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certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.

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District Sub-Registrar-V
Alipore, South 24 Parganas

125 JAN 2022

Development Agreement and its Development
Power of Attorney

This Indenture is made on 25th Day of January, Two
Thousand Twenty Two, (2022) A.D.

Between

35252

25 JAN 2022

No. Rs. **5000/-** Date

Name:

Address:

Vendor: *Subhankar Das*

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Advocate
Alipur Judge's Court
Kolkata - 27



35252 = 5000/-



31

**DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE**

25 JAN 2022

Identified by me
Pamela Das
(Adv)
Alipore Judge's Court,
Kol-27

1. **Smt. Soma Biswas**, (Aadhaar No. 668410756489, Pan No. GBWPB8094J); daughter of Late Basudeb Karmakar and wife of Bapi Biswas, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife; residing at Durga Pally, Kali Bazar, Rajpur Sonarpur (M), Laskarpur, Post Office- Laskarpur, Police Station- Narandrapur, Kolkata- 700153, in the District of South 24 Parganas.
2. **Smt. Runu Roy** (Aadhaar No. 481875694857, Pan No. BXSPR1015E), Daughter of Late Basudeb Karmakar, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife; residing at 203/2A/1, Raipur Road, Post office- Naktala, Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas.
3. **Sri Chandan Karmakar** (Aadhaar No. 727815705107, Pan No. DFRPK9504J) son of Basudeb Karmakar, by faith - Hindu, by Nationality - Indian, by Occupation - Business; residing at Rabindranagar, Rajpur Sonarpur (M), Post Office- Laskarpur, Police Station- Narandrapur, Kolkata- 700153, in the District of South 24 Parganas.
4. **Smt. Lakshmi Karmakar** (Aadhaar No. 252041597960, Pan No. DQKPK2836K) wife of Late Sridum Karmakar and daughter of Jogesh Chandra Sil, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife; residing at 141 S.S. Dhawan Colony, Haridevpur, Post office- Haridevpur, Police Station- behala, Kolkata- 700082 in the District of South 24 Parganas.
5. **Sri Tapas Karmakar** (Aadhaar No. 565985838218, Pan No. LMVPM7334R), son of Late Sridum Karmakar, by faith - Hindu, by Nationality - Indian, by Occupation - Service; residing at 141 S.S. Dhawan Colony, Haridevpur, Post office- Haridevpur, Police Station- behala, Kolkata- 700082 in the District of South 24



27

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

25 JAN 2022

Station - Narandrapur, Kolkata - 700153, in the District of South 24

Parganas.

11. **Smt. Mridula Mondal** (Aadhaar No. 359779740300 Pan

No. GWQPM1390P) daughter of Late Mintu Karmakar, by faith -

Hindu, by Nationality - Indian, by Occupation - Housewife; residing

at 16/B, Padmapukur, Post Office- Regent Estate, Police Station-

Netaji Nagar, Kolkata- 700092, in the District of South 24

Parganas.

12. **Sri Santu Karmakar** (Aadhaar No. 246126052942, Pan No.

KHYPK8436D) son of Late Amulya Karmakar, by faith - Hindu, by

Nationality - Indian, by Occupation - Retired; residing at

Rabindranagar, Rajpur Sonarpur (M), Post Office- Laskarpur, Police

Station - Narendrapur, Kolkata- 700153, in the District of South 24

Parganas.

Hereinafter jointly called and referred to as the "Owner /

Landlord" (which term or expression shall unless excluded by or

repugnant to the subject or context be deemed to mean and include

their respectful heirs, executors, administrators, legal

representatives and/ or assigns) of the **First Part**.

And

"**Das Associate**", bearing Pan Card No. **AAPFD4539E**, a

Partnership firm having its office at 26, Lake Gardens, Post Office -

Laskarpur, Police Station - Sonarpur, Kolkata - 700153; being

represented by its partners namely, **1. Sri Avijit Das** son of Sri

Sudhir Kumar Das, by Nationality - Indian, by faith - Hindu, by

occupation - Business, residing at 26, Lake Gardens, Post Office -

Laskarpur, Police Station - Sonarpur, Kolkata - 700153, Pan Card

No. **AGSPD8531F**, Aadhaar No. **845973151445** and **2. Sri Sanjoy**

Das Son of Sri Mannath Das, By Nationality - Indian, By Faith -

Hindu, By Occupation - Business, Residing At 95, Lake Gardens,
Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -
700153, Pan Card No. **AUAPD1846P**, Aadhaar No. **578266032420**.

Hereinafter called and referred to as the "**Developer**" (which
term or expression shall unless excluded by or repugnant to the
subject or context be deemed to mean and include their respected
heirs, executors, administrators, legal representatives and/ or
assigns) of the **Second Part**.

Whereas after the partition of India, a number of residents of the
former East Pakistan (now Bangladesh) crossed over and came to
the territory of the State of West Bengal from time to time due to the
circumstances beyond their control.

And Whereas the Government of West Bengal offered all reasonable
facilities to such persons for residence in West Bengal.

And Whereas a considerable number of such people was compelled
by circumstances to use vacant lands in the urban areas for
homestead purposes.

And Whereas one **Sri Amulya Karmakar**, son of Late Raj Kumar
Karmakar of LOP- 99 of Garia Laskarpur, G.S. Scheme, Police
Station- Sonarpur, Post Office- Laskarpur, Kolkata- 700153,
District- South 24 Parganas; was one of such person who had come
to use and occupy a piece of land more fully described in the
Schedule hereunder.

And Whereas said **Sri Amulya Karmakar** being a refugee displaced
from East Pakistan (now Bangladesh) approached the Government
of West Bengal for a plot of land for their rehabilitation.
And Whereas the Government of West Bengal with the intent to
rehabilitate the refugees from East Pakistan (now Bangladesh)

acquired land in **C.S. Dag No. - 483 (P) & 478 (P)** of Mouza - **Laskarpur** in Police Station- Sonarpur now **Narandrapur**, in the District 24 Parganas (South) under the provisions of **L.D.P. Act, 1948 L.A. Act I of 1894** including the plot, acquired by the said **Sri Amulya Karmakar**.

And Whereas thereafter the **Refugee Relief and Rehabilitation Department** of Government of West Bengal through the Governor gifted **All that** piece and parcel of land measuring **4 (Four) Cottahs** more or less lying and situated at being marked in **C.S. Dag No.- 482(P) & 478 (P)**, Corresponding to L.O.P. No. 99, J.L. No.57 of Mouza - **Laskapur** in under the jurisdiction of **Rajpur Sonarpur Municipality**, Ward No. **30** at Rajpur Sonarpur Municipal Holding No. 155, Street- Rabindra Nagar (East), Kolkata - 700153, under Police Station - Sonarpur Now Narendrapur in the District of South 24 Parganas unto and in favor of said **Sri Amulya Karmakar** by virtue of a registered **Deed of Gift** dated **24th May 1988**, which was duly registered at the Office of Additional District Registrar, Alipore and recorded in **Book No. I, Volume No. 6, Pages from 329 to 332, Being No. 708** for the year 1990.

And Whereas said **Smt. Sri Amulya Karmakar** become the absolute owner of **All that piece and parcel** of land measuring more or less **4 (Four) Cottahs** and got her name mutated in the **Rajpur Sonarpur Municipality** being describing as Rajpur Sonarpur Municipal Holding No. 155, Street- Rabindra Nagar (East), Kolkata - 700153, under Police Station - Sonarpur Now Narendrapur in the District of South 24 Parganas, and pay all her taxes to the respected authority and authorities. And likewise constructed a Two Storied structure measuring more or less **700 Sq.ft.** Tin shaded Structure in a portion of land for the better

Gopal Karmakar as his only legal heir and successor in respect of his said property according to the **Hindu Succession Act, 1956** then in force.

And Whereas the said Sri Mintu Karmakar (now deceased) while had been enjoying his undivided share in the above mentioned property without anybody's interruption the said Sri Mintu Karmakar (now deceased) died intestate on 1st December 2015 leaving behind his wife namely **Smt. Bebi Karmakar**, and two sons namely- **Sri Sanjay Karmakar** and **Sri Manik Karmakar** and one daughter namely **Smt. Mridula Mondal** as his only legal heir and successor in respect of his said property according to the **Hindu Succession Act, 1956** then in force.

And Whereas said **Smt. Soma Biswas, Smt. Runu Roy, Sri Chandan Karmakar, Smt. Lakshmi Karmakar, Sri Tapas Karmakar, Sri Manas Karmakar, Sri Gopal Karmakar, Smt. Bebi Karmakar, Sri Sanjay Karmakar, Sri Manik Karmakar, Smt. Mridula Mondal, Sri Santu Karmakar, Smt. Sandhya Karmakar, Smt. Lakshmi Das and Smt. Kanak Banik** became the absolute Joint Owner of landed property measuring more or less **4 (Four) Cottah**; along with structure, lying and situated at being marked in **C.S. Dag No.- 482(P) & 478 (P)**, Corresponding to L.O.P. No. 99, J.L. No.57 of Mouza - **Laskapur** in under the jurisdiction of **Rajpur Sonarpur Municipality**, Ward No. **30** at Rajpur Sonarpur Municipal Holding No. 155, Street- Rabindra Nagar (East), Kolkata - 700153, under Police Station - Sonarpur Now Narendrapur in the District of South 24 Parganas; having its Sub Registrar office at Alipore South 24 Parganas; along with all easement rights.

And Whereas the said **Smt. Soma Biswas, Smt. Runu Roy, Sri Chandan Karmakar, Smt. Lakshmi Karmakar, Sri Tapas Karmakar, Sri Manas Karmakar, Sri Gopal Karmakar, Smt. Bebi Karmakar, Sri Sanjay Karmakar, Sri Manik Karmakar, Smt. Mridula Mondal, Sri Santu Karmakar, Smt. Sandhya Karmakar, Smt. Lakshmi Das and Smt. Kanak Banik** become the joint owner of the Landed Property by way of inheritance of that above mentioned land measuring **4 (Four) Cottah** more or less together with 700 Sq.ft. Tin Shaded structure standing thereon; for their respective undivided share, in the following manner as mention below:

1. **Sri Santu Karmakar** - $1/7^{\text{th}}$ share derived by way of inheritance which is more or less **411.42 Sq.ft.** of the total landed property to 100sq.ft. Tin Shaded Structure.
2. **Smt. Sandhya Karmakar**- $1/7^{\text{th}}$ share derived by way of inheritance which is more or less **411.42 Sq.ft.** of the total landed property to 100sq.ft. Tin Shaded Structure.
3. **Smt. Lakshmi Das** - $1/7^{\text{th}}$ share derived by way of inheritance which is more or less **411.42 Sq.ft.** of the total landed property to 100sq.ft. Tin Shaded Structure.
4. **Smt. Kanak Banik** - $1/7^{\text{th}}$ share derived by way of inheritance which is more or less **411.42 Sq.ft.** of the total landed property to 100sq.ft. Tin Shaded Structure.
5. **Sri Chandan Karmakar, Smt. Soma Biswas and Smt. Runu Roy**- $1/7^{\text{th}}$ share derived by way of inheritance which is more or less **411.42 Sq.ft.** of the total landed property to 100sq.ft. Tin Shaded Structure.
6. **Smt. Lakshmi Karmakar, Sri Tapas Karmakar, Sri Manas Karmakar and Sri Gopal Karmakar**- $1/7^{\text{th}}$ share derived by

way of inheritance which is more or less **411.42 Sq.ft.** of the total landed property to 100sq.ft. Tin Shaded Structure.

7. **Smt. Bebi Karmakar, Sri Sanjay Karmakar, Sri Manik Karmakar** and **Smt. Mridula Mondal**- $1/7^{\text{th}}$ share derived by way of inheritance which is more or less **411.42 Sq.ft.** of the total landed property to 100sq.ft. Tin Shaded Structure.

Of the said property lying and situate at being marked in **C.S. Dag No.- 482(P) & 478 (P)**, Corresponding to L.O.P. No. 99, J.L. No.57 of Mouza - **Laskapur** in under the jurisdiction of **Rajpur Sonarpur Municipality**, Ward No. **30** at Rajpur Sonarpur Municipal Holding No. 155, Street- Rabindra Nagar (East), Kolkata - 700153, under Police Station - Sonarpur Now Narendrapur in the District of South 24 Parganas; having its Sub Registrar office at Garia South 24 Parganas, which is more fully described in First Schedule hereunder written.

And Whereas said **Smt. Sandhya Karmakar, Smt. Lakshmi Das and Smt. Kanak Banik** due to love and affection to their younger brother decided to transferred, gift and assigned and granted their respect share of $3/7^{\text{th}}$ Share of the above mention property measuring 1235 more or less out total homestead landed property measuring more or less 4 (Four) Cottahs in favor of their beloved brother namely **Sri Santu Karmakar** the Donee therein, by a virtue of Registered **Deed of Gift** executed and registered on 25th January 2022, in the Office of **District Sub Registrar-III** of **Alipore, South 24 Parganas** and enter into **Book No. I, Volume No. 1603-2022**, Being No. ¹⁶³⁰1630000625 in the year 2022. Av. 1630

And Whereas said **Smt. Soma Biswas, Smt. Runu Roy, Sri Chandan Karmakar, Smt. Lakshmi Karmakar, Sri Tapas Karmakar, Sri Manas Karmakar, Sri Gopal Karmakar,**

Smt. Bebi Karmakar, Sri Sanjay Karmakar, Sri Manik Karmakar, Smt. Mridula Mondal and Sri Santu Karmakar, become the joint owner of landed property measuring more or less **4 (Four) Cottahs**. This is more fully and particularly described in the **First Schedule** hereunder written, hereinafter called and referred to as the said Premises. And hereinafter referred to as the said property is free from all encumbrances, liens, lispendens, attachments, acquisition, alignment or trust of any nature whatsoever.

And Whereas the First Party / Landlord herein being owners of the said property measuring more or less **4 (Four) Cottahs** together with Two Storied structure measuring more or less **700 Sq.ft.** Structure; lying and situated in being marked in **C.S. Dag No.- 482(P) & 478 (P)**, Corresponding to L.O.P. No. 99, J.L. No.57 of Mouza - **Laskapur** in under the jurisdiction of **Rajpur Sonarpur Municipality**, Ward No. **30** at Rajpur Sonarpur Municipal Holding No. 155, Street- Rabindra Nagar (East), Kolkata - 700153, under Police Station - Sonarpur Now Narendrapur in the District of South 24 Parganas; having its District Sub Registrar office at Alipore South 24 Parganas; desire to erect a new **G+3 Storied Building** upon the same demised land consisting of self contained Flats in the said building in different size with common areas and facilities for each residential Flat on the said Premises in accordance with the Building Plan to be the Sanction by Rajpur Sonarpur Municipality but being unable to implement their said desire due to the lack of the technical knowledge and finance, sought approached the **Developer / Second Party** herein.

And Whereas the Owners / First Part herein has agreed to deliver the vacant possession of the property hereinafter, referred to as the

premises which is in their occupation and possession to the Developer for the construction purposes.

And Whereas the Developer / Second Part herein in response to the announcement of seeking help by the Owner as aforesaid agreed to cause Development in the said of **All That** piece and parcel of land **4 (Four) Cottahs** together with Two Storied structure measuring more or less **700 Sq.ft.** Structure; lying and situated in being marked in **C.S. Dag No.- 482(P) & 478 (P)**, Corresponding to L.O.P. No. 99, J.L. No.57 of Mouza - **Laskapur** in under the jurisdiction of **Rajpur Sonarpur Municipality**, Ward No. **30** at Rajpur Sonarpur Municipal Holding No. 155, Street- Rabindra Nagar (East), Kolkata - 700153, under Police Station - Sonarpur Now Narendrapur in the District of South 24 Parganas.

Now This Development Agreement Witnesseth that the parties hereto have agreed to abide by the terms and conditions of this agreement and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following:

Owners:

Owners shall mean:

- a. **Smt. Soma Biswas**, (Aadhaar No. 668410756489, Pan No. GBWPB8094J);; daughter of Late Basudeb Karmakar and wife of Bapi Biswas, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife; residing at Durga Pally, Kali Bazar, Rajpur Sonarpur (M), Laskarpur, Post Office- Laskarpur, Police Station- Narandrapur, Kolkata- 700153, in the District of South 24 Parganas.
- b. **Smt. Runu Roy** (Aadhar No. 481875694857, Pan No. BXSPR1015E), Daughter of Late Basudeb Karmakar, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife; residing

at 203/2A/1, Raipur Road, Post office- Naktala, Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas.

- c. Sri Chandan Karmakar** (Aadhar No. 727815705107, Pan No. DFRPK9504J) son of Basudeb Karmakar, by faith - Hindu, by Nationality - Indian, by Occupation - Business; residing at Rabindranagar, Rajpur Sonarpur (M), Post Office- Laskarpur, Police Station- Narandrapur, Kolkata- 700153, in the District of South 24 Parganas.
- d. Smt. Lakshmi Karmakar** (Aadhar No. 252041597960, Pan No. DQKPK2836K) wife of Late Sridum Karmakar and daughter of Jogesh Chandra Sil, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife; residing at 141 S.S. Dhawan Colony, Haridevpur, Post office- Haridevpur, Police Station- behala, Kolkata- 700082 in the District of South 24 Parganas.
- e. Sri Tapas Karmakar** (Aadhaar No. 565985838218, Pan No. LMVPK7334R), son of Late Sridum Karmakar, by faith - Hindu, by Nationality - Indian, by Occupation - Service; residing at 141 S.S. Dhawan Colony, Haridevpur, Post office- Haridevpur, Police Station- behala, Kolkata- 700082 in the District of South 24 Parganas.
- f. Sri Manas Karmakar** son of Late Sridum Karmakar, (Aadhaar No. 925741621419, Pan No. LLKPK7020E) by faith - Hindu, by Nationality - Indian, by Occupation - Business; residing at 141 S.S. Dhawan Colony, Haridevpur, Post office- Haridevpur, Police Station- behala, Kolkata- 700082 in the District of South 24 Parganas.
- g. Sri Gopal Karmakar** (Aadhar No. 876292824187, Pan No. BREPK5743C) son of Late Sridum Karmakar, by faith - Hindu, by Nationality - Indian, by Occupation - Business; residing at 141 S.S.

Dhawan Colony, Haridevpur, Post office- Haridevpur, Police Station- behala, Kolkata- 700082 in the District of South 24 Parganas.

- h. Smt. Bebi Karmakar**, (Aadhar No. 582963509128, Pan No. GMLPK4678F), wife of Late Mintu Karmakar, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife; residing at Rabindranagar, Rajpur Sonarpur (M), Post Office- Laskarpur, Police Station- Narandrapur, Kolkata- 700153, in the District of South 24 Parganas.
- i. Sri Sanjay Karmakar** (Aadhar No. 584318235071, Pan No. BDKPK9914P) son of Late Mintu Karmakar, by faith - Hindu, by Nationality - Indian, by Occupation - Business; residing at Purbachai 2 Sabmilan Sporting Club Purbachai 2 Chandigori, Post Office- Koranchandigarh, Police Station- Dumdum, Kolkata- 700130, in the District of North 24 Parganas.
- j. Sri Manik Karmakar** (Aadhar No. 770328508163 Pan No. FCMPK5974A) son of Late Mintu Karmakar, by faith - Hindu, by Nationality - Indian, by Occupation - Service; residing at Rabindranagar, Rajpur Sonarpur (M), Post Office- Laskarpur, Police Station- Narandrapur, Kolkata- 700153, in the District of South 24 Parganas.
- k. Smt. Mridula Mondal** (Aadhar No. 359779740300 Pan No. GWQPM1390P) daughter of Late Mintu Karmakar, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife; residing at 16/B, Padmapukur, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, in the District of South 24 Parganas.
- l. Sri Santu Karmakar** (Aadhar No. 246126052942, Pan No. KHYPK8436D) son of Late Amulya Karmakar, by faith - Hindu, by

Nationality - Indian, by Occupation - Retired; residing at Rabindranagar, Rajpur Sonarpur (M), Post Office- Laskarpur, Police Station- Narandrapur, Kolkata- 700153, in the District of South 24 Parganas.

And further include each of her legal heirs, successor -in-interest, executors, administrators, representatives and / or assignees as the case may be.

Developers:

"Das Associate", bearing Pan Card No. **AAPFD4539E**, a Partnership firm having its office at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153; being represented by its partners namely, **1. Sri Avijit Das** son of Sri Sudhir Kumar Das, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153, Bearing pan Card No. **AGSPD8531F**, Having his Aadhar No. **845973151445** and **2. Sri Sanjoy Das** Son of Sri Manmath Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing At 95, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153, Bearing Pan Card No. **AUAPD1846P**, Having his Aadhar No. **578266032420**.

And further include each of their legal his, successor -in-interest, executors, administrators, representatives and / or assignees as the case may be.

Property:

All That piece and parcel of landed property **4 (Four) Cottahs** together with 700 Sq.ft. Tin Shaded structure standing thereon lying and situated in being marked in **C.S. Dag No.- 482(P) & 478 (P)**, Corresponding to L.O.P. No. 99, J.L. No.57 of Mouza -

Laskapur in under the jurisdiction of **Rajpur Sonarpur Municipality**, Ward No. **30** at Rajpur Sonarpur Municipal Holding No. 155, Street- Rabindra Nagar (East), Kolkata - 700153, under Police Station - Sonarpur Now Narendrapur in the District of South 24 Parganas.

Development Agreement: & It's Development Power of Attorney

That this present Agreement for **Development** deemed to have been commenced on and with effect from the date of signing of the Agreement; i.e. the 25th day **January**, Two Thousand and Twenty Two (2022).

Building:

Multi Storied Building to be constructed by the Developer on the said Landed Property.

Plan:

The building plan to be prepared by the Architect/ Engineer and the Building to be constructed at the cost of the Developer.

Architect:

The person and/or firm to be appointed by the Developer for supervising the said building during the construction period.

Owner's Allocation:

Owner's shall be entitled to get in following manner as mention below:-

Owner shall get **1 (One) Flat** at the **Second Floor** measuring **500 Sq. ft.** more or less built up area including proportionate share of stairs of the proposed Multi Storied Building as per the Sanction Building Plan of Rajpur Sonarpur Municipality sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed Multi Storied Building.

And the Developer shall bear rent for the alternative accommodation of the Land lord for Four accommodation within the locality of the aforesaid property of total Rs.16,000/- (Rupees Sixteen Thousand) Only Per month from the date of hand over, the existing premises until to hand over the Owner's allocation to the Owners at the newly constructed **Multi Storied Building**, which is Described in the Second Schedule herein.

Henceforth the total non refundable amount of First Part shall be Rs.23,00,000/- (Twenty Twenty Three Lakh) Only; from which Rs.8,00,000/- (Rupees Eight Lakhs) only; shall be paid at the time of this Development agreement, Rs.6,00,000/- (Rupees Six Lakhs) only at time of Second Floor Slab Casting, Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand) only at time brick work, Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand) only at time plaster

Developer's Allocation:

The Developer will be entitled to the **Rest** of the Construed area, after providing the Owner's allocation of the proposed **Multi Storied Building** along with the proportionate share of common portion, common facilities and common amenities of the said proposed **Multi Storied Building**, which are more fully and particularly described in the **Third Schedule** hereunder written.

Saleable Portion:

The entire portions in the building save and except Owner's share of allocation pertaining to the Developer's allocation as described in the Third Schedule.

Common Service Areas:

All the common service facilities excluding the over head water reservoir and water lifting pump and Motor which are to be enjoyed

by the Owners and the Developer of the building more fully and particularly described in the Fourth Schedule hereunder written.

Transferors:

In the context of this Agreement, the Owners herein in respect of the undivided proportionate share of the land pertaining to the Developer's allocation after the completion of the construction of the proposed building as per the proposed plan.

Transferee:

Shall mean the person, firm, limited company or association or persons to whom any space other than the building would be transferred.

With the Grammatical Variation:

Shall mean transfer by means of conveyance and shall include transfer possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest of land proportionate, to the flat and the right of use in common space in Multi Storied Building to the purchaser thereof.

Words Importing:

Singular shall include Plural and Vice Versa, Masculine shall include Feminine and Neuter, likewise, words, Genders shall include Masculine and Feminine Genders.

Transfer:

Transfer of proportionate undivided share / interest of land in property by the Owners attributable to the Developer's allocation and the Owner's allocation against which the Developer will construct the building where there will be both Owners and Developer's allocation.

Consideration:

Owners' allocation will be constructed at the cost of the Developer against which the Owners will transfer the undivided proportionate share of land in the property attributable to the Developer's allocation.

Delivery of Possession of Land:

In the context of this Agreement, the Owner will hand over to the Developer, a peaceful well demarcated physical possession of the property after sanction building plan of Rajpur Sonarpur Municipality for the purposes of the construction as per this agreement.

Time:

The Developer will complete the building and deliver the peaceful vacant physical possession of the Owner's allocation within **24 (Twenty Four)** months from the date of Sanction Plan. The time may be extended due to unavoidable circumstances arises if any, by the mutual consent of both the parties, but the same shall not be extended for more than 6 (Six) months in any circumstances.

Date of Commencement:-

This agreement be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developers Allocation is sold or transferred to the intending Purchaser or Purchaser's.

Undivided Share of Land:

The undivided proportionate share / interest in the land of the property attributable to each flat / units pertaining to the Developer's allocation and the Owner's allocation.

Manner of Work and Specification:

The materials and accessories which are to be used for the construction of the building (more fully and particularly described in the Sixth Schedule hereunder written).

Project:

The work of development of the said property will undertaken by the Developer.

Unit:

Any independent flat in the building, which is capable of being exclusively owned, used and/or enjoyed by any unit Owners and which is not the common portion.

Unit Power:

Any person who acquires, holds and/or owns any unit in the building shall include the Owners and the Developer for the units held by them from time to time.

Tax Liabilities:

The Owners shall not be liable to pay the tax liability in respect of selling the flats and spaces under Developer's allocation.

Article - II

Owners shall represent as follow:-

- a) The Owners are the absolute owners in respect of the property more fully described in the First Schedule hereunder written.
- b) There are no suits, litigations or legal proceedings in respect of the property.
- c) No person other than the Owners have any title of any nature whatsoever in the property or any part thereof.

- d) The right, title and interest of the Owners in the property is free from all the encumbrances and the Owners have a marketable title thereto.
- e) Neither the property nor any part thereof has been attached and/or is liable to be attached due to Income Tax Revenue or any other public demand.
- f) The Owners have not in any way dealt with the property whereby the right, title and interest of the Owners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.

Article – Iii: Owners' Right

- a) The Owners will get the Owners' allocation described in the Second Schedule hereunder written without any hindrances from the Developer.
- b) The Owners shall deliver the Photo copy of the Title Deed or Deeds or any other documents from their custody to Developer. With a condition that Owner shall provide all the Original whenever required by the Developer.

Article – Iv: Owner's Obligation

- a) The Owners shall answer and comply with all the requisitions made by the advocate of the Developer for establishing the title of the Owners in respect of the property shall make out a remarkable title, if encumbered in any manner. The Owner shall remain liable to rectify all the latent defects in the title, if any at their costs and expenses. The Owners will make the delivery of peaceful, vacant physical possession of the said property to the Developer before the construction of the building as desired by the Developer free from all the encumbrances. The Developer will be authorized to construct and complete the building at its cost

and as per the specifications mentioned herein without any interference or hindrances from the side of the Owner.

- b) During the continuance of this Agreement the Owners shall not let out a fresh grant, lease, mortgage and/ or create any charge in respect of the property or any portion thereof without the consent in writing of the Developer and the Developer for the time being assist the Owners.
- c) The Owners will, if required, execute agreement for sale in respect of sale of the undivided proportionate share of land attributable to the units pertaining to the Developer's allocation and present the same before the registration authority in respect of the Flats pertaining to the Developer's allocation for registration at the cost of the Developer and/ or its nominee.
- d) The Developer with the execution of this Agreement shall request the Owners to delivery of all the original documents in relating with their title or property. And the Owner is always bound to comply that. Except Original Title Deed of property
- e) The Owners will solely be responsible for delivering the peaceful vacant physical possession of the property to the Developer, free from all the encumbrances.
- f) The Owners will extend all the reasonable cooperation to the Developer for effecting the construction of the said building.
- g) The Owners' shall, if required, from time to time, transfer to the Developer and/ or its nominee undivided proportionate share in the land attributable to the units pertaining to the Developer's allocation in the building simultaneously or after the Delivery of Possession, the Owner's allocation. The costs of preparation, stamping, and registration of the necessary document such as Declaration, Affidavit, Boundary Declaration, Rajpur Sonarpur

Municipality Deceleration, Gift to Rajpur Sonarpur Municipality, if any, shall be borne and paid by the Developer.

- h)** In case of any encumbrances or dispute arises relating to the Title or Ownership in respect of the said property, then in such event the Owners shall be liable to meet up and remove the same at their own costs and expenses. In case the Owners do not, then the Developer will be at liberty to do so and to recover the said costs from the Owners.
- i)** The Owners shall, if required, from time to time, grant such further power or authorities to the Developer concerning the project, for the Developer is doing the various works envisaged hereunder, including entering into an agreement for sale (excluding the Owner's allocation) and/ or construction of the building and/ or portion thereof and to receive all the amount in pursuance thereof.
- j)** That the Developer shall be liable to pay all the previous taxes, mutation expenses in respect of the above noted property.

Development Power of Attorney

The Owner hereby appointed "**Das Associate**", bearing Pan Card No. **AAPFD4539E**, a Partnership firm having its office at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153; being represented by its partners namely, **1. Sri Avijit Das** son of Sri Sudhir Kumar Das, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153, Pan Card No. **AGSPD8531F**, Aadhaar No. **845973151445** and **2. Sri Sanjoy Das** Son of Sri Manmath Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing At 95, Lake Gardens, Post Office - Laskarpur, Police

Station - Sonarpur, Kolkata - 700153, Aadhaar No. **578266032420**, as their true and lawful attorney for the followings:-

- a) To appear before the Rajpur Sonarpur Municipality for mutation, C.C., water connection and appear before the CESC for electric connection.
- b) To sign the plan and all the relevant papers in respect of the building plan and present the same to the Rajpur Sonarpur Municipality and/ or any other competent authority.
- c) To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts necessary for constructing the said building.
- d) To obtain clearances from all the Government Departments and Authorities including Fir Brigade K.M.D.A. Police and the Authorities of Urban Land Ceiling Department, as may be necessary.
- e) To sign and apply for Proposed of Building Plan, Drainage Plan, Water Connection, Electricity Connection and other utilities as may be necessary for the convenience and enjoyment of the building standing on the land of the said premises.
- f) To appear before any officer of the Rajpur Sonarpur Municipality or any Court or Tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- g) To represent me before any Court of law.
- h) To appear and to act in all Courts - Civil, Criminal and Tribunal whenever required.

- i) To sign and verify plaints and written statements petitions, objections, memo of appeals, affidavits and application of all kind and file those in a court of law.
- j) To engage and appoint any advocate or counsel wherever required with the consent of Owner.
- k) To negotiate on terms for and to agree to and enter into and conclude any Agreement for sell the said Developer's share of allocation (Save and except Owner's share of allocation) to any purchaser or purchasers at such price, the said attorney in its absolute discretion, thinks proper and/ or to cancel and/ or repudiate the same.
- l) To receive from the intending purchaser any earnest money and/ or advance or advances and also the balance of the purchaser money against the said Developer's share of allocation (Save and except Owner's share of allocation) and to give good, valid receipt and discharge for the same.
- m) Upon such receipt as aforesaid to sign, execute and deliver any conveyance or conveyances in respect of the said Developer's share of allocation (Save and except Owner's share of allocation) described in the Third Schedule hereunder written in favour of the said purchaser or his/ her nominee or assignee.
- n) To sign and execute all other deeds, instruments and assurances which that said attorney shall consider necessary and to enter into and/ or to such covenants and conditions as may be required for fully and effectually conveying in respect of the Developer's share of allocation (Save and except Owner's share of allocation) if the Owners themselves present.
- o) To present any such agreement or agreements conveyance or conveyances in respect of the Developer's share of allocation

(Save and except Owner's share of allocation) for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for sale of Developer's share of allocation (Save and except Owner's share of allocation) of the said premises as aforesaid to the purchaser as full and effectually in all respects as the Owners do on the same themselves.

p) The Owners will, if required, execute the agreement for sale in respect of the sale of the undivided proportionate share of land attributable to the units pertaining to the Developer's allocation and present the same before the registration authority in respect of the Flat pertaining to the Developer's allocation for registration at the cost of the Developer and/ or its nominee.

q) The Owners, with the execution of this Agreement, will hand over the original copy of the Title Deeds relating to the said property to the Developer and/ or Owners shall bound to produce all the original documents in relating with their tile or property at any time to any competent authority in the request of the Developer.

r) The Owner will extend all the reasonable cooperation to the Developer for effecting construction of the said building.

s) The Owner shall, if required, from time to time, transfer to the Developer and/ or its nominee undivided proportionate share in the land attributable to the units pertaining to the Developer's allocation in the building simultaneously or after the Delivery of Possession the Owner's allocation to the Owner and the consideration for the same shall be a part of the cost of the construction of the Owner's allocation. The costs of preparation,

stamping, and registration of the necessary document such as Declaration, Affidavit, Boundary Declaration, Rajpur Sonarpur Municipality Deceleration, Gift to Rajpur Sonarpur Municipality, if any, shall be borne and paid by the Developer.

- t) In case of any encumbrances or dispute arises relating to the Title or Ownership in respect of the said property, then in such event the Owners shall be liable to meet up and remove the same at their own costs and expenses. In case the Owners do not, then the Developer will be at liberty to do so and to recover the said costs from the Owners.
- u) To sign and execute a proper Agreement for Sale or Deed of Conveyance in respect Developers' Allocation along with undivided importable proportionate share of the land underneath as per the proposed plan to be Proposed by the Rajpur Sonarpur Municipality upon the land mentioned in the schedule hereinabove.
- v) The Owners shall, if required, from time to time, grant such further power or authorities to the Developer concerning the project, for the Developer is doing the various works envisaged hereunder, including entering into an agreement for sale (excluding the Owner's allocation) and/ or construction of the building and/ or portion thereof and to receive all the amount in pursuance thereof.
- w) The Developer with the cooperation of the Owner will make all the arrangements for mutually settle the litigations by withdrawing the suits/ case at its cost without making the Developer liable for the same.

Article – V: Developer's Right

- a) The Developer will have the exclusive right to build and complete at its own cost within the stipulated time as aforesaid subject to its getting the vacant possession of the premises with joint effort of the Owner and the Developer.
- b) In the event of any dispute, both the parties will amicably settle the matter.
- c) The Developer will have the exclusive right to commercially exploit the Developer's allocation. The Developer will have full right and absolute authority to enter into any sale agreement/ sale with any intending purchaser/ purchasers in respect of the said Developer's share of allocation (Save and except Owner's share of allocation) at any price of its discretion and receive advance/ consideration in full thereof.
- d) The Developer will be entitled to occupy and use the property **Subject To** the terms and of this agreement, for the duration of the project. The Developer will be entitled to use the said premises for setting up a temporary size office and/ or quarters for its guard and other staff and shall further be entitled to put up sign boards and advertisement of the project and post its watch and ward staffs after getting possession of the said property from the Owner.
- e) Upon being inducted into the premises, the Developer will be at liberty to do all the works as be required for the project and to utilize the existing electricity and water, if any, in the property, at its costs and expenses. The Developer will have the right to obtain the temporary connection of utilities for the project and the Owners shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.

7) The Developer will be entitled to receive, collect and realise all the money out of the Developer's allocation from the intending purchaser in respect of the units/ spaces/ car parking spaces appertaining to the Developer's allocation without creating any personal and/ or financial liability upon the Owner.

8) The Developer to cause such changes to be made in the plans as the architect may approve and/ or shall be required by the concerned authorities from time to time for the betterment of project.

h) The Developer will be authorized so far as it necessary to apply for and obtain quota of cement, sleek brick and other building materials for the construction of the building.

i) The Developer will be entitled to deliver the unit pertaining to the Developer's allocation to the intending purchaser/ purchasers.

j) The Developer will be entitled to transfer the undivided proportionate share of land in the premises together with proposed flats attributable to the Developer's allocation by the virtue of the Power of Attorney to be given by the Owner to the Developer or its nominee.

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

l) The Owner shall give such cooperation to the Developer and sign all the papers, confirmation and/ or authorities as may be reasonably required by the Developer from time to time for the project, at the cost and expenses of the Developer.

m) The Developer shall have the right to demolish the existing structure and taken over the existing materials if any.

Article - VI: Developer's Obligation

- a) The Developer prior to the Delivery of Possession and/ or execution of any Deed of Conveyance in respect of the Flat/ Units and other constructed spaces under the Developer's allocation to any third party or intending purchaser will deliver the Flats/ Units and other constructed spaces under the Owner's allocation to connection, plumbing, sanitary, overhead and underground water tanks i.e. habitable condition to the Owners within 24 (Twenty Four) months from the date of the Sanction Plan. The time may be extended due to unavoidable circumstances arises if any, by mutual consent of both the parties, but the same shall not be extended for more than 6 (six months) in any circumstances. Notwithstanding the Developer will be entitled to extend time for completion of the project. In the event of any disputes regarding the matter according to the responsibility for the amicably settle the costs, charges, expenses and responsibility for the b) All costs, charges, expenses and responsibility for the construction of the building and/ or the development of the said premises shall be borne and paid by the Developer exclusively. c) The Developer will construct the building with ISI standard materials available in the market. d) The Developer will bear all the costs arising out of the construction of the building. e) all the liabilities and imposition in respect thereof from the date of delivery of the building.

Flats/ Units and other construction spaces under the Owner's allocation to the Owner from the date of the Owner's allocation is landed over to the Owners, complete and made habitable in terms hereof, the Owners shall be responsible to pay and bear the outgoings and impositions in respect of the Owner's allocation whereas, the Developer will remain responsible for the liabilities and imposition on the Developer's allocation.

- f) After completion of construction of the new building the Developer at its own cost and expenses shall obtain completion certificate from the Rajpur Sonarpur Municipality for the new building.
- g) The Developer shall submit the building Plan to Rajpur Sonarpur Municipality within next 2 (Two) from the date of execution of this Agreement.

Article – Vii: Indemnity

- a) The Developer indemnifies the Owners against all the claims, accidents, actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the building.
- b) The Developer will indemnify and keep the Owner indemnified in respect of all the costs, expenses, liabilities, claims, and/ or proceedings arising out of any acts done in pursuance of the authorities given as aforesaid.
- c) The Developer will keep the Owners saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof.
- d) The Developer indemnifies the Owners against all the claims or demand that may be made due to any things done by the Developer during development of the said premises and the

construction of the new building including the claim by the adjoining properties for damages their building.

- e) The Developer indemnifies the Owners against all the claims and demands of the suppliers, contractors, workmen and agents of the Developer on the account whatsoever including any accident of other loss.
- f) The Developer indemnifies the Owners against any demand and/ or claim made by the unit holder in respect of the Developer's allocation.
- g) The Developer indemnifies the Owners against any action taken by the Municipality and/ or other authority for any illegal or faulty construction or otherwise of the building.
- h) The Developer hereby agrees with the Owners not to do any act, deed or things whereby the Owners will be prevented from enjoying, selling, disposing, assigning of any of Owner's allocation in the property.

Article – Viii: Common Understandings

- a) In case it is required to pay any outstanding dues to the municipality or any other outgoings and liabilities in respect of the premises till the date the Owner hand over the vacant and peaceful possession of the premises to the Developer, then the Owner shall pay such dues and bear the costs and expenses thereof and the Developer will be liable for the subsequent period, if any. In other word, the Developer will pay the municipal rates and taxes and electricity bills as outstanding dues of the said premises till the date of handing over possession of the Owner's allocation to the Owners, where after the Owner's shall be responsible for their allocation and the Developer for their allocation.

- b) The Owners shall be solely and exclusively entitled to the Owner's allocation and the Developer's allocation in the newly constructed building along with common service area as per Proposed plan.
- c) The Owner's allocation shall be raised and constructed by the Developer for and on behalf of the Owner. The Developer's allocation of the building shall be constructed by the Developer for and on behalf of itself. The Owner and the Developer will be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem fit and proper **Subject To However** the general restrictions for mutual advantage inherent in the Owner's allocation. They will also be at liberty to enter into an agreement for sale of their respective allocation **Save That** insofar as the same relates to common areas (as described in the Fourth Schedule hereto) common expenses (as described in the Fifth Schedule hereto) and other matter of common interest, the Owners and the Developer will adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of Ownership flat buildings in Rajpur Sonarpur Municipality.
- d) The Developer will be entitled to all such monies receivable in respect of the Developer's allocation **Provided However** that the monies payable and/ or deposits for common purposes and common expenses shall be receivable only by the Developer from all the units Owners till formation of the society or any Owner's association of the unit Owners.

- e) The Developer will provide electricity connection for the said building including the Owner's allocation and the Owner and/ or their nominees shall reimburse for their individual meter as required to obtain electricity from the WBSEDCL to the Developer.
- f) Upon completion of the building, all the flat Owners shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management of the said building.
- g) If so required by the Developer, the Owner shall join and/ or cause such persons as may be necessary to join as confirming parties in any documents conveyance and/ or any other documents of transfer that the Developer may enter into with any person who desire to acquire units comprised in the Developer's allocation.

Article – Ix: Common Restrictions

- a) Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful loving of the other occupiers of the building.
- b) Neither party shall demolish or permit to demolish any wall or make any Structural alteration to the building.
- c) Both the parties shall abide by all laws, bye-laws, rules and regulation of the competent authority in enjoying the occupation of the building.
- d) Both the parties will jointly form a committee to look after the maintenance of the building. But with the Owners take possession of the Owner's allocation and the Developer sale major parts of its allocation, the Developer will have no liability to the said committee and/ or any association to be formed.

- e) Neither party shall use or permit to usage of their respective allocation or any portion of the said building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.
- f) Both the parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building giving notice in writing.
- g) Both the parties will bear proportionate tax, maintenance cost, and day to day expenditure of their respective allocation after completion and delivery of possession of the building.

Article - X: Miscellaneous

- a) The Owners and the Developer have entered into this agreement purely on independent status and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.
- b) Through this Agreement no transfer of right, title or interest in respect of the said property has been assigned to the Developer herein absolutely.
- c) Save and except this agreement no agreement and/ or oral representation between the parties hereto exists or will have any validity.

Article - Xi: Force Majure

The Developer will complete the Owner's allocation within the stipulated period subject to the circumstances which may not be found beyond control of the Developer.

Article - Xii: Jurisdiction

The Court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this Agreement.

Statutory Para

Be it noted that by this Development Agreement and the related Developer Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement / Final Document / for transfer of property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement / Final Document for transfer of property between the Owners and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

The First Schedule Above Referred To

[The Premises]

All that piece and parcel of land measuring **4 (Four) Cottahs** together with Two Storied structure measuring more or less **700 Sq.ft.** Tin Shaded Structure; lying and situated in being marked in **C.S. Dag No.- 482(P) & 478 (P)**, Corresponding to L.O.P. No. 99, J.L. No.57 of Mouza – **Laskapur** in under the jurisdiction of **Rajpur Sonarpur Municipality**, Ward No. **30** at Rajpur Sonarpur Municipal Holding No. 155, Street- Rabindra Nagar (East), Kolkata – 700153, under Police Station – Sonarpur Now Narendrapur in the District of South 24 Parganas; butted and bounded in the following manner.-

On the North: By LOP NO. 98.

On the South: By LOP NO. 100.

On the East: By 16'Ft Colony Road.

On the West: By 24'Ft Colony Road.

Or Howsoever Otherwise the same is butted and bounded called,

known, numbered and/ or distinguished.

The Second Schedule Above Referred To
[Owner's Allocation]

Owner's shall be entitled to get in following manner as mention below:-

Owner shall get 1 (One) Flats at the Second Floor measuring 500 Sq. ft. more or less built up area each including proportionate share of stairs of the proposed Multi Storied Building as per the Sanction Building Plan of Rajpur Sonarpur Municipality sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed Multi Storied Building.

And the Developer shall bear rent for the alternative accommodation of the Land lord for Four accommodation within the locality of the aforesaid property of total Rs.16,000/- (Rupees Sixteen Thousand) Only Per month from the date of hand over, the existing premises until to hand over the Owner's allocation to the Owners at the newly constructed **Multi Storied Building**, which is Described in the Second Schedule herein.

Henceforth the total non refundable amount of First Part shall be Rs.23,00,000/- (Twenty Twenty Three Lakh) Only; from which Rs.8,00,000/- (Rupees Eight Lakhs) only; shall be paid at the time of this Development agreement, Rs.6,00,000/- (Rupees Six Lakhs) only at time of Second Floor Slab Casting, Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand) only at time brick work, Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand) only at time plaster.

The Third Schedule Above Referred To
[Developer's Allocation]

The Developer will be entitled to the **Rest** of the construction area, after providing the Owner's allocation of the proposed **Multi Storied Building** along with the proportionate share of common portion, common facilities and common amenities of the said proposed **Multi Storied Building**.

And there have the liberty to sell or transfer at their own choice. If the title of the owners not clear and the construction work may delayed due to the title of the ownership of the owner, the time bound not to be calculated.

The Fourth Schedule above Referred to
[Specification of Construction]

a) **Structural Construction:**

Building design on RCC foundation with RCC framed structure with RCC roof slabs all confirming to National Building Code of India and Rajpur Sonarpur Municipality.

b) **Perimeter Walls:**

200 mm thick cement work (1:6 sand cement mortar).

c) **Internal Walls:**

75/ 125 mm thick with cement work (1:4 sand cement mortar) with wire reinforcement in every 2nd layer.

d) **Surface finish:**

Internal all walls and ceiling cement plastered and plaster of parish outside surface sand, cement plaster and snowcem wash.

e) **Flooring:**

Vertified Tiles 2'x2' skirting in bed rooms and all other floors.

f) **Door:**

All Door Frame would be Sal wood, Main Door and all the internal doors shall commercial flush doors.

g) **Window:**

All windows will be sliding aluminum with smoke glass cover with M.S. grill.

h) **Kitchen:**

Vertified Tiles floor 2'x2' skirting, Black stone kitchen platform with 2'6" height white glazed ceramic tiles on the wall, one steel sink, one C.P. bib cock.

i) **Toilet:**

Marble floor 2'x2' skirting with 6'-6" height wall tiles (white in colour) over all, one white commode with cistern (PVC) white in colour, One C.P. bib cock, concealed water lines, ceramic white basin and shower in toilet and both the toilets shall be provided with suitably positioned lights.

j) **Electricals:**

Concealed copper wire line with necessary fittings, sufficient light points, fan points and plug point in each and every rooms balcony, kitchen, living cum dining, bath rooms by moduler plate switches of reputed mark i.e., Each Bedroom - 2 Light points, one 5 Amp. Plug Point, One Fan Point. Living-cum-Dining - One 5 Amp. Plug Point, Two Light Points and Two Fan Points. Toilets - One Light Point, One Geezer Point, One Exhaust Fan Point. W.C. - One Light Point and One Exhaust Fan Point. Kitchen - One Aqua-guard Point, One 15 Amp. Plug Point, One Light Point and One Exhaust Fan Pont. With one A.C. Point in each flat.

k) **Finishing:**

Plaster of putty over sand cement plaster would be done in all inside walls will be painted with weather coat plaster, one coat putty, one coat primer, two coat weather coat. Windows will be coloured with two coats of synthetic enamel over primer.

l) **Water:**

Rajpur Sonarpur Municipality water supply at the underground reservoir with pumping facilities to overhead tank for the distribution of water to the individual flats through common surface pipe line (PVC) and pipe line up to the overhead tank at the roof of the building.

m) **Stairs and Landings:**

Marble Finish.

n) **Verandah Railing:**

Grills upto 3' height.

o) **Roof:**

Water proofing treatment of roof.

Extra Work:

No Extra work in the Flat would be carried out by the Developer. In the event such work is to be carried out, then in such event the Purchasers or Owners shall bear all the extra costs and expenses and for such extra work, if carried out, no deduction would be made by the Developer in the price of the Flat as agreed to the sold/ purchased.

**The Fifth Schedule above Referred to
(Common Rights)**

- a) Stair-case in all the floors of the said building.
- b) Stair-case landings on all the floors of the said building.
- c) Common passage including main entrance of the floors leading to roof.

- d) Water pump, overhead water tank and water supply line.
- e) Electric service line and electric main line wiring, electric meter for pump installed on the building and the meter box.
- f) Drainage and Sewerages.
- g) Boundary walls and Main gate.
- h) The ultimate roof of the building.
- i) Such other common parts, areas, equipments, installations, fixtures, fittings and spares in or above the said building as are necessary for the use and occupancy of the said building in common.

The Sixth Schedule above Referred to
[Common Expenses]

- a) All electricity charges payable in common for common portions of the buildings.
- b) Premium for insurance of the building if any made.
- c) Municipal and all other taxes levied on the building and other outgoings and any other charges required for payment towards the common use and enjoyment.
- d) Salaries and/ or wages for Darwan, Sweeper, etc.
- e) Regular maintenance of the building and attachment including periodical paintings of the outer side of the buildings, common spaces.
- f) Maintenance of Sewerage lines, External pipelines, sanitary tanks, underground water reservoir and other common attachments.
- g) Any other common expenses that the Owners Association of the building may decide if any all formed by the Flat Owner.

In Witness Whereof the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

Signed, Sealed & Delivered by the Parties at Kolkata in the Presence of:-

1. Pamela Dorr
(Adv)
Alipore Judge's Court
KOL-27

চন্দন রায়
Ruchin Roy
Chandana Ramrakham,
মিডেলফিল্ড

Tapas Karan Kar
Manab Karmakar
Sobit Karan Kar
সবিতা কৰ্মকাৰ
Sanjay Karmakar
Moushula Mondal
মৌসুমী কৰ্মকাৰ
সিদ্ধান্ত গুপ্তা

(Signature of the Owner /the First Part)

2. Sk Habibur Rahman,
(Adv)
Alipore Judge's Court
KOL-27

M/S. DAS ASSOCIATE
Anirban Das Sanjay Das
Partner Partner

Drafted & Identified by me,

Sk Habibur Rahman.

(Signature of the Developer Party /the Second Part)

Sk Habibur Rahman.
(Advocate)

Alipore Judges Court
Kolkata-700027.

Enrolment No. F/1813/2011.

Memo of Consideration

Received an amount of **Rs.8,00,000/- (Rupees Eight Lakhs)** only; as a consideration for the execution of this Development Agreement and its Power of Attorney against the land property mentioned in the Schedule herein, from the above named Developers.

Date	Mode	Bank	Favor	Branch	Amount
25/01/22	Cash	—	—	—	2,00,000/-
25/01/22	Cheque No. 259173	Indian	—	Lankapur	2,00,000/-
25/01/22	Cheque No. 259174	Indian	—	Lankapur	200,000/-
25/01/22	Cheque No. 259176	Indian	—	Lankapur	2,00,000/-
—	—	—	—	—	—
Total					8,00,000/-

Total - **Rupees Eight Lakhs only.**

Witnesses:

1. Pamela Dora
(Atr)
Slipore Indya's Conb
K01-27

2. Kirttaben Bahannan
(Atr)
Slipore Indya's Conb
K01-27

Pranab Roy
Chandran Karmacharya
M. S. S. S. S.

Tapas Karmacharya
Manab Karmacharya
Raj Karmacharya
G. S. S. S. S.
Sanjay Karmacharya
Madhula Mondal
manish. karmacharya
H. S. S. S. S.

(Signature of First Part)



Thumb

1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature

Chandram Kumar

Thumb

1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature

Purnima

Thumb

1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature

Chandram Kumar

Thumb

1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature

Chandram Kumar



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

name

Signature

Tapas Kar malakar



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature

Manish Kuzmo Kay



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature

Gopal Kanna Ver



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature

Gauri Karmakar



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature

Sanjay Karmakar



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Signature

Nandini Karmakar



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature

Mridula Mondal



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature

Arun Kumar

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....











Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....


Avi / s Das

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature.....

Avi / s Das

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature.....

Sanjay Das

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

GRN Details

GRN: 192021220169405961 Payment Mode: Online Payment
GRN Date: 25/01/2022 00:38:15 Bank/Gateway: State Bank of India
BRN : IK0BMRHAH0 BRN Date: 25/01/2022 00:01:36
Payment Status: Successful Payment Ref. No: 2000241339/2/2022
[Query No*/Query Year]

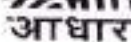
Depositor Details

Depositor's Name: SK Habibur Rahaman
Address: 29/1B Beck Bagan Row Kol 17
Mobile: 9038277786
Depositor Status: Advocate
Query No: 2000241339
Applicant's Name: Sk. Habibur Rahaman
Identification No: 2000241339/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000241339/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	5081
2	2000241339/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	8035
Total				13116

IN WORDS: THIRTEEN THOUSAND ONE HUNDRED SIXTEEN ONLY.



Unique Identification Authority of India

तानिकाकृतिर आहे डि / Enrollment No.: 1040/20037/31335

To
श्री लक्ष्मी कर्मकार
Lakshi Karmakar
141 S.S. DHAWAN COLONY
Haridevpur
Haridevpur
South Twenty Four Parganas
West Bengal 700082



MN007185732FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2520 4159 7960

আধার - সাধারণ মানুষের অধিকার



लक्ष्मी कर्माकर
 Lakshmi Karmakar
 पिता : योगेश चन्द्र शील
 Father : JOGESH CHANDRA SHIL
 जन्म साल / Year of Birth : 1970
 महिला / Female



2520 4159 7960

আধার - সাধারণ মানুষের অধিকার



ତଥା

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

INFORMATION

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

- आधार सारा देशे मान्य ।
- आधार क्षेत्रियते सरकारी ओ बेसरकारी परिसेवा प्राप्तिके सहायक हवे ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

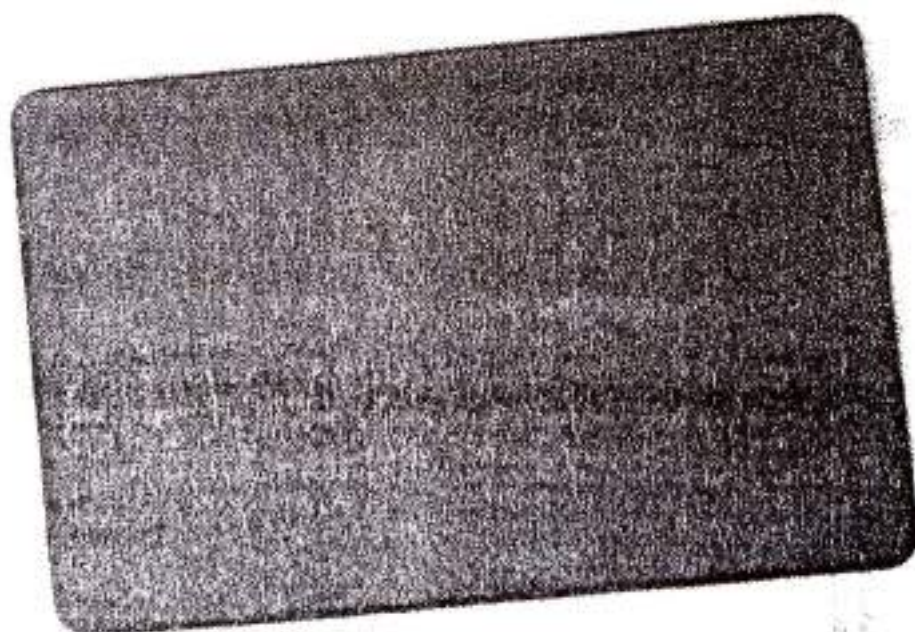
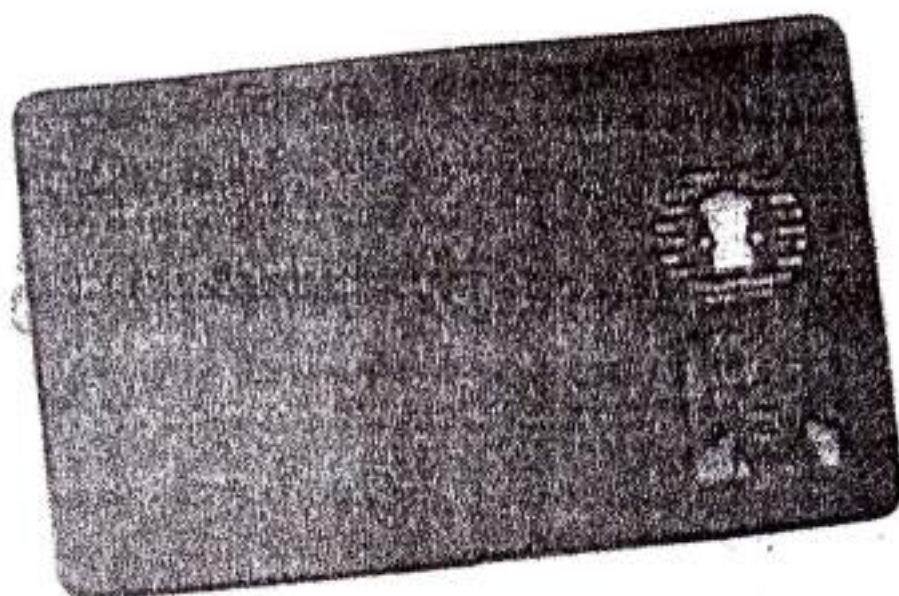


ঠিকানা:
১৪১, এস.এস.থ্যাওয়ার কলোনি,
হরিনন্দবপুর, হরিনন্দবপুর, দাঃ ২৪
নরায়ণা, পশ্চিমবঙ্গ, ৭০০০৪২

Address:
141, S.S. DHAWAN COLONY,
Haridevpur, Haridevpur, South
Twenty Four Parganas, West
Bengal, 700082

2520 4159 7960







ভারত সরকার

Government of India

ভালিকাভুক্তির আইডি / Enrollment No. 1040/20037/31337

নাম : কৰ্মকৰ
Tapas Karmakar
141 S.S. DHAWAN COLONY
Haridevpur
Haridevpur
South Twenty Four Parganas
West Bengal 700082

21635144



MN216351447FT



আপনার সংখ্যা / Your Aadhaar No. :

5659 8583 8218

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

নাম : কৰ্মকৰ
Tapas Karmakar
পিতা : শ্রীধাম কৰ্মকৰ
Father: SRIDHAM KARMAKAR
জন্ম সাল / Year of Birth: 1983
পুরুষ / Male



5659 8583 8218

- সাধারণ মানুষের অধিকার



Government of India



ভাষা

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

INFORMATION

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

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



ভারতীয় বিশিষ্ট পরিচয় প্রমাণ
Unique Identification Authority of India

ঠিকানা:
১৪১, এস.এস.ধাওয়াল কলোনি,
হরিদেবপুর, হরিদেবপুর, দঃ২৪
পারগনা, পশ্চিমবঙ্গ, ৭০০০৮২

Address:
141, S.S. DHAWAN COLONY,
Haridevpur, Haridevpur, South
Twenty Four Parganas, West
Bengal, 700082

5659 8583 8218

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

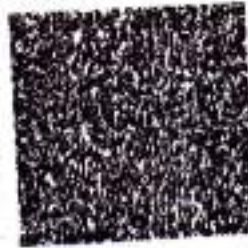
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
LMVPK7334R



नाम / Name
TAPAS KARMAKAR

पिता का नाम / Father's Name
BRIDHAM KARMAKAR

जन्म तिथि / Date of Birth
01/01/1983

Signature

07012022

इस कार्ड के बारे में ध्यान से पढ़ें।
आपका पैन कार्ड, पैन कार्ड और
आपका पैन कार्ड, पैन कार्ड और
आपका पैन कार्ड, पैन कार्ड और
आपका पैन कार्ड, पैन कार्ड और
आपका पैन कार्ड, पैन कार्ड और





ভারত সরকার

Government of India

ভুক্তিকর্তার আইডি / Enrollment No.: 1040/20037/31340

To
গোপাল কর্মকার
Gopal Karmakar
141 S.S. DHAWAN COLONY
Haridevpur
Haridevpur
South Twenty Four Parganas
West Bengal 700082

21635276



MN216352765FT



আপনার সংখ্যা / Your Aadhaar No.:

8762 9282 4187

— সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



গোপাল কর্মকার
Gopal Karmakar
পিতা : স্রীদাম কর্মকার
Father: SRIDAM KARMAKAR
জন্ম বর্ষ / Year of Birth: 1989
পুরুষ / Male



8762 9282 4187

— সাধারণ মানুষের অধিকার



Government of India



- সাধারণ পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা সত্য করা হয়।

INFORMATION

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

- আপনার সারা দেশে মান্য।

- আপনার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

- Aadhaar is valid throughout the country.

- Aadhaar will be helpful in availing Government and Non-Government services in future.



স্বাধীনতা বিধি পরিচালনা কর্তৃক
Unique Identification Authority of India

ঠিকানা:
১৪১, এস.এস.ধাওয়ান কলোনি,
হরিদেবপুর, হরিদেবপুর, দাঃ
দুর্গা, পশ্চিমবঙ্গ, ৭০০০৮২

Address:
141, S.S. DHAWAN COLONY,
Haridevpur, Haridevpur, South
Twenty Four Parganas, West
Bengal, 700082

8762 9282 4187

1947
1800 300 1947

help@uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOPAL KARMAKAR
SIDHAM KARMAKAR
13/11/1989

Permanent Account Number

BREPK5743C

Gopal Kar

Signature



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

इस कार्ड के खोने/प्राप्त होने की सूचना को/सीधे :
आयकर पैन सेवा यूनिट, ई. टी. पी. एस. यू.
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.



ভারত সরকার
ভারত সরকার
Unique Identification Authority of India
Government of India

www.uidai.gov.in for UID Enrollment No. 10402200377511309

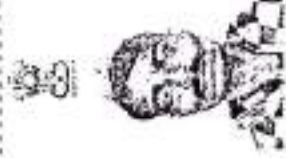
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UID
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10402200377511309
10402200377511309
10402200377511309
10402200377511309



আপনার অধার সংখ্যা / Your Aadhaar No. :
9257 4162 1419

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India
Minister, Revenue
Minister, Panchayat Raj
Minister, Labour & Employment
Minister, Social Justice & Empowerment



9257 4162 1419



ভারত

আধার - সাধারণ মানুষের অধিকার
Aadhaar - Common man's right

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, online service online.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

আধার - সাধারণ মানুষের অধিকার

আধার - সাধারণ মানুষের অধিকার
Aadhaar - Common man's right



ভারত সরকার
Unique Identification Authority of India

Minister, Revenue
Minister, Panchayat Raj
Minister, Labour & Employment
Minister, Social Justice & Empowerment

9257 4162 1419

9257 4162 1419

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
LLKPK7020E



नाम/Name
MANAS KARMAKAR

पिता का नाम/Father's Name
SRIDHAM KARMAKAR

27122021

जन्म की तारीख/
Date of Birth
01/01/1984

हस्ताक्षर/Signature

इस कार्ड के धारक/यह कार्ड के धारक को/यह कार्ड के धारक को
आयकर विभाग द्वारा जारी किया गया है।
यह कार्ड धारक, यही धारक,
पता नं. 341, सड़क नं. 492/4,
मोहन बागान, देव बंगला बीच रोड,
पुणे - 411 016



If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax 75th Section Unit, N.D.,
4th Floor, Market Building,
Plot No. 341, Survey No. 492/4,
Mohan Baag, Near Deep Bunglow Chowk,
Pune - 411 016

Tel: 9120 27122021 / 27122022
e-mail: income@pune.gov.in

01

भारत सरकार
GOVERNMENT OF INDIA



চন্দন কর্মকার
Chandan Karmakar
জন্মতারিখ/ DOB: 11/06/1986
পুরুষ / MALE



7278 1570 5107

আমার আধার, আমার পরিচয়

Chandan Karmakar

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

এস/ও: বাসুদেব কর্মকার,
রবীন্দ্রনগর, রাজপুর সোনারপুর
(এম), দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700153

Address:

S/O: Basudeb Karmakar,
RABINDRANAGAR, Rajpur
Sonarpur (M), South 24
Parganas,
West Bengal - 700153

7278 1570 5107

MERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT
CHANDAN KARMAKAR



भारत सरकार
GOVT. OF INDIA

BASUDEB KARMAKAR

01/01/1986

Permanent Account Number

DFRPK9504J

Chandan Kar

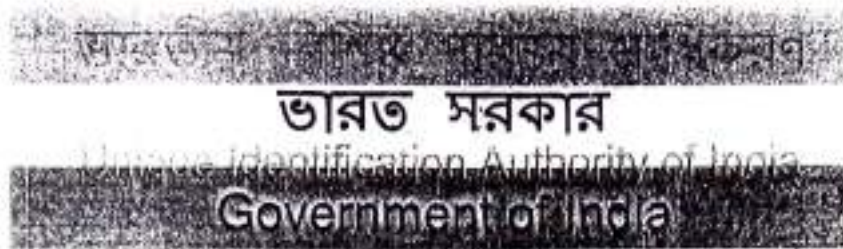
Signature



Chandan Kar

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHITSL
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, UTHITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.



তালিকাভুক্তির আইডি / Enrollment No. : 1040/20519/03643

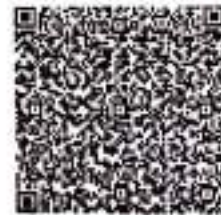
08/01/2014

To.
Mridula Mondal
মৃদুলা মন্ডল
16/1B
PADMA PUKUR
Regent Estate
Regent Estate, Kolkata
West Bengal - 700092



KL732783215FT

73278321



আপনার আধার সংখ্যা / Your Aadhaar No. :

3597 7974 0300

সাধারণ - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মৃদুলা মন্ডল
Mridula Mondal
পিতা : মিন্টু কর্মকার
Father : Mintu Karmakar

জন্মতারিখ/DOB: 08/12/1987
সহিতা / Female

3597 7974 0300



সাধারণ - সাধারণ মানুষের অধিকার

Mridula Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GWQPM1390P



नाम (Name)
MRIDULA MONDAL

पिता का नाम / Father's Name
MINTU KARMAKAR

जन्म की तारीख / Date of Birth
08/12/1987

Mridula Mondal
हस्ताक्षर / Signature

14125

Mridula Mondal



भारत सरकार

Government of India

Sanjay Karmakar

DOB : 15/05/1986

Male



5843 1823 5071

मेरा , मेरी पहचान



Unique Identification Authority of India

Address:

S/O, Mintu Karmakar, Purbachal 2, Sabmān Sporting Club,
Purbachal 2, Chandigori, Korachandigarh, North 24
Parganas, West Bengal, 700120

5843 1823 5071



1947



help@uidai.gov.in



www.uidai.gov.in

Sanjay Karmakar

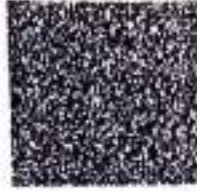
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BDKPK9914P



नाम / Name
SANJAY KARMAKAR

पिता का नाम / Father's Name
MINTU KARMAKAR

16112020

जन्म का तारीख /
Date of Birth
15/05/1986

Sanjay Karmakar
हस्ताक्षर / Signature

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

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

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

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

Sanjay Karmakar



ভারত সরকার

Government of India



সন্তু কর্মকার

Santu Karmakar

জন্মতারিখ / DOB : 01/01/1974

পুরুষ / Male



2461 2605 2942

আমার আধার, আমার পরিচয়



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: এম/ও: অমূল্য কর্মকার,
রবীন্দ্রনগর, রাজপুর (সানারপুর
(এম), লস্করপুর, দক্ষিণ ২৪ পরগনা,
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,
700153

Address: S/O. Amulya Karmakar,
RABINDRANAGAR, Rajpur
Sonarpur (M), Laskarpur, South
24 Parganas, South 24 Parganas,
West Bengal, 700153

2461 2605 2942



1947



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www.uidai.gov.in

आयकर विभाग
 INCOME TAX DEPARTMENT
 आयकर नंबर
 KYHBK8490D
 SANTU KARMAKAR
 आयकर दाता का नाम
 AMULYA KARMAKAR
 01/01/20




आयकर विभाग
 INCOME TAX DEPARTMENT
 आयकर नंबर
 KYHBK8490D
 SANTU KARMAKAR
 आयकर दाता का नाम
 AMULYA KARMAKAR
 01/01/20






ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

অনৈককরণ আইডি / Enrollment No : 2010/17507/15542

To:
BEBI KARMAKAR
কর্তা: মিন্টু কর্মকার
W/O- Mintu Karmakar
RABINDRANAGAR, Rajpur
Sonapur (M), South 24
Parganas
West Bengal - 700153

28/04/2014



KL900474345FT

90047434



আপনার আধার সংখ্যা / Your Aadhaar No. :

5829 6350 9128

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

কর্তা: মিন্টু কর্মকার
BEBI KARMAKAR
কর্তা: মিন্টু কর্মকার
Husband - Mintu Karmakar

সংস্করণ: DOB 01/01/1975
মতা: Female



5829 6350 9128

সাধারণ মানুষের অধিকার



Government of India



তথ্য

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

INFORMATION

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

■ আধার মারা দেশে মান্য।

■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

Address: W/O- Mintu
Karmakar,
RABINDRANAGAR, Rajpur
Sonapur (M), South 24
Parganas
West Bengal - 700153

উপস্থান: মিন্টু কর্মকার
কর্তা: মিন্টু কর্মকার (কর্তা)
সংস্করণ: DOB 01/01/1975
মতা: Female

5829 6350 9128



সংস্করণ: DOB 01/01/1975

5829 6350 9128

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GMLPK4678F

नाम / Name
BEBI KARMAKAR

पिता का नाम / Father's Name
CHITTARANJAN BISWAS

जन्म की तारीख / Date of Birth
01/01/1975

हस्ताक्षर / Signature



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

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

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

बेबी कर्मकार



ভারত সরকার
Government of India

জননিক পরিচয়



নাম

পিতা

জন্ম তারিখ

সংস্করণ: ১.০ (১০/০১/২০১১)

পৃষ্ঠা: ১/১



7703 2850 8163

আধার - সাধারণ মানুষের অধিকার



বিকল্প: J. মিন্টু কর্মকার

রবীন্দ্র নগর, রাঙ্গাপুর পোস্ট অফিস (মি.)

লস্কর পুর, পশ্চিম ২৪ পরগণা

পশ্চিম বঙ্গ,

ভারতীয় পরিচয় প্রমাণ প্রাধিকার

Unique Identification Authority of India

Address: S/O: Mintu

Karimakar,

RAJENDRANAGAR, Rajpur

Sondipur (M), South 24

Parganas, Laskar Pur, West

Bengal, 700153

7703 2850 8163



1647
1800 300 1917



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namik. karmakar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FCMPK5974A

नाम / Name
MANIK KARMAKAR

पिता का नाम / Father's Name
MINTU KARMAKAR

जन्म की तारीख / Date of Birth
19/10/1991

नाम / Name
MANIK KARMAKAR
हस्ताक्षर / Signature



28032017

इस कार्ड के खोने 'गले पर कृपया लुपित करें/लौटाने:

आयकर पैर सेवा १, १^{री}, एन एस डी एन
5^थ फ्लोर, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, डीप बंगला चौक के पास,
पुणे - 411 016.

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

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

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

MANIK KARMAKAR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAPFD4539E



नाम/ Name
DAS ASSOCIATE

01122018

निगमन/पंजन की तारीख
Date of Incorporation / Formation
14/11/2018

Sanjay Das



भारत सरकार
Unique Identification Authority of India

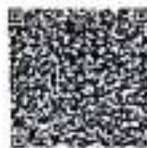
Enrolment No.: 1040/96597/03132

To
Avijit Das
S/O: Sudhir Das
26 LAKE GARDEN
Rajpur Sonarpur (M)
Laskarpur
South 24 Parganas West Bengal - 700153
9903660394

Download Date: 17/01/2018

Generation Date: 29/12/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

8459 7315 1445

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Avijit Das
Date of Birth/DOB: 18/12/1977
Male: MALE

8459 7315 1445

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रोसेसिंग के द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- 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: Sudhir Das, 26 LAKE GARDEN,
Rajpur Sonarpur (M), South 24
Parganas,
West Bengal - 700153

8459 7315 1445

Avijit Das

सुप्रीम कोर्ट
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

AVIJIT DAS

SUDHIR DAS

18/12/1977

Permanent Account Number

AGSP08531F


Signature



Avijit Das



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1507/10034/00538

Download Date: 27/07/2017

To
Sanjay Das
S/O: Manmatha Das
95 LAKE GARDEN
Rajpur Sonarpur (M)
South 24 Parganas Laskarpur
West Bengal - 700153
9748783438

Generation Date: 12/07/2017

Signature valid

Digitally signed by
Sanjay Das
DN: cn=Sanjay Das, o=Government of India, ou=Ministry of Home Affairs, email=Sanjay.Das@nic.gov.in, c=IN



आपका आधार क्रमांक / Your Aadhaar No. :

5782 6603 2420

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Sanjay Das

DOB: 05/05/1975
MALE



5782 6603 2420

मेरा आधार, मेरी पहचान

Sanjay Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJAY DAS

MANMATHA DAS

05/05/1975

Permanent Account Number

AUAPD1846P

Sanjay Das

Signature



23012010

Sanjay Das

Major Information of the Deed

No :	I-1630-00647/2022	Date of Registration	25/01/2022
Query No / Year	1630-2000241339/2022	Office where deed is registered	
Query Date	23/01/2022 7:30:33 PM	1630-2000241339/2022	
Applicant Name, Address & Other Details	Habibur Rahaman Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9038277786, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4001] Power of Attorney, Special Power of Attorney [Rs : 1/-], [4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 8,00,000/-]		
Set Forth value	Market Value		
	Rs. 62,19,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,081/- (Article:48(g))	Rs. 8,067/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 030, Holding No:155 JI No: 57, Pin Code : 700153


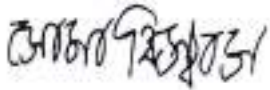
Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-997 (RS :-482)		Bastu	Bastu	4 Katha	55,44,004/-	Width of Approach Road: 24 Ft.,
Grand Total :				6.6Dec	0 /-	55,44,004 /-	

Structure Details :



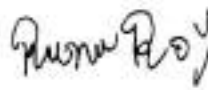
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0 /-	6,75,000 /-	

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt Soma Biswas Daughter of Late Basudeb Karmakar Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office			
25/01/2022	LTI 25/01/2022	25/01/2022	

Durga Pally, Kali Bazar, Rajpur Sonarpur (M), Laskarpur,, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: GBxxxxxx4J, Aadhaar No: 66xxxxxxxxx6489, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Runu Roy Daughter of Late Basudeb Karmakar Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office			
25/01/2022	LTI 25/01/2022	25/01/2022	

203/2A/1, Raipur Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BXxxxxxx5E, Aadhaar No: 48xxxxxxxxx4857, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Chandan Karmakar Son of Late Basudeb Karmakar Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office			
25/01/2022	LTI 25/01/2022	25/01/2022	

Rabindranagar, Rajpur Sonarpur (M),, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: DFxxxxxx4J, Aadhaar No: 72xxxxxxxxx5107, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office

Lakshmi Karmakar

Son of Late Sridum

Karmakar

Executed by: Self, Date of

Execution: 25/01/2022

, Admitted by: Self, Date of

Admission: 25/01/2022 ,Place

: Office



25/01/2022

LTI
25/01/2022

25/01/2022

141 S.S. Dhawan Colony, Haridevpur, City:- , P.O:- Haridevpur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DQxxxxxx6K, Aadhaar No: 25xxxxxxxx7960, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Shri Tapas Karmakar Son of Late Sridum Karmakar Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office			
		25/01/2022	LTI 25/01/2022	25/01/2022



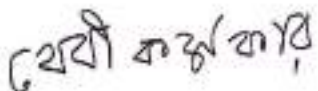
141 S.S. Dhawan Colony, Haridevpur,, City:- , P.O:- Haridevpur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: LMxxxxxx4R, Aadhaar No: 56xxxxxxxx8218, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office

6	Name	Photo	Finger Print	Signature
	Shri Manas Karmakar Son of Late Sridum Karmakar Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office			
		25/01/2022	LTI 25/01/2022	25/01/2022

141 S.S. Dhawan Colony, Haridevpur, City:- , P.O:- Haridevpur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: LLxxxxxx0E, Aadhaar No: 92xxxxxxxx1419, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office

7	Name	Photo	Finger Print	Signature
	Shri Gopal Karmakar Son of Late Sridum Karmakar Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office			
		25/01/2022	LTI 25/01/2022	25/01/2022




S.S. Dhawan Colony, Haridevpur, City:- , P.O:- Haridevpur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BRxxxxxx3C, Aadhaar No: 87xxxxxxxx4187, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022
Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Bebi Karmakar Wife of Late Mintu Karmakar Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office			
25/01/2022	LTI 25/01/2022	25/01/2022	



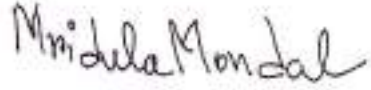


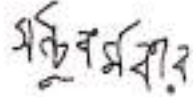
Rabindranagar, Rajpur Sonarpur (M),, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GMxxxxxx8F, Aadhaar No: 58xxxxxxxx9128, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022
Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Sanjay Karmakar Son of Late Mintu Karmakar Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office			
25/01/2022	LTI 25/01/2022	25/01/2022	

Purbachai 2 Sabmilian Sporting Club Purbachai 2 Chandigorl, City:- , P.O:- Koranchandigarh, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BDxxxxxx4P, Aadhaar No: 58xxxxxxxx5071, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022
Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Manik Karmakar Son of Late Mintu Karmakar Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office			
25/01/2022	LTI 25/01/2022	25/01/2022	



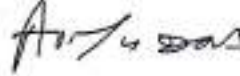


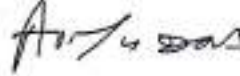


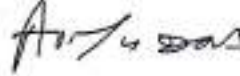
Rabindranagar, Rajpur Sonarpur (M),, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FCxxxxxx4A, Aadhaar No: 77xxxxxxxx8163, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022
Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office

Name	Photo	Finger Print	Signature	
Smt Mridula Mondal Daughter of Late Mintu Karmakar Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office				
25/01/2022	LTI 25/01/2022	25/01/2022		
16/B, Padmapukur,, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GWxxxxxx0P, Aadhaar No: 35xxxxxxxx0300, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office				
12	Name Shri Santu Karmakar Son of Late Amulya Karmakar Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office			
	25/01/2022	LTI 25/01/2022	25/01/2022	
Rabindranagar, Rajpur Sonarpur (M),, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: KHxxxxxx6D, Aadhaar No: 24xxxxxxxx2942, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office				

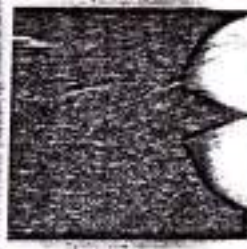

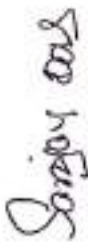
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Das Associate 26, Lake Gardens, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 , PAN No.:: AAxxxxxx9E, 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> Shri Avijit Das (Presentant) Son of Shri Sudhir Kumar Das Date of Execution - 25/01/2022, , Admitted by: Self, Date of Admission: 25/01/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jan 25 2022 5:17PM</td> <td>LTI 25/01/2022</td> <td>25/01/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Avijit Das (Presentant) Son of Shri Sudhir Kumar Das Date of Execution - 25/01/2022, , Admitted by: Self, Date of Admission: 25/01/2022, Place of Admission of Execution: Office				Jan 25 2022 5:17PM	LTI 25/01/2022	25/01/2022	
Name	Photo	Finger Print	Signature										
Shri Avijit Das (Presentant) Son of Shri Sudhir Kumar Das Date of Execution - 25/01/2022, , Admitted by: Self, Date of Admission: 25/01/2022, Place of Admission of Execution: Office													
Jan 25 2022 5:17PM	LTI 25/01/2022	25/01/2022											

Lake Gardens, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal,
 India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, , PAN No.:
 AUxxxxx1F, Aadhaar No: 84xxxxxxx1445 Status : Representative, Representative of : Das Associate
 (as PARTNER)

Name	Photo	Finger Print	Signature
Shri Sanjay Das Son of Shri Manmath Das Date of Execution - 25/01/2022, , Admitted by: Self, Date of Admission: 25/01/2022, Place of Admission of Execution: Office			
	Jan 25 2022 5:17PM	LT 25/01/2022	25/01/2022
95, Lake Gardens,, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AUxxxxx6P, Aadhaar No: 57xxxxxxx2420 Status : Representative, Representative of : Das Associate (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Pamela Das Daughter of Shri Rabi Chandra Das Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	25/01/2022	25/01/2022	25/01/2022
Identifier Of Smt Soma Biswas, Smt Runu Roy, Shri Chandan Karmakar, Smt Lakshmi Karmakar, Shri Tapas Karmakar, Shri Manas Karmakar, Shri Gopal Karmakar, Smt Bebi Karmakar, Shri Sanjay Karmakar, Shri Manik Karmakar, Smt Mridula Mondal, Shri Santu Karmakar, Shri Avijit Das, Shri Sanjay Das			

Transfer of property for L1

From	To. with area (Name-Area)
Smt Soma Biswas	Das Associate-0.55 Dec
Smt Runu Roy	Das Associate-0.55 Dec
Shri Chandan Karmakar	Das Associate-0.55 Dec
Smt Lakshmi Karmakar	Das Associate-0.55 Dec
Shri Tapas Karmakar	Das Associate-0.55 Dec
Shri Manas Karmakar	Das Associate-0.55 Dec
Shri Gopal Karmakar	Das Associate-0.55 Dec
Smt Bebi Karmakar	Das Associate-0.55 Dec
Shri Sanjay Karmakar	Das Associate-0.55 Dec
Shri Manik Karmakar	Das Associate-0.55 Dec
Smt Mridula Mondal	Das Associate-0.55 Dec
Shri Santu Karmakar	Das Associate-0.55 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Soma Biswas	Das Associate-83.33333300 Sq Ft
2	Smt Runu Roy	Das Associate-83.33333300 Sq Ft
3	Shri Chandan Karmakar	Das Associate-83.33333300 Sq Ft
4	Smt Lakshmi Karmakar	Das Associate-83.33333300 Sq Ft
5	Shri Tapas Karmakar	Das Associate-83.33333300 Sq Ft
6	Shri Manas Karmakar	Das Associate-83.33333300 Sq Ft
7	Shri Gopal Karmakar	Das Associate-83.33333300 Sq Ft
8	Smt Bebi Karmakar	Das Associate-83.33333300 Sq Ft
9	Shri Sanjay Karmakar	Das Associate-83.33333300 Sq Ft
10	Shri Manik Karmakar	Das Associate-83.33333300 Sq Ft
11	Smt Mridula Mondal	Das Associate-83.33333300 Sq Ft
12	Shri Santu Karmakar	Das Associate-83.33333300 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 030, Holding No:155 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 997		Seller is not the recorded Owner as per Applicant.

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

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

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

Presented for registration at 17:08 hrs on 25-01-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Avijit Das.

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 62,19,004/-

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

Execution is admitted on 25/01/2022 by 1. Smt Soma Biswas, Daughter of Late Basudeb Karmakar, Durga Pally, Kali Bazar, Rajpur Sonarpur (M), Laskarpur, P.O: Laskarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 2. Smt Runu Roy, Daughter of Late Basudeb Karmakar, 203/2A/1, Rajpur Road, P.O: Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 3. Shri Chandan Karmakar, Son of Late Basudeb Karmakar, Rabindranagar, Rajpur Sonarpur (M), P.O: Laskarpur, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service, 4. Smt Lakshmi Karmakar, Wife of Late Sridum Karmakar, 141 S.S. Dhawan Colony, Haridevpur, P.O: Haridevpur, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 5. Shri Tapas Karmakar, Son of Late Sridum Karmakar, 141 S.S. Dhawan Colony, Haridevpur, P.O: Haridevpur, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 6. Shri Manas Karmakar, Son of Late Sridum Karmakar, 141 S.S. Dhawan Colony, Haridevpur, P.O: Haridevpur, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 7. Shri Gopal Karmakar, Son of Late Sridum Karmakar, 141 S.S. Dhawan Colony, Haridevpur, P.O: Haridevpur, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 8. Smt Bebi Karmakar, Wife of Late Mintu Karmakar, Rabindranagar, Rajpur Sonarpur (M), P.O: Laskarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 9. Shri Sanjay Karmakar, Son of Late Mintu Karmakar, Purbachai 2 Sabmilian Sporting Club Purbachai 2 Chandigori, P.O: Koranchandigarh, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business, 10. Shri Manik Karmakar, Son of Late Mintu Karmakar, Rabindranagar, Rajpur Sonarpur (M), P.O: Laskarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business, 11. Smt Mridula Mondal, Daughter of Late Mintu Karmakar, 16/B, Padmapukur, P.O: Regent Estate, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business, 12. Shri Santu Karmakar, Son of Late Amulya Karmakar, Rabindranagar, Rajpur Sonarpur (M), P.O: Laskarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business

Identified by Smt Pamela Das, Daughter of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-01-2022 by Shri Avijit Das, PARTNER, Das Associate (Partnership Firm), 26, Lake Gardens, City:-, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Identified by Smt Pamela Das, Daughter of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 25-01-2022 by Shri Sanjay Das, Partner, Das Associate (Partnership Firm), 26, Lake Gardens, City:-, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

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Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,067/- (B = Rs 8,000/-, E = Rs 35/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 8,035/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/01/2022 12:39AM with Govt. Ref. No: 192021220169405961 on 25-01-2022, Amount Rs: 8,035/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMRHAH0 on 25-01-2022, Head of Account 0030-03-104-001-16

of Stamp Duty

that required Stamp Duty payable for this document is Rs. 10,081/- and Stamp Duty paid by Stamp Rs 5,000/-.
Online = Rs 5,081/-
Description of Stamp
Stamp: Type: Impressed, Serial no 35252, Amount: Rs.5,000/-, Date of Purchase: 25/01/2022, Vendor name:
Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/01/2022 12:39AM with Govt. Ref. No: 192021220169405961 on 25-01-2022, Amount Rs: 5,081/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BMRHAH0 on 25-01-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1630-2022, Page from 46365 to 46449
being No 163000647 for the year 2022.



Digitally signed by BAISHALI
DASGUPTA
Date: 2022.02.23 13:49:25 -08:00
Reason: Digital Signing of Deed.

Bdasgupta

(Baishali Dasgupta) 2022/02/23 01:49:25 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)