

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 277903

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the endorsement sheet/s attached with this
document are the part of this document

Additional District Sub-Registrar,
Garia South 24 Parganas

04 MAR 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this
the 04th Day of March, 2020 (Two Thousand and
Twenty).

BETWEEN

Pokhta Sarathi Majumdar
Rana Majumdar.

(1)**SRI PARTHA SARATHI MAJUMDAR**, (PAN : BYPPM2840C), (Aadhaar No.2064 1822 8921), (2)**SRI RANA MAJUMDAR**, (PAN : AFUPM3577P), (Aadhaar No.4469 2395 1234), both sons of Late Sukomal Chandra Majumdar alias Sukomal Majumdar, both by faith-Hindu, both by occupation-Business, both by Nationality- Indian, both are residing at Boalia, former Police Station-Sonarpur now P.S. Narendrapur, Post Office-Garia, Kolkata-700084, in the District of South 24 Parganas, hereinafter jointly called and referred to as the **LAND OWNERS/ FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their legal heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

SASA CONSTRUCTION, a Partnership firm having it's Office at- Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, represented by it's partners namely(1)**SIRAJUL MISTRY(PAN-ASSPM5890N)**, (**AADHAAR NO. 7473 0072 1829**) son of Late Golam Bari Mistry, by faith-Muslim, by occupation-Business, residing at- Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, (2)**ABHIJIT NASKAR, (PAN-ACKPN3854D)**, (**AADHAAR NO.4842 6349 8382**), Son of

*Parthia Sarathi Majumdar
Rana T. Majumdar.*

Manik Chandra Naskar, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at- Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, **(3)SMRITI PODDER, (PAN-ARNPP7972J),**

(AADHAAR NO. 2383 8782 4214) wife of Ratan Kumar Podder, by faith-Hindu, by occupation-Service, by Nationality- Indian, residing at Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, and **(4)APARNA**

DHARA,(PAN-AVGPD0470Q)(AADHAAR NO.2633 8858 2492) wife of Prabir Kumar Dhara, by faith-Hindu, by

occupation-House wife, by Nationality-Indian, residing at Tentulberia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, hereinafter referred to as the

DEVELOPERS/SECOND PARTIES (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, representatives administrators, executor Successors-in-Office/Successor-in-interests and assigns) of the **OTHER PART;**

WHEREAS the above named Landowners SRI PARTHA SARATHI MAJUMDAR and SRI RANA MAJUMDAR, both sons of Late Sukomal Chandra Majumdar alias Sukomal Majumdar, are the equal joint owners of **ALL THAT** piece and parcel of Danga land measuring about **8(Eight) Decimals** of land be

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Rana Majumdar*

the same or a little more or less together with a Two Storied Building standing thereon which is lying and situated at **Mouza - Kandarpapur- Boalia**, J.L. No. 49, Pargana-Medonmollo, R.S. No. 129, Touzi No.281 under C.S. Khatian No. 708, **R.S. Khatian No. 470** corresponding to **L.R. Khatian Nos.4772 and 4773** comprised in C.S. Dag No. 803, **R.S. Dag No. 852 corresponding to L.R. Dag No. 877** within the local limits of the Rajpur Sonarpur Municipality vide Municipal **Holding No. 95, Boalia** under Municipal Ward No.06 under former Police Station- Sonarpur now Police Station-Narendrapur, Kolkata- 700084 within the local registering jurisdiction of Additional District Sub-registrar office at Garia in the District of South 24 Parganas and enjoying the same free from all encumbrances.

AND WHEREAS One Sukomal Chandra Majumdar alias Sukomal Majumdar, son of Suresh Chandra Majumdar purchased a plot of land measuring an area of 4 ½ Decimals, lying and situated at mouza- Kandarpapur- Boalia, the then P.S. Sonarpur, Pargana- Medonmolla, J.L. No.49, R.S. No. 129, Touzi No. 281, under C.S. Khatian No.708, R.S. Khatian No.470 comprised in C.S. Dag NO.803, R.S. Dag No.852 at present within the limits of the Rajpur Sonarpur Municipality the then Ward No.5 now Ward No.6 in the District of South 24 Paranas from the then owner Tarijan Bibi by virtue of a registered Deed of sale Dated 27.11.1964 which was duly registered in the office of the S.R. Baraipur and after

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registration it was recorded in Book No.I, Volume No.138, Pages from 7 to 10 being Deed No.10344 for the year 1964.

AND WHEREAS said Sukomal Chandra Majumdar alias Sukomal Majumdar, son of Suresh Chandra Majumdar purchased another plot of land measuring more or less 3 ½ Decimals of land, lying and situated at mouza- Kandarpapur-Boalia, the then P.S. Sonarpur, Pargana- Medonmolla, J.L. No.49, R.S. No. 129, Touzi No. 281, under C.S. Khatian No.708, R.S. Khatian No.470 comprised in C.S. Dag NO.803, R.S. Dag No.852 at present within the limits of the Rajpur Sonarpur Municipality the then Ward No.5 now Ward No.6 in the District of South 24 Paranas from the then owner/vendor Smt. Mira Majumdar wife of Sukomal Chandra Majumdar alias Sukomal Majumdar by virtue of a registered Deed of sale, registered on Dated 05.12.1975 which was duly registered in the office of the S.R. Baraipur and after registration it was recorded in Book No.I, Volume No.70, Pages from 3 to 7 being Deed No.4773 for the year 1975.

AND WHEREAS by virtue of two Different purchased deeds which is clearly mentioned hereinabove said Sukomal Chandra Majumdar alias Sukomal Majumdar, son of Suresh Chandra Majumdar, became the sole and absolute owner of all that piece and parcel of land measuring an area of 8 Decimals of Danga land which is lying and situated at mouza- Kandarpapur- Boalia, the then P.S. Sonarpur, Pargana- Medonmolla, J.L. No.49, R.S. No. 129, Touzi No. 281, under

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C.S. Khatian No.708, R.S. Khatian No.470 comprised in C.S. Dag NO.803, R.S. Dag No.852 at present within the limits of the Rajpur Sonarpur Municipality the then Ward No.5 now Ward No.6 in the District of South 24 Paranas and while he enjoyed the same free from all encumbrances he mutated his name as an absolute owner and possessor in respect of all that piece and parcel of land measuring an area of 8 Decimals of Danga land in L.R. Settlement record and after mutation it is known and numbered as L.R. Khatian No.3117 comprised in L.R. Dag No.877 in the name of Sukamal Majumdar. Thereafter he also mutated his name in the records of the Rajpur Sonarpur Municipality under Ward No.6 and got separate Holding number, as per new Holding number paid Taxes to the competent authority concerned.

AND WHEREAS said Sukomal Chandra Majumdar alias Sukomal Majumdar, son of Suresh Chandra Majumdar while seized and possessed the aforesaid property which is clearly mentioned in the Schedule hereunder written he died intestate on 21/12/1997 leaving behind him surviving his wife Smt. Mira Majumdar and two sons namely Sri Partha Sarathi Majumdar and Sri Rana Majumdar the owners of this presents as his only legal heirs and successors to inherit him by way of inheritance as per provisions of the Hindu Succession Act, 1956 and there is no any other legal heirs and successors of the said deceased Sukomal Chandra Majumdar alias Sukomal Majumdar, son of Suresh Chandra Majumdar.

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AND WHEREAS said Mira Majumdar, Sri Partha Sarathi Majumdar and Sri Rana Majumdar while seized and possessed the aforesaid property jointly said Mira Majumdar died intestate on 26/07/2012 leaving behind her two sons namely Sri Partha Sarathi Majumdar and Sri Rana Majumdar the owners of this presents as her only legal heirs and successors to inherit her by way of inheritance as per provisions of the Hindu Succession Act, 1956 and there is no any other legal heirs and successors of the said deceased Mira Majumdar.

AND WHEREAS said Sri Partha Sarathi Majumdar and Sri Rana Majumdar, both sons of late Sukomal Chandra Majumdar alias Sukomal Majumdar are the joint owners of All that piece and parcel of Danga land measuring an area of 8 Decimals more or less they mutated their names in L.R. Settlement record and after mutation it is known, numbered and Published as L.R. Khatian No. 4772 comprised in L.R. Dag No. 877 an area of 4 Decimals more or less in the name of Partha Sarathi Majumdar and another Khatian which is known, numbered and Published as L.R. Khatian No. 4773 comprised in L.R. Dag No. 877 an area of 4 Decimals more or less in the name of Rana Majumdar and as per new L.R. Khatian Nos. 4772 and 4773 in respect of L.R. Dag No. 877 for an area of 8 Decimals more or less paying Khajna to the competent authority of B.L. and L.R. Office at Sonarpur.

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AND WHEREAS the above named owners namely SRI PARTHA SARATHI MAJUMDAR and SRI RANA MAJUMDAR, both sons of Late Sukomal Chandra Majumdar alias Sukomal Majumdar, while jointly enjoying the schedule mentioned property inherited by way of inheritance from their parents they mutated their names in the records of the Rajpur Sonarpur Municipality as well as B.L. and L.R. Office at Sonarpur as mentioned herein above and after mutation they have jointly got a new Holding number vide it's **Holding No. 95, Boalia** under Municipal Ward No.06 under former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700084 within the local registering jurisdiction of Additional District Sub-registrar office at Garia in the District of South 24 Parganas and as per new Holding number paying taxes to the competent Authority of Rajpur Sonarpur Municipality Ward No.06 and enjoying the same free from all encumbrances.

AND WHEREAS the present owners in order to commercially exploit the schedule "A" property the joint owners herein now being desirous of developing the said property by constructing thereupon a new building(s) in accordance with the sanctioned Building Plan to be obtained from Rajpur Sonarpur Municipality. But due to paucity of fund and as well as lack of experience and other various reasons the owners being unable to start the construction of the same.

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AND WHEREAS The joint owners had been in search of reputed and experienced Promoter and/or Developer who can undertake the responsibility of construction of such new building on the said property at the cost and expenses of the Developer as per Rajpur Sonarpur Municipality sanctioned plan and the specifications hereunder written.

AND WHEREAS the joint owners the party of the 1st part herein being approached by the Developer herein for construction of multi storied building at the schedule "A" premises and the Owners have agreed to allow the Developer to develop and construct building at the said property lying and situated at **Mouza - Kandarpapur, Boalia**, J.L. No. 49, Pargana- Medonmollo, R.S. No. 129, Touzi No.281 under C.S. Khatian No. 708, **R.S. Khatian No. 470** corresponding to **L.R. Khatian Nos.4772 and 4773** comprised in C.S. Dag No. 803, **R.S. Dag No. 852 corresponding to L.R. Dag No. 877** within the local limits of the Rajpur Sonarpur Municipality vide Municipal **Holding No. 95, Boalia** under Municipal Ward No.06 under former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700084 within the local registering jurisdiction of Additional District Sub-registrar office at Garia in the District of South 24 Parganas and the land owners accordingly agreed with the proposal of the Developer and has decided to enter into this Development

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Agreement under certain terms and conditions hereinafter appearing. The Developer prior to execution of this agreement has gone through all Deeds/Document and has cause searching of the property papers etc. and on being on good faith satisfied about marketable title of the owners the Developer herein agreed to execute this agreement.

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

ARTICLE-I

OWNERS : **(1)SRI PARTHA SARATHI MAJUMDAR**, (PAN : BYPPM2840C), (Aadhaar No.2064 1822`8921), **(2)SRI RANA MAJUMDAR**, (PAN : AFUPM3577P), (Aadhaar No.4469 2395 1234), both sons of Late Sukomal Chandra Majumdar, both by faith-Hindu, both by occupation-Business, both by Nationality- Indian, both are residing at Boalia, former Police Station-Sonarpur now P.S. Narendrapur, Post Office-Garia, Kolkata-700084, in the District of South 24 Parganas, hereinafter jointly called and referred to as the **"OWNERS"** which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns.

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1. **DEVELOPER : SASA CONSTRUCTION**, a Partnership firm having it's Office at- Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, represented by it's partners namely (1) **SIRAJUL MISTRY (PAN-ASSPM5890N), (AADHAAR NO. 7473 0072 1829)** son of Late Golam Bari Mistry, by faith-Muslim, by occupation-Business, residing at- Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, (2) **ABHIJIT NASKAR, (PAN-ACKPN3854D), (AADHAAR NO.4842 6349 8382)**, Son of Manik Chandra Naskar, by faith- Hindu, by Occupation-Business, by Nationality- Indian, residing at- Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, (3) **SMRITI PODDER, (PAN-ARNPP7972J), (AADHAAR NO. 2383 8782 4214)** wife of Ratan Kumar Podder, by faith-Hindu, by occupation-Service, by Nationality- Indian, residing at Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, and (4) **APARNA DHARA, (PAN-AVGPD0470Q) (AADHAAR NO.2633 8858 2492)** wife of Prabir Kumar Dhara, by faith-Hindu, by occupation-House wife, by Nationality-Indian, residing at Tentulberia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas (which expression shall unless

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excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, successor-in-office and assigns).

2. **PREMISES**: Shall mean the Premises more fully described in **"A" SCHEDULE** hereunder written i.e. **ALL THAT** piece and parcel of Danga land measuring about **8(Eight) Decimals** of land be the same or a little more or less together with a Two Storied Building standing thereon which is lying and situated at **Mouza - Kandarpapur- Boalia**, J.L. No. 49, Pargana- Medonmollo, R.S. No. 129, Touzi No.281 under C.S. Khatian No. 708, **R.S. Khatian No. 470** corresponding to **L.R. Khatian Nos.4772 and 4773** comprised in C.S. Dag No. 803, **R.S. Dag No. 852 corresponding to L.R. Dag No. 877** within the local limits of the Rajpur Sonarpur Municipality vide Municipal **Holding No. 95, Boalia** under Municipal Ward No.06 under former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700084 within the local registering jurisdiction of Additional District Sub-registrar office at Garia in the District of South 24 Parganas.

3. **BUILDING** : Shall mean multi storied building to be constructed as per sanctioned plan to be provided by the Rajpur Sonarpur Municipality, under former P.S.-Sonarpur now P.S. Narendrapur, Dist. South 24-Parganas upon the "A" Schedule property.

4. **COMMON AREA** : Shall mean and include passages, ways, stairways, gates, common lavatory, all rain water pipes, sewerage lines, fittings, fixtures, manholes, pit, gullies, roofs,

Politta Sahatter Majumdar
Rana T. Majumdar

Security Guard Room, common toilet if any on the Ground Floor and pipe lines, water pump and overhead tank, boundary walls, courtyard, electric connection, electric supply line to common areas, main switch, interior walls, Lift facility and other facilities which will be provided by the Developer time to time. The common area is impartible.

6. **OWNERS' ALLOCATION : Owners** Shall be entitled to get total 42.5% FAR of the multi storied building to be constructed on and over the schedule "A" mentioned property as per Sanctioned area on and from 1st Floor 4th Floor and Ground Floor, together with common areas, spaces, facilities and amenities to be provided by the Developer time to time and the owners are also entitled to get a total refundable sum of Rs.18,00,000/- (Rupees Eighteen Lakhs) only in the following manner :-

At the time of execution and registration of this Development Agreement and/or on/before registration of Development Agreement Rs.16,00,000/- (Rupees Sixteen Lakh) only and after three months from the date of execution of this Development Agreement Rs.2,00,000/- (Rupees Two Lakh) only to the owners. The above named two Owners of this presents shall also get a total amount of Rs.23,000/- (Rupees Twenty Three Thousand) only as their total shifting charges per month during construction work. The total amount will be refundable after completion of the project, as more fully described in the

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Schedule "B" hereunder at the said plot together with the proportionate share of right, title and interest in the common facilities and amenities including the right to use therein upon construction of the building.

7. **DEVELOPER'S ALLOCATION** : Shall mean save and except Owner's Allocation i.e. remaining portion of the total constructed area of the multi storied building proposed to be constructed as per sanction plan at the said plot together with the proportionate share of right, title and interest in the common facilities and amenities including the right to use therein upon construction of the building, together with the absolute right on the part of the Developer to enter into an Agreement for sale, transfer, lease rent or in any way to deal with the same as absolute owners thereof excluding the allocation of the Owners, Developer's allocation as described in the **Schedule "C"** hereunder written.

8. **ARCHITECT**: Shall mean a person or persons who shall be duly appointed by the Developer for designing and planning of the building and also supervision during continuance of the construction, if decided by the Developer.

9: **SALEABLE SPACE**: Shall mean in respect of entire new Multi storied building, Flat or Flats, Apartment or Apartments, garage, shop room if any, several units, but no other space or spaces or portion thereof in the building available for independent use and occupation and after making due provisions for common facilities and the space required

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therefore. The above shall however be applicable to any further sanctions if so applied by the Developer.

10. **BUILDING PLAN:** Shall mean the sanction plan to be provided by the Rajpur Sonarpur Municipality, being Municipal Ward No.06, under former P.S.-Sonarpur now P.S. Narendrapur, Dist. South 24-Parganas and/or any other plan/modified plan to be sanctioned with such alterations or modifications as may be made by the Developer in consultation with the Architect including any further sanction if so applied by the developer.

1. **Singular:** Shall include the plural and vice versa;

2. **Masculine:** Gender shall include the feminine and neutral gender and vice versa;

11. **TRANSFER:** With its grammatical variations shall include transfer of possession and by any other means adopted for effecting that is understood as transfer of undivided and impartible share of land to Purchaser/s thereof although the same may not amount to transfer in law.

12. **TRANSFeree:** Shall mean a person, firm, limited company, association of persons to whom any share of undivided land underneath the building to be built shall be transfer along with finished flat/unit.

1.13 **TIME OF COMPLETION :** The Developer will deliver the peaceful vacant physical possession of the owner's allocation to the owners within **30(Thirty) months** from the date of

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Rina Majumdar

obtaining sanctioned plan of the said building to be constructed on and over the Schedule A mentioned property. Be it mentioned here that further time may be provided to the developer if any hindrances occur during the construction of the said building which is beyond the control of the owners as well as the developer after considering the present progress of the construction.

1.14 **POWER OF ATTORNEY** : The Owners shall execute a registered Development Power of Attorney after executing and registration of this Development Agreement appointing (1)SIRAJUL MISTRY(PAN-ASSPM5890N), (AADHAAR NO. 7473 0072 1829) son of Late Golam Bari Mistry, by faith-Muslim, by occupation-Business, residing at- Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, (2)ABHIJIT NASKAR, (PAN-ACKPN3854D), (AADHAAR NO.4842 6349, 8382), Son of Manik Chandra Naskar, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at- Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, as their lawful constituted attorney to do the acts as stipulated in the said power of attorney.

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

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Rama Majumdar

proportionate share of right, title and interest in the common facilities and amenities including the right to use therein upon construction of the building. The total amount will be refundable with the owner's allocation only.

ARTICLE-III: OWNER'S OBLIGATION:

3.1. The Owners will make delivery of possession of the said premises to the developers on getting or obtaining Sanction Plan by the Developer from the Rajpur Sonarpur Municipality.

3.2. The Developers shall be entitled to construct and complete the new building strictly in accordance with the sanction plan.

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

3.4. The Owners will execute all Deeds of conveyance for conveying the undivided proportionate share of land relating to the Developer's allocation to the Developers or their nominee/nominees.

3.5. The Owners will obtain, at the cost of the Owners necessary certificate and/or permission from Income Tax and/or any other competent authority, if required, for conveying the undivided proportionate share of land in the

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Rana Majumdar

said premises attributable to the developer's allocation in favour of the Developers and/or their nominee/s.

3.6. The Owners will execute a registered Development power of attorney in favour of the Developer specifically mentioned hereinbefore after executing this Development Agreement, authorizing them inter alia to sell and transfer flats, the undivided proportionate share/interest of land in the premises attributable to the Developer's allocation only and present the same before the competent registration authority.

3.7. The Owners, if required, will execute agreement for sale or any instrument in respect of sale of undivided proportionate share of land pertaining to the Developer's Allocation and present the same before the registration authority in respect of flats and other spaces pertaining to the developer's allocation for registration at the cost of the Developers and/or its nominee.

3.8. The Owners, with the execution of this agreement, will hand over all original documents, title deeds, death certificates of previous land owners, copy of all the owner's identity proof including PAN card, original porcha any other papers in regards to the said Schedule a mentioned property etc. relating to the said premises to the Developer against proper receipt with date. Those documents will remain with said Developers till the formation of association of the flat owners. The owners shall also produce the original deeds, documents, papers relating to the said Schedule "A" mentioned property whenever and wherever required by the developer.

Pratima Sankar Majumdar
Pratima Sankar Majumdar

3.9. The Owners will be solely responsible for delivering the peaceful, vacant, well demarcated, physical possession of the said premises to the Developers free from all encumbrances whatsoever.

3.10 The Owners will extend all reasonable co-operation to the Developer for effecting construction of the new building.

3.11. The Developer is bound to handover Owner's allocation to the above named owners in complete condition and then Developer can sale their allocation.

ARTICLE - IV : DEVELOPER'S RIGHT:

4.1. The owners hereby grants exclusive right to the developer to build and complete the said multi storied building in the said premises and commercially exploit the developer's allocation for its gain without any obstruction and objection from the owners. The developer will have full right and absolute authority to enter into any agreement with any purchaser in respect of the Developer's allocation only at any price of its discretion and to receive advance/consideration in full thereof.

4.2. The Developer will be entitled to receive, collect and realize all money out of the developer's allocation without creating any personal liability of the owner.

4.3. The developer will be entitled to deliver the flats and spaces pertaining to the developer's allocation to the purchaser at its discretion.

Parthiv Sahasrabhai Rajmunder
Rajiv Rajmunder

4.4. The Developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to the developer's allocation on the strength of the Power of Attorney to be given by the owners within saleable sanctioned area but not in other spaces, car parking spaces or to change the nature and character of any sanctioned area or common area or spaces for all the flat owners and owner.

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

4.6. The Developer will adjust from the owner's allocation all the expenses it will bear for payment of up to date tax, arrangement of new/previous papers of the said premises till the developer get physical possession of the said premises for the attainment of a clear marketable title of the said premises.

4.7. The Developer and owners will have the right to exploit or transfer the proportionate land and other common areas including the roof open to the sky at its discretion.

ARTICLE - V : DEVELOPER'S OBLIGATION:

5.1. The Developer will start the work for construction of the said new building as earlier as possible from the date of getting sanctioned building plan from the authority of the Rajpur Sonarpur Municipality.

5.2. The Developer will deliver the Owner's allocation in complete habitable condition to the Owner within **30 months**

Pooja Sawathi Magumdar
Pooja Sawathi Magumdar

4.4. The Developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to the developer's allocation on the strength of the Power of Attorney to be given by the owners within saleable sanctioned area but not in other spaces, car parking spaces or to change the nature and character of any sanctioned area or common area or spaces for all the flat owners and owner.

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

4.6. The Developer will adjust from the owner's allocation all the expenses it will bear for payment of up to date tax, arrangement of new/previous papers of the said premises till the developer get physical possession of the said premises for the attainment of a clear marketable title of the said premises.

4.7. The Developer and owners will have the right to exploit or transfer the proportionate land and other common areas including the roof open to the sky at its discretion.

ARTICLE - V : DEVELOPER'S OBLIGATION:

5.1. The Developer will start the work for construction of the said new building as earlier as possible from the date of getting sanctioned building plan from the authority of the Rajpur Sonarpur Municipality.

5.2. The Developer will deliver the Owner's allocation in complete habitable condition to the Owner within **30 months**

Partha Sarathi Majumdar
Rajpur Sonarpur

1.16 **MANNER OF WORK AND SPECIFICATIONS** : The materials and accessories which are to be used for construction of the building (more fully and particularly described in the Schedule hereunder written).

ARTICLE-II : OWNER'S RIGHT:

2.1. Owner's right over the owner's allocation shall mean **Owners** Shall be entitled to get total 42.5% FAR of the multi storied building to be constructed on and over the schedule "A" mentioned property as per Sanctioned area on 1st Floor and 4th Floor and in the Ground Floor, together with common areas, spaces, facilities and amenities to be provided by the Developer time to time and the owners are also entitled to get a total refundable sum of Rs.18,00,000/- (Rupees Eighteen Lakhs) only in the following manner :-

At the time of execution and registration of this Development Agreement and/or on/before registration of Development Agreement Rs.16,00,000/- (Rupees Sixteen Lakh) only and after three months from the date of execution of this Development Agreement Rs.2,00,000/- (Rupees Two Lakh) only to the owners. The above named two Owners of this presents shall also get a total amount of Rs.23,000/- (Rupees Twenty Three Thousand) only as their total shifting charges per month during construction work, as more fully described in the **Schedule "B"** hereunder at the said plot together with the

Artha Sarathi Majumdar
Artha Sarathi Majumdar

from the date of obtaining sanction plan sanctioned from the competent authority concerned.

5.3. The Developer will complete the Owner's allocation in terms of the specification annexed hereto.

5.4. The Developer shall construct the building with "A" graded standard materials available in the market.

5.5. The Developer will bear all cost and expenses arising out of the construction of the building, the owners have no liability for the same.

5.6. The Developer will take delivery of possession of the said premises, do construction of the said multi storied building and selling the developer's allocation only.

5.7. The Developer shall bear all tax liability to the concerned authority and/or other competent authority in respect of the said land from the date of getting possession of the said land till the completion of the building and/or handing over peaceful vacant possession to the owner.

5.8. The Developer shall construct the said new multi storied building strictly in accordance with the sanction of the building plan.

ARTICLE VI: OWNER'S INDEMNITY :

6.1. The owners declare that the premises is free from all encumbrances whatsoever and the owner has full right and absolute authority to enter into this agreement with the Developers, no other person have any right, title, interest on the premises and there is no defect in the title.

Partia Sahatter Majumdar
Rama Majumdar

6.2. The owners declare that no other agreement whatsoever subsists in respect of the premises with any other person prior to execution of this agreement.

ARTICLE -VII: DEVELOPER'S INDEMNITY :

7.1. The Developers indemnifies the owners against all claims, damages, actions, suits and proceedings arising out of any acts of the Developers in connection with the construction of the building.

ARTICLE -VIII: COMMON RESTRICTIONS:

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

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

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

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

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

Anil Kumar Sankar Majumdar
Rajendra Singh

ARTICLE-IX: MISCELLANEOUS:

9.1. The owners and the Developer has entered into this Development agreement purely as a contract and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

9.2. Save and except this agreement no agreement and/or oral representation exists or will have any validity.

9.3. If the owners want to install any fittings as per their choice able products and in the event of any extra work in the Owners' Allocation **the owners shall pay extra work charges to the developers for doing extra work.**

9.4. That the Developers shall have right and liberty to demolish the existing building through its man power and also shall have right to sell the garbage/scrap and enjoy the selling price of said garbage/scrap.

ARTICLES-X : DELIVERY OF OWNER'S ALLOCATION:

10.1. Upon completion of the new building the Developers will serve a written notice upon the owners for taking delivery of possession of the owner's allocation within Sixty days from receipt of the notice and after providing owners allocation.

Artha Sarathi Majumdar
Rama Majumdar.

ARTICLE- XI: FORCE MAJURE :

11.1. The Developers will complete the owner's allocation within the stipulated period subject to the circumstances which may be beyond control of the Developers.

ARTICLE -XII : JURISDICTION:

12.1. The courts which have the territorial jurisdiction over the said premises will have the exclusive jurisdiction over this agreement.

SCHEDULE 'A' ABOVE REFERRED TO
(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of Danga land measuring about **8(Eight) Decimals** of Danga land be the same or a little more or less together with a Two Storied Building standing thereon which is lying and situated at **Mouza - Kandarpapur- Boalia,** J.L. No. 49, Pargana- Medonmollo, R.S. No. 129, Touzi No.281 under C.S. Khatian No. 708, **R.S. Khatian No. 470** corresponding to **L.R. Khatian Nos.4772 and 4773** comprised in C.S. Dag No. 803, **R.S. Dag No. 852 corresponding to L.R. Dag No. 877** within the local limits of the Rajpur Sonarpur Municipality vide Municipal **Holding No. 95, Boalia** under Municipal Ward No.06 under former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700084 within the

Partha Sarathi Majumdar
By 18/10/2018

local registering jurisdiction of Additional District Sub-registrar office at Garia in the District of South 24 Parganas, and which is butted and bounded as follows:

ON THE NORTH : Property of Taraknath
Ashutosh, Dulal
Bhattacharya.

ON THE SOUTH : Property of Chandana Basu and
Shantanu Basu,

ON THE EAST : Property of Anup Patra

ON THE WEST : Boalia Main Road.

SCHEDULE 'B' ABOVE REFERRED TO
(ALLOCATION OF OWNERS)

Owner's Allocation shall mean **Owners** Shall be entitled to get total 42.5% FAR of the multi storied building to be constructed on and over the schedule "A" mentioned property as per Sanctioned area on and from 1st Floor and 4th Floor and in the Ground Floor, together with common areas, spaces, facilities and amenities to be provided by the Developer time to time and the owners are also entitled to get a total refundable sum of Rs.18,00,000/- (Rupees Eighteen Lakhs) only in the

Partta Sagar Majumdar
Rama Majumdar.

following manner :-

At the time of execution and registration of this Development Agreement and/or on/before registration of Development Agreement Rs.16,00,000/- (Rupees Sixteen Lakh) only and after three months from the date of execution of this Development Agreement Rs.2,00,000/- (Rupees Two Lakh) only to the owners. The above named two Owners of this presents shall also get a total amount of Rs.23,000/- (Rupees Twenty Three Thousand) only as their total shifting charges per month during construction work. The total amount will be refundable together with the proportionate share of right, title and interest in the common facilities and amenities including the right to use therein upon construction of the building.

SCHEDULE 'C' ABOVE REFERRED TO
(ALLOCATION OF DEVELOPER)

Developer's allocation Shall mean save and except Owner's Allocation i.e. remaining portion of the total constructed area i.e 57.5% (Sanctioned area) of the multi storied building proposed to be constructed as per sanction plan at the said plot together with the proportionate share of right, title and interest in the common facilities and amenities including the right to use therein upon construction of the building, together with the absolute right on the part of the Developer to enter into an Agreement for sale, transfer, lease rent or in any way to deal with the same as absolute owners thereof excluding the

Partha Sarathy Rajmoudar
Rajmoudar

allocation of the Owners including the right to use therein upon construction of the building.

SCHEDULE 'D' ABOVE REFERRED TO

(Common, Rights and Facilities)

1. Electrical wiring and fittings and fixtures for lighting the common passages, entrance of the premises and on the **SCHEDULE "A"** premises.
2. The staircase leading from the Ground Floor to the roof of the building.
3. The light points in the entrance of the building staircase, landings from the Ground Floor to the ultimate roof.
4. The overhead water reservoir to be connected with proper line through the flats.
5. The main water connection pipe, which comes from the overhead tank only to the Building.
6. The rain water pipes, drains, sewerages, septic tank, boundary walls and all sides passages in between and the boundary wall.
7. Main electric meter, pumps and switches fixed in the common areas.
8. Roof of the top floor of the building for fixing up T. V. & internet Antenna, repairing of overhead tank, drying clothes and any social function subject to the consent of the other flat Owners in General Meeting.
9. The developer shall provide Lift facilities for all the flat owners in the said building to be constructed for common use only.

Partha Sarathi Majumdar
Rama Majumdar

SCHEDULE 'E' ABOVE REFERRED TO

(Common Expenses)

1. The expenses of maintaining, operation, repairing, decoration of the main structure and in particular exterior of the building, ultimate roof of the building and rain water pipes, water pipes and electrical wires as under or upon the building as enjoyed or used commonly by the intending Purchasers of the **SCHEDULE "A"** premises and the main entrance passages, landings, staircase, lift of the building as shall be enjoyed by the intending Purchaser/s and the Owners in common and the boundary wall of the building.
2. The cost of cleaning and lighting of the passage, in CFL lamps landings, staircase and other portion of the building as shall be enjoyed by the Purchaser of the Developer's Allocation and the Owners.
3. The cost of salaries of all person employed for the common purposes including durwans, if any, sweepers, pump men, electricians caretaker and other employees, if any for the above said building during common enjoyment since possession common caretakers living rooms will be commonly shared at the ground floor with usual facilities.
4. All charges and deposit for supplies of common utilities to the co-owners in common.
5. Municipality Tax, Water Tax if any and other levies in respect of the premises and the building have those are not separately assessed.

Pratima S. S. Majumdar
Pratima S. S. Majumdar

6. Cost of formation and operation of the Association.
7. Cost of running maintenance, repair and replacement of generator, transformer (if any) pumps and other common installation including the license fees, taxes and other levies.
8. Electricity charges for the electrical energy consumed for the operation of the common services.
9. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
10. The office expenses incurred for maintaining an office for common purpose.
11. All other expenses taxes rates and other levies etc. as are deemed by the Developer to be necessary or incidental or liable to be paid by the co-owner in common including such account as be fixed for creating a fund for replacement, renovation, painting and/or partition repairing of the common portions.

SPECIFICATION

Type of structure/Foundation	: R.C.C. foundation with Super Structure.
Super Structure	: Iron Rod of : Good quality materials
Cement	: Good quality cement shall be used.
Walls	: 200 mm thick first class brick wall on the external face and all partition wall 125 mm thick brick wall for partition of the two flats and 75 mm thick brick wall for all internal

Better Sakshi Majumdar
Home Engineer

Doors

walls(Inside walls should be Wall Doors Paris finished).

: Door frame made of Flash Door and Frame made of wood with fittings. It is clearly mentioned that main door will be provided with wooden door and inside room door will be flash door.

Kitchen

: Floor marble and black stone kitchen platform with a cylinder space, sink, tap water connection and 3'ft. height glazed tiles.

Window's

: All windows will be steel window fitted with glass panel and grill with paint.

Flooring

: All Floors will be Floor Tiles (2'X2') finished.

Toilets

: Floor will be fitted with Marble, 6'Ft. Height wall glazed tiles in Bathroom/toilet.

Plumbing/Drainage

: i). Necessary sewer line inspection pits and accessories duly connected to the septic tank with safety, measure. ii) Water pump with motor of requisite capacity, iii) PVC main water pipe.

Electrical

: Electric wiring will be concil wiring finolex with wire as per following connection to be made:-

(a) Bed Room:- 2 Lights point, 1 Fan Points, 5amp Panel, 1 Extra plug

Parktha Sarathu Majumdar
Roma Majumdar

extra point and One Bed room A.C. point in Each Flat.

(b) Dining cum drawing 3 light points, One Fan Point, 15amp and 5amp plug point.

(c) Kitchen- 1 light Point, 1 Exhaust Fan point, 1 Water connection point, One 15 amp plug point, 1 Acqua Guard point.

(d) Attached toilet- 1 light point, 1 Exhaust Fan point.

(e) Toilet- 1 light point, 1 Geezer Point and One Extra Plug point.

(f) Sanitation Standard comod to be provided in toilet, toilet tap, whower and one porcelain basin to be provided in dining space.

(g) Painting- Inside Plaster of Paris out side colour wash.

:Procurement of Electric meter for individual flat from WBSEDCL shall be on account of respective owners herein and other fiat owners.

:Outer wall of the building will be coloured and all inside of the flat will be of Paris.

:Supply of water will be provided through concerned authority and there will be an underground reservoir in the said premises. One overhead tank will be provided on the ultimate roof and the electric pump will fetch the water from the Sub-martial system to the overhead Tank.

Electric Meter

Colour

Water Supply

Prithvi Sarathi Majumdar
Rana Torajumdar

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

SIGNED, SEALED AND DELIVERED
at Kolkata in the presence of :

WITNESSES :

1. Ratan Podder
Boalia, Garia.
Kol - 700 084

Aruttha Sarathy Majumdar
Rana Majumdar.

2. Sajahan Laskar.
Boalia, Garia
Kol - 700 084.

SIGNATURE OF THE OWNERS

SASA CONSTRUCTION
Singh Mishra
Partner

SASA CONSTRUCTION
Abhishek
Partner

SASA CONSTRUCTION

Smriti Podder
Partner

SASA CONSTRUCTION

Aparna Dhara
Partner

Drafted and Prepared by me:
Salim Ahamed Laskar
SALIM AHAMED LASKAR
High Court at Calcutta,
Kolkata-700001.

F/1753/1252 of 2011.

SIGNATURE OF THE DEVELOPER

MONEY RECEIPT

RECEIVED by the owners above named from the within named Developer the within mentioned sum of **Rs.16,00,000/- (Rupees Sixteen Lakhs) Only** in the following manner :-

MEMO

<u>Dated</u>	<u>Ch./Trns. No.</u>	<u>Bank</u>	<u>Amount</u>
11.12.2019	9201912110	RTGS/IBKLR	Rs. 2,45,000/-
11.12.2019	9201912110	RTGS/ANDB	Rs. 2,00,000/-
15.12.2019	Through Bank Transfer		Rs. 2,01,000/-
24.01.2020	By Cash		Rs. 2,00,000/-
24.01.2020	069849	S.B.I.	Rs. 49,000/-
03.02.2020	000771	I.C.I.C.I.	Rs. 5,05,000/-
03.02.2020	000772	I.C.I.C.I.	Rs. 2,00,000/-

Total- Rs.16,00,000/-

Received (Rupees Sixteen Lacs only)

WITNESSES :

1. Retan Podder
Boalia, Garia
Kot- 700084

2. Bijaham Lohar.
Boalia, Garia
Kot- 700084.

Parttha Sarathi Majumdar
Rama Totajumdar.

SIGNATURE OF THE OWNERS

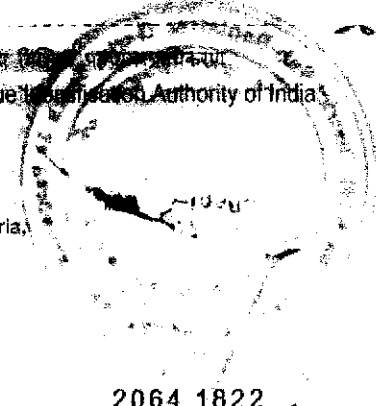
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PARTHA SARATHI MAJUMDAR
SUKOMAL CHANDRA MAJUMDAR
12/12/1960
Permanent Account Number
BYPM2840C
Date
Signature

Partha Sarathi Majumdar


सरकार भारत
Government of India

Partha Sarathi Majumdar
DOB: 12/12/1960
MALE

2064 1822 8921
मेरा आधार, मेरी पहचान


आधार
सरकार भारत
Unique Identification Authority of India
Address:
S/O: Sukomal Chandra
Majumdar, BOALIA, Garia,
South 24 Parganas,
West Bengal - 700084

2064 1822
8921
1947
help@uidai.gov.in
www.uidai.gov.in

Partha Sarathi Majumdar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAMA MAJUMDAR
SUKAMAL MAJUMDAR
07/04/1965
Permanent Account Number
AFUPM3577P

Rama Majumdar
Signature



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

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :
आयकर पत्र सेवा यूनिट, UTISI,
प्लॉट नं: 3, सेक्टर 11, सी.डी.बेलपुर,
नवी मुंबई-400 614.

Rama Majumdar



भारत सरकार
GOVERNMENT OF INDIA



Rana Majumdar
DOB: 07/04/1965
MALE



4469 2395 1234

আমার আধার, আমার পরিচয়

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Sukamal Majumdar, WEST BOYALIA,
Rajpur Sonarpur (M), South 24 Parganas,
West Bengal - 700084.

Generation Date: 03/02/2017

4469 2395 1234



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Tana Majumdar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AECFS22200



नाम/Name
SASA CONSTRUCTION

19012020

निधमन / गठन की तारीख
Date of Incorporation / Formation
15/12/2019

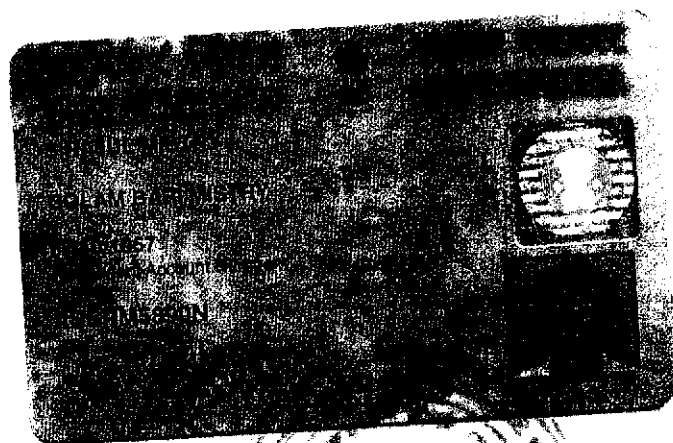
Singul ministry

इस कार्ड के खोने/पाने या इसका चोरी/होना:
आयकर पैन सेवा इकाई, एन एस डी यू
चौधरी मंडिर, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्म बंगला चौक के पास,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDU
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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



For your information



ভারত সরকার
Unique Identification Authority of India

ভাগিকার আইডি / Enrollment No.: 1190/23022/08426

To
সিরাজুল মিস্ত্রী
Sirajul Mistry
C/O: Golam Bari Mistry
SOALIA
KABARSTAN MORE
Rajpur Sonarpur
Garia
Sonarpur South 24 Parganas
West Bengal 700084

14/10/2013
52598173



MN525981731FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7473 0072 1829

আধার - সাধারণ মানুষের অধিকার

Sirajul mistry



ভারত সরকার
Government of India

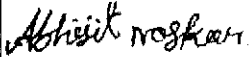


সিরাজুল মিস্ত্রী
Sirajul Mistry
পিতা : গোলাম বারি মিস্ত্রী
Father : GOLAM BARI MISTRI
জন্মতারিখ / DOB : 07/10/1957
পুরুষ / Male



7473 0072 1829

আধার - সাধারণ মানুষের অধিকার

PERMANENT ACCOUNT NUMBER		
ACKPN3854D		
	नाम /NAME	ABHIJIT NASKAR
	पिता का नाम /FATHER'S NAME	MANIK CHANDRA NASKAR
	जन्म तिथि /DATE OF BIRTH	12-11-1975
	हस्ताक्षर /SIGNATURE	
		 आयकर अधिकारी, प.ब.-III COMMISSIONER OF INCOME-TAX, W.B.-III

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

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





भारत सरकार
GOVERNMENT OF INDIA



अभिजित नस्कर
Abhijit Naskar
जन्मतिथि/ DOB: 12/11/1975
पुरुष / MALE



4842 6349 8382

आमार आधार, आमार परिचय



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:

एस/ओ: मणिक चन्द्र नस्कर, पूर्व
बोयालिया, राजपुर सोनारपुर
(एम), दक्षिण २४ परगना,
पश्चिम बंग - 700084

Address:

S/O: Manik Chandra Naskar,
PURBA BOALIA, Rajpur
Sonarpur (M), South 24
Parganas,
West Bengal - 700084

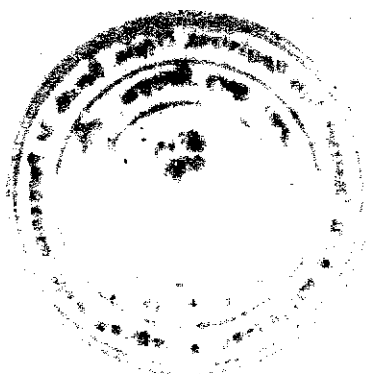
4842 6349 8382

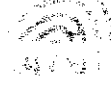
MEERA AADHAAR, MERI PEHACHAN

Abhijit Naskar



Smriti Podder





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

চালিকাভুক্তির আইডি / Enrollment No. : 1190/23003/03866

16/12/2013

To
 Smriti Podder
 স্মৃতি পোদার
 W/O: Ratan Kumar Podder
 GARIA station
 Boalia ujaini
 Rajpur Sonarpur
 Garia, South 24 Parganas
 West Bengal - 700084



KL676501136FT

67650113



আপনার আধার সংখ্যা / Your Aadhaar No. :

2383 8782 4214

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



স্মৃতি পোদার
 Smriti Podder
 পিতা : নিশিকান্ত সাহা
 Father : Nishikanta Saha

জন্মতারিখ/DOB: 02/02/1968
 মহিলা / Female

2383 8782 4214



আধার - সাধারণ মানুষের অধিকার

Smriti Podder

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

APARNA DHARA
BHARAT NASKAR
02/11/1977

Permanent Account Number

AVGPD0470Q

Aparna Dhara
Signature



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

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

Aparna Dhara



ভারত সরকার
Government of India



অপর্ণা নস্কর
Aparna Naskar
পিতা : ভারত নস্কর
Father : BHARAT NASKAR
জন্মতারিখ / DOB : 02/11/1977
মহিলা / Female



2633 8858 2492

আধার - সাধারণ মানুষের অধিকার



ভারতীয় অনন্য চিহ্নিতকরণ অধিদপ্তর
Unique Identification Authority of India

ঠিকানা:
বেলসিংগা, নীলসান্দাপুর, দক্ষিণ
২৪ পরগনা, বেঙ্গাল, পশ্চিম বঙ্গ,
743504

Address
BELSINGHA, Nityasundapur,
South 24 Parganas, Belsonga,
West Bengal 743504

2633 8858 2492



1870 303 1347



info@uidai.gov.in



www.uidai.gov.in

Aparna Dhara



ভারত সরকার
Government of India

সাজাহান লস্কার
Sajahan Laskar
জন্মতারিখ : DOB : 02/05/1981
পুরুষ : Male



2949 5932 1473

আমার আদার আমার পরিচয়



ভারতীয় বিধান পরিষদ
Election Commission of India

ঠিকানা :
এম.ও. আবুবেদা লস্কার, পশ্চিম
বঙ্গ, মেদিনা, রাজপুর সোনারপুর
(মি), গড়িয়া, দক্ষিণ ২৪
পারগনা, সোনারপুর, পশ্চিম বঙ্গ.
700084

Address:
P.O. Abuobeda Laskar, PASCHIM
BANGALIA Rajpur Sonarpur (M)
Garia, South 24 Parganas,
Sonarpur West Bengal, 700084

2949 5932 1473

www

Sajahan Laskar.

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

19-201920-020381822-1

BRN Date: 03/03/2020 23:20:36

BRN : IK0AMKHUK9

Bank :

Payment Mode

Online Payment

State Bank of India

BRN Date: 03/03/2020 23:21:24

DEPOSITOR'S DETAILS

Id No. : 16291000404539/3/2020
(Query No./Query Year)

Name : Salim Ahamed Laskar

Contact No. :

E-mail :

Address :

Boalia garia Kolkata 700084

Applicant Name :

Mr Salim Ahamed Laskar

Office Name :

Office Address :

Status of Depositor :

Advocate

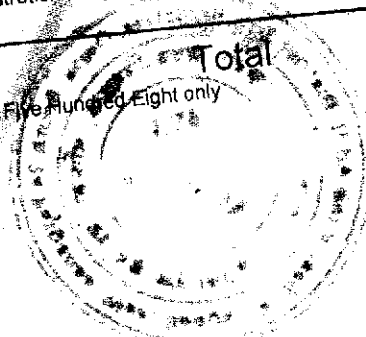
Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C		Amount
1	16291000404539/3/2020	Property Registration- Stamp duty	0030-02-103-003-02		9501
2	16291000404539/3/2020	Property Registration- Registration Fees	0030-03-104-001-16		18007
Total					27508

In Words : Rupees Twenty Seven Thousand Five Hundred Eight only



small finger.

small finger

small finger

Name.....
Signature..... *Qinajal maitrey*

Thumb

1st finger

middle finger

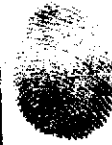
ring finger

small finger

left
hand



right
hand



Name.....

Signature..... *Abhinav*

Thumb

1st finger

middle finger

ring finger

small finger

left
hand



right
hand



Name.....

Signature..... *Smriti Podder*

Thumb

1st finger

middle finger

ring finger

small finger

left
hand



right
hand



Name.....

Signature..... *Aparna Dhar*

Major Information of the Deed

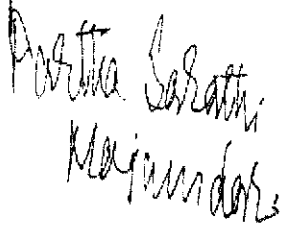
Deed No :	I-1629-01166/2020	Date of Registration	04/03/2020
Query No / Year	1629-1000404539/2020	Office where deed is registered	
Query Date	02/03/2020 2:37:31 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Salim Ahamed Laskar High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830672779, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 18,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 72,72,728/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,001/- (Article:48(g))	Rs. 18,007/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

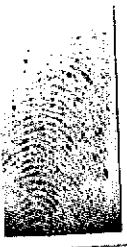
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boalia Main Road, Mouza: Kandarpapur Boyalia, , Ward No: 006, Holding No:95 JI No: 49, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-852	RS-470	Bastu	Bastu	8 Dec	1/-	72,72,728/-	Property is on Road
Grand Total :					8Dec	1/-	72,72,728/-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Partha Sarathi Majumdar Son of Late Sukomal Chandra Majumdar Alias Sukamal Majumdar Executed by: Self, Date of Execution: 04/03/2020 , Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Office			
		04/03/2020	04/03/2020	04/03/2020

Boalia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BYPPM2840C,
 Aadhaar No: 20xxxxxxxx8921, Status :Individual, Executed by: Self, Date of Execution: 04/03/2020
 , Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Office

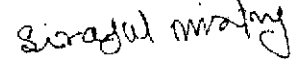
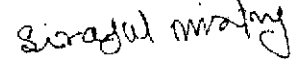
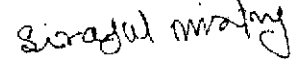
Name	Photo	Finger Print	Signature
Mr Rana Majumdar Son of Late Sukomal Chandra Majumdar Alias Sukomal Majumdar Executed by: Self , Date of Execution: 04/03/2020 , Admitted by: Self , Date of Admission: 04/03/2020 ,Place : Office			
	04/03/2020	LTI 04/03/2020	04/03/2020

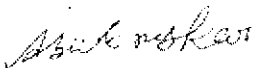
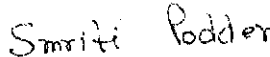
Boalia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFUPM3577P,
 Aadhaar No: 44xxxxxxxx1234, Status :Individual, Executed by: Self, Date of Execution: 04/03/2020
 , Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Office

Developer Details :

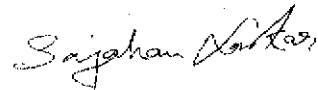
Sl No	Name,Address,Photo,Finger print and Signature
1	Sasa Construction Boalia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: AECFS2220Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

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> Mr Sirajul Mistry Son of Late Golam Bari Mistry Date of Execution - 04/03/2020, , Admitted by: Self, Date of Admission: 04/03/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Mar 4 2020 1:37PM</td> <td>LTI 04/03/2020</td> <td>04/03/2020</td> </tr> </tbody> </table> Boalia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ASSPM5890N, Aadhaar No: 74xxxxxxxx1829 Status : Representative, Representative of : Sasa Construction (as partner)	Name	Photo	Finger Print	Signature	Mr Sirajul Mistry Son of Late Golam Bari Mistry Date of Execution - 04/03/2020, , Admitted by: Self , Date of Admission: 04/03/2020, Place of Admission of Execution: Office					Mar 4 2020 1:37PM	LTI 04/03/2020	04/03/2020
Name	Photo	Finger Print	Signature										
Mr Sirajul Mistry Son of Late Golam Bari Mistry Date of Execution - 04/03/2020, , Admitted by: Self , Date of Admission: 04/03/2020, Place of Admission of Execution: Office													
	Mar 4 2020 1:37PM	LTI 04/03/2020	04/03/2020										

Name	Photo	Finger Print	Signature
Abhijit Naskar (Representant) Son of Mr Manik Chandra Naskar Date of Execution - 04/03/2020, , Admitted by: Self, Date of Admission: 04/03/2020, Place of Admission of Execution: Office			
Mar 4 2020 1:38PM	LTI 04/03/2020	04/03/2020	
Boalia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACKPN3854D, Aadhaar No: 48xxxxxxxx8382 Status : Representative, Representative of : Sasa Construction (as partner)			
Mrs Smriti Podder Wife of Mr Ratan Kumar Podder Date of Execution - 04/03/2020, , Admitted by: Self, Date of Admission: 04/03/2020, Place of Admission of Execution: Office			
Mar 4 2020 1:39PM	LTI 04/03/2020	04/03/2020	
Boalia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: ARNPP7972J, Aadhaar No: 23xxxxxxxx4214 Status : Representative, Representative of : Sasa Construction (as partner)			
Mr Aparna Dhara Wife of Mr Prabir Kumar Dhara Date of Execution - 04/03/2020, , Admitted by: Self, Date of Admission: 04/03/2020, Place of Admission of Execution: Office			
Mar 4 2020 1:39PM	LTI 04/03/2020	04/03/2020	
Tentulberia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AVGPD0470Q, Aadhaar No: 26xxxxxxxx2492 Status : Representative, Representative of : Sasa Construction (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sajahan Laskar Son of Late Abu Obeda Laskar Boalia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084			
04/03/2020	04/03/2020	04/03/2020	
Identifier Of Mr Partha Sarathi Majumdar, Mr Rana Majumdar, Mr Sirajul Mistry, Mr Abhijit Naskar, Mrs Smriti Podder, Mr Aparna Dhara			

of property for L1

From

To. with area (Name-Area)

Mr Partha Sarathi
Majumdar

Sasa Construction-4 Dec

2 Mr Rana Majumdar

Sasa Construction-4 Dec

It is stated that the market value of this property which is the subject matter of the deed has been assessed at Rs 72 728/-

Shan

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

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

Presented for registration at 13:07 hrs on 04-03-2020, at the Office of the A.D.S.R. GARIA by Mr. Abhijit Naskar.

Execution is admitted on 04/03/2020 by 1. Mr Partha Sarathi Majumdar, Son of Late Sukomal Chandra Majumdar Alias Sukamal Majumdar, Boalia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mr Rana Majumdar, Son of Late Sukomal Chandra Majumdar Alias Sukomal Majumdar, Boalia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr Sajahan Laskar, , Son of Late Abu Obeda Laskar, Boalia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

Execution is admitted on 04-03-2020 by Mr Sirajul Mistry, partner, Sasa Construction, Boalia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084
Indetified by Mr Sajahan Laskar, , Son of Late Abu Obeda Laskar, Boalia, P.O: Garia, Thana: Sonarpur, , South 24-
Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

Execution is admitted on 04-03-2020 by Mr Abhijit Naskar, partner, Sasa Construction, Boalia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084
Indetified by Mr Sajahan Laskar, , Son of Late Abu Obeda Laskar, Boalia, P.O: Garia, Thana: Sonarpur, , South 24-
Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

Execution is admitted on 04-03-2020 by Mrs Smriti Podder, partner, Sasa Construction, Boalia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084
 Identified by Mr Sajahan Laskar, , Son of Late Abu Obeda Laskar, Boalia, P.O: Garia, Thana: Sonarpur, , South 24-
 Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

Execution is admitted on 04-03-2020 by Mr Aparna Dhara, partner, Sasa Construction, Boalia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084
Indetified by Mr Sajahan Laskar, . . Son of Late Abu Obeda Laskar, Boalia, P.O: Garia, Thana: Sonarpur, . South 24-
Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,007/- (B = Rs 18,000/- ,E = Rs 7/-) and
Registration Fees paid by Cash Rs 0/-, by online = Rs 18,007/-

Digitally signed by _____ DN: cn=_____, o=Government of West Bengal, ou=_____ email=_____, c=IN

Document Generated by Grips Document Portal System (GRIPS) Finance Department, Govt. of WB

Registration Fees paid by Cash Rs 0/-, by online = Rs 18,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB
Online on 03/03/2020 11:21PM with Govt. Ref. No: 1920192000203818221 on 03-03-2020, Amount Rs: 18,007/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0AMKHUK9 on 03-03-2020, Head of Account 0030-03-104-001-

Amount of Stamp Duty

Notified that required Stamp Duty payable for this document is Rs. 10 001/- and Stamp Duty paid by Stamp Rs 500/-
Online = Rs 9,501/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1903, Amount: Rs.500/-, Date of Purchase: 03/03/2020, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/03/2020 11:21PM with Govt. Ref. No: 192019200203818221 on 03-03-2020, Amount Rs: 9,501/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0AMKHUK9 on 03-03-2020, Head of Account 0030-02-103-003-02



Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

South 24-Parganas, West Bengal