1.614 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	MAIDUL ISLAM SEIKH	NEXT GENERATION HOUSING PRIVATE LIMITED-0.807 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	SEIKH YASIN	NEXT GENERATION HOUSING PRIVATE LIMITED-0.807 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Baligari, JI No: 34, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1/684, LR Khatian No:- 1633	Owner:সেখ শাহজাহান, Gurdian:সেখ আব্দুল হাকিম, Address:রাম নগর পূর্ব বর্ধমান, Classification:বাড়, Area:0.02000000 Acre,	Mr SAHAJAHAN SEIKH

	LR Plot No:- 1/684, LR Khatian No:- 1634	Owner নীরা মেথ, Gurdian মেথ শাহজাহান, Address রাম নগর পূর্ব বর্ধমান, Classification বাউ, Area 0.02000000 Acre.	NIHA SE KH
L3	LR Plot No:- 1/684, LR Khatian No:- 1635	Owner মেথ আফির আহমাদ, Gurdian মেথ আব্দুল কাফার, Address রাম নগর পূর্ব বর্ধমান, Classification বাউ, Area 0.02000000 Acre.	SE KH ZAHIR AHMAD
L4	LR Plot No:- 1/684, LR Khatian No:- 1636	Owner মেথ নূরউদ্দিন, Gurdian মেথ আব্দুল খালেক, Address রাম নগর পূর্ব বর্ধমান, Classification বাউ, Area 0.02000000 Acre.	SE KH NURUDDIN
L5	LR Plot No:- 1/684, LR Khatian No:- 1637	Owner মেথ আলাউদ্দিন, Gurdian মেথ আব্দুল খালেক, Address রাম নগর পূর্ব বর্ধমান, Classification বাউ, Area 0.02000000 Acre.	SEIKH ALAUDDIN
L6	LR Plot No:- 1/684, LR Khatian No:- 1638	Owner মেথ আব্দুল হানিফ, Gurdian মেথ দুরজান, Address রাম নগর পূর্ব বর্ধমান, Classification বাউ, Area 0.01000000 Acre.	SK ABDUL HANIF
L7	LR Plot No:- 1/684, LR Khatian No:- 1639	Owner মেথ সামদুল আলম, Gurdian মেথ নূর মহম্মদ, Address রাম নগর পূর্ব বর্ধমান, Classification বাউ, Area 0.01000000 Acre.	SK SAMSUL ALAM
L8	LR Plot No:- 1/684, LR Khatian No:- 1642	Owner মেথ মঈদুল ইসলাম, Gurdian খোরজান মেথ, Address রাম নগর পূর্ব বর্ধমান, Classification বাউ, Area 0.01000000 Acre.	MAIDUL ISLAM SEIKH
L9	LR Plot No:- 1/684, LR Khatian No:- 1643	Owner মেথ ইয়াসিন, Gurdian খোরজান মেথ, Address রাম নগর পূর্ব বর্ধমান, Classification বাউ, Area 0.01000000 Acre.	SEIKH YASIN
L10	LR Plot No:- 1/684, LR Khatian No:- 1644	Owner মেথ মঈদুল ইসলাম, Gurdian খোরজান মেথ, Address রাম নগর পূর্ব বর্ধমান, Classification বাউ, Area 0.01000000 Acre.	SK SODUL ISLAM
L11	LR Plot No:- 1/684, LR Khatian No:- 1645	Owner নূরুল ইসলাম মেথ, Gurdian খোরজান মেথ, Address রাম নগর পূর্ব বর্ধমান, Classification বাউ,	SEKH NURUL ISLAM

On 19-05-2022

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 39,22,020/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 24-05-2022

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 12:24 hrs on 24-05-2022, at the Office of the A.D.S.R. RAJARHAT by MAIDUL ISLAM SEIKH Alias SK MAIDUL ISLAM, one of the Executants.

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

Execution is admitted on 24/05/2022 by 1. Mr SAHAJAHAN SEIKH, Alias Sk. SAHAJAHAN, Son of Sk. Abdul Hakim, Ramnagar, P.O: Hargram, Thana: Bhatar, Purba Bardhaman, WEST BENGAL, India, PIN - 713125, by caste Muslim, by Profession Business, 2. NIRA SEKH, Wife of Sk. Sahajahan, Ramnagar, P.O: Hargram, Thana: Bhatar, Purba Bardhaman, WEST BENGAL, India, PIN - 713125, by caste Muslim, by Profession House wife, 3. SEKH ZAHIR ABBAS, Son of Sk Abdul Zabbar, Ramnagar, P.O: Hargram, Thana: Bhatar, Purba Bardhaman, WEST BENGAL, India, PIN - 713125, by caste Muslim, by Profession Professionals, 4. SEKH NURUDDIN, Son of Late Sekh Abdul Khalek, Ramnagar, P.O: Hargram, Thana: Bhatar, Purba Bardhaman, WEST BENGAL, India, PIN - 713125, by caste Muslim, by Profession Business, 5. SEIKH ALAUDDIN, Son of Late Sekh Abdul Khalek, Ramnagar, P.O: Hargram, Thana: Bhatar, Purba Bardhaman, WEST BENGAL, India, PIN - 713125, by caste Muslim, by Profession Business, 6. SK ABDUL HANIF, Son of Sk Durjan, Ramnagar, P.O: Hargram, Thana: Bhatar, Purba Bardhaman, WEST BENGAL, India, PIN - 713125, by caste Muslim, by Profession Business, 7. SK SAMSUL ALAM, Son of Late Sk Nur Mahmud, Ramnagar, P.O: Hargram, Thana: Bhatar, Purba Bardhaman, WEST BENGAL, India, PIN - 713125, by caste Muslim, by Profession Business, 8. MAIDUL ISLAM SEIKH, Alias SK MAIDUL ISLAM, Son of Khorjan Seikh, Ramnagar, P.O: Hargram, Thana: Bhatar, Purba Bardhaman, WEST BENGAL, India, PIN - 713125, by caste Muslim, by Profession Business, 9. SEIKH YASIN, Son of Khorjan Seikh, Ramnagar, P.O: Hargram, Thana: Bhatar, Purba Bardhaman, WEST BENGAL, India, PIN - 713125, by caste Muslim, by Profession Business, 10. SK SOIDUL ISLAM, Son of Khorjan Seikh, Ramnagar, P.O: Hargram, Thana: Bhatar, Purba Bardhaman, WEST BENGAL, India, PIN - 713125, by caste Muslim, by Profession Business, 11. SEKH NURUL ISLAM, Alias NURUL ISLAM SHAIKH, Son of Khorjan Seikh, Ramnagar, P.O: Hargram, Thana: Bhatar, Purba Bardhaman, WEST BENGAL, India, PIN - 713125, by caste Muslim, by Profession Business

Indetified by ABSAR ALAM, Son of HABIBUR RAHAMAN, SAGARPUR, NIZAMPUR, P.O: NIZAMPUR, Thana: Chakulia, Uttar Dinajpur, WEST BENGAL, India, PIN - 733209, by caste Muslim, by profession Service

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

Execution is admitted on 24-05-2022 by RUKSANA PARVIN, Director, NEXT GENERATION HOUSING PRIVATE LIMITED, 171/C/1 PICNIC GARDEN ROAD, GREEN RESIDENCY, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by ABSAR ALAM, Son of HABIBUR RAHAMAN, SAGARPUR, NIZAMPUR, P.O: NIZAMPUR, Thana: Chakulia, Uttar Dinajpur, WEST BENGAL, India, PIN - 733209, by caste Muslim, by profession Service

Execution is admitted on 24-05-2022 by RABIUL AWAL UL RAHAMAN, Director, NEXT GENERATION HOUSING PRIVATE LIMITED, 171/C/1 PICNIC GARDEN ROAD, GREEN RESIDENCY, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by ABSAR ALAM, Son of HABIBUR RAHAMAN, SAGARPUR, NIZAMPUR, P.O: NIZAMPUR, Thana: Chakulia, Uttar Dinajpur, WEST BENGAL, India, PIN - 733209, by caste Muslim, by profession Service

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2022 9:28AM with Govt. Ref. No: 192022230032418878 on 23-05-2022, Amount Rs. 21/-, Bank: SBI EPay (SBIPay), Ref. No. 3736352467726 on 23-05-2022, Head of Account 0030-03-104-001-16

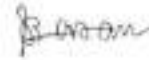
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8871, Amount: Rs. 100/-, Date of Purchase: 17/05/2022, Vendor name: Anjushree Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2022 9:28AM with Govt. Ref. No: 192022230032418878 on 23-05-2022, Amount Rs: 6,920/-, Bank: SBI EPay (SBIPay), Ref. No. 3736352467726 on 23-05-2022, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book No. 1
Volume number 1523-2022, Page from 363529 to 363612
being No 152308670 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.05.31 10:49:00 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2022/05/31 10:49:00 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

