

DEVELOPMENT AGREEMENT

DATED

10TH DAY OF AUGUST, 2022.

REGISTERED AT

THE OFFICE OF THE ADDITIONAL DISTRICT SUB REGISTRAR, AT GARIA.

RECORDED IN

BOOK NO. I

VOLUME NO. 1629 - 2022

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BEING NO. 162904875 FOR THE YEAR 2022.

BY

SMT. SUTAPA DEY AND ANR.

... LAND OWNERS.

AND

NIVANJALI CONSTRUCTION.

... DEVELOPER.

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The document is signed by the person whose name is written in the space provided. The signature should be in ink and the counterfoil should be attached with this document as the part of this document.

Addl District Sub - Registrar Office
South 24-Pgs.

10 AUG 2022

--- DEVELOPMENT AGREEMENT ---

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS
THE 10TH DAY OF AUGUST $\equiv$. 2022 (TWO
THOUSAND AND TWENTY TWO), ANNO DOMINI.

5 AUG 2022

5790

No.....Rs. **1000/-** Date..... **Tapanjit Ray**

Name:..... Advocate
Address:..... Alipur Judge's Court
Vendor:..... **Kolkata - 27**

Subhankar Das
Alipur Collectorate, 24 Pgs (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

5790 = 1000/-



Identified by
Riya Gupta
Advocate
Ho Sri Satyendra Kumar Gupta
of Alipore Criminal Court,
Kolkata 700024.

Arin Halder
[Signature]

Alipur District Sub - Registrar's Office
South 24-P.O.S.

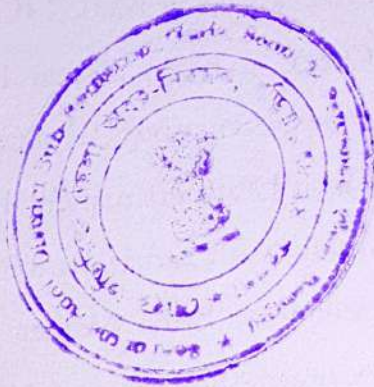
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B E T W E E N

(1) SMT. SUTAPA DEY (PAN : CAHPD 5975 J), wife of Sri Soumen Dey, a Housewife AND (2) SRI SOUMEN DEY (PAN AHGPD 2635 R), son of Late Ashok Kumar Dey, an Engineer -- both are by religion Hindu, by nationality Indian, and residing at Boral Majher Para, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata - 700154, District South 24 Parganas, hereinafter jointly called and referred to as the LAND OWNERS (which term or expression shall unless excluded by or repugnant to the context shall mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART.

A N D

NIVANJALI CONSTRUCTION (PAN AATFN 7992 H), a Partnership Firm, having its Office at Boral Majher Para, Boral, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata - 700154, District : South 24 Parganas and being represented by its Partners namely (1) SRI UDAY SARKAR (PAN BXYPS 7968 D), son of Late Anath Nath Sarkar, by religion Hindu, by nationality Indian, by occupation Business and residing at Boral Majher Para, Boral, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata - 700154, District : South 24 Parganas, (2) SMT. SUTAPA DEY (PAN CAHPD5975 J), wife of Sri Soumen Dey, by religion Hindu, by nationality Indian, by occupation Business and residing at Boral, Majherpara, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata 700154, District South 24 Parganas AND (3) SRI SOUVIK DEY (PAN EDVPD 4685 N), son of Sri Soumen Dey, by religion Hindu, by nationality Indian, by occupation Business and residing at Boral Majher Para, Boral, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata - 700154, District South 24 Parganas, hereinafter jointly called and referred to as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the context shall mean and include its' successors-in-office, executors, administrators, legal representatives and assigns) of the SECOND PART.



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WHEREAS the Land Owners have agreed to authorize and entrust the Developer herein-named to construct a multi storied building on the said land property more fully and particularly described in the FIRST SCHEDULE, according to the Plan, which will be sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality and as per the following terms and conditions on which both the Parties have mutually agreed.

AND WHEREAS in this agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning:-

DEFINITION

- I} The "FIRST PART" shall mean and include the OWNERS of the Land Property, which is more fully mentioned under the First Schedule hereunder written and their respective heirs and successors, representatives, legal representatives, executors and assigns.
- II} The "SECOND PART" shall mean and include the "DEVELOPER" and its successors-in-office, representatives, legal representatives, executors and assigns.
- III} The said "PROPERTY OR LAND" shall mean ALL THAT the piece and parcel of Land, measuring about 05 (Five) Cottahs, 04 (Four) Chittacks and 44 (Forty Four) Sq. Ft., along with a Temporary Shed Structure measuring about 500 (Five Hundred) Sq. Ft., standing thereon, lying and situate within the District South 24 Parganas, Police Station Narendrapur (previously Sonarpur), Additional District Sub Registrar Office at Garia (previously Sonarpur), Pargana Medanmolla, Mouza Boral, J.L. No. 61, Touzi No. 142, R.S. No. 199, appertaining to C.S. Khatian No. 500, corresponding to R.S. Khatian No. 598 (Part), corresponding to L.R. Khatian No. 3745 & 3748 (previously 1235), comprising R. S. Dag No. 430, corresponding to L.R. Dag No. 566, within the jurisdiction of Rajpur Sonarpur Municipality, Ward No. 34 (previously 32) and being known and numbered as Holding No. 308, Boral - C, Kolkata 700154 and assessed under Assessment No. 1104302056645.
- IV} "PROPOSED BUILDING" shall mean, a G + IV storied building, which is going to be constructed, on the said premises mentioned above, as per the Building Sanction Plan



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vide Approved Plan No. 1396 / CB / 34 / 18 / 21 – 22 by the Competent Authority of The Rajpur Sonarpur Municipality.

V} “THE PLAN” shall mean the said Building Plan, as sanctioned vide Approved Plan No. 1396 / CB / 34 / 18 / 21 – 22, by the Competent Authority of The Rajpur Sonarpur Municipality, as per the Building Plan, for the purpose of construction of a G + IV Storied Building over the land and shall include any amendments and modifications thereof.

VI} “THE ARCHITECT” shall mean any duly qualified person or persons firm or firms having proper License to undertake construction work to be appointed by the Developer Concern for construction of the said Building in the said premises as per the Building Plan, as sanctioned by The Rajpur Sonarpur Municipality.

VII} “THE SALEABLE AREA” shall mean the space in the said proposed Building available for independent use and occupation including common portions and/ or common facilities (i.e. super built-up area).

BUILT – UP AREA shall mean Flat Area (including Partition Wall) along with proportionate share of the Staircase and Stair landing.

SUPER BUILT – UP AREA shall mean Built – Up Area along with other common areas and facilities.

VIII} “LAND OWNERS’ ALLOCATION” shall mean, the Land Owners / First Parties will be provided 40% (Forty Percent) of the residential area only i.e. from the 2nd and 4th Floor and 01 (One) Office Room with Toilet, from the Ground Floor, out of the total construction area to be constructed on the basis of the Building Plan, as sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality, which are specifically mentioned hereunder:

RESIDENTIAL ALLOCATION:

- Entire Second Floor, out of the proposed G + IV Storied Building; (except the staircase portion, which shall be common to all the Owners);
- Balance 40% Area to be adjusted from the Fourth Floor out of the proposed G + IV Storied Building; (except the staircase portion, which shall be common to all the Owners); -



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SEMI - COMMERCIAL ALLOCATION:

- 01 (One) Office Space, at the North - Western side of the Ground Floor, measuring about 486 (Four Hundred and Eighty Six) Sq. Ft. Built - Up Area, out of the proposed G + IV Storied Building; (except the staircase portion, which shall be common to all the Owners) - TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum non - refundable amount of Rs. 5,25,000/- (Rupees Five Lakh and Twenty Five Thousand) only will be paid by the Developer to the Land Owners herein jointly and that shall be paid at the time of completion of Super Structure of the said proposed Building.

IX} "DEVELOPER'S ALLOCATION" shall mean the 60% (Sixty Percent) of the entire residential area only from the 1st, 3rd and 4th Floor and Entire Car Parking Spaces at the North - East - Southern side at the Ground Floor measuring about 953 (Nine Hundred and Fifty Three) Sq. Ft. which is equivalent to 88.60 (Eighty Eight Point Six Zero) Sq. Mt. in total, to be constructed on the basis of the Building Plan, as sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality, which are specifically mentioned hereunder:

RESIDENTIAL ALLOCATION:

- Entire First Floor, out of the proposed G + IV Storied Building; (except the staircase portion, which shall be common to all the Owners);

- Entire Third Floor, out of the proposed G + IV Storied Building; (except the staircase portion, which shall be common to all the Owners);

Balance 60% Area to be adjusted from the Fourth Floor out of the proposed G + IV Storied Building; (except the staircase portion, which shall be common to all the owners); -

CAR PARKING SPACE ALLOCATION:

• Entire Car Parking Spaces at the North – East – Southern side of the Ground Floor measuring about 953 (Nine Hundred and Fifty Three) Sq. Ft. which is equivalent to 88.60 (Eighty Eight Point Six Zero) Sq. Mt. in total, out of the proposed G + IV Storied Building; (except the staircase portion, which shall be common to all the Owners) - TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

X} "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase – cum – landing, equipment and accessories for common use and enjoyment.

XI} "PROPORTIONATE SHARE" means the share which is agreed to be fixed Owners' and Developer's shares respectively in the land, on the basis of the respective allocation.

DETAILS OF THE TITLE OF THE LAND

WHEREAS one Soumen Dey and Sutapa Dey (the Land Owners herein named), are the joint and absolute Owners and Possessors of ALL THAT the piece and parcel of Land, measuring about 05 (Five) Cottahs, 04 (Four) Chittacks and 44 (Forty Four) Sq. Ft., along with a Temporary Shed Structure measuring about 500 (Five Hundred) Sq. Ft., standing thereon, lying and situate within the District South 24 Parganas, Police Station Narendrapur (previously Sonarpur), Additional District Sub Registrar Office at Garia (previously Sonarpur), Pargana Medanmolla, Mouza Boral, J.L. No. 61, Touzi No. 142, R.S. No. 199, appertaining to C.S. Khatian No. 500, corresponding to R.S. Khatian No. 598 (Part), corresponding to L.R. Khatian No. 3745 & 3748 (previously 1235), comprising R. S. Dag No. 430, corresponding to L.R. Dag No. 566, within the jurisdiction of Rajpur Sonarpur Municipality, Ward No. 34 (previously 32) and being known and numbered as Holding No. 308, Boral - C, Kolkata 700154 and assessed under Assessment No.



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1104302056645, by virtue of execution and registration of two Separate Deed of Sale (Saf Bikroy Kobala Dalil both dated 28.09.2005 and 29.11.2010 respectively. The said Deeds were registered at the Office of the Additional District Sub Registrar, at Sonarpur, South 24 Paragnas, and recorded in Book No. I, Volume No. 133 & CD Volume No. 31 respectively, from 45 to 52 & 4626 to 4637 Pages respectively and being Deed No. 6936 & 13052 for the Year 2005 & 2010 respectively.

On and from the date of purchase of the said two Deeds, the said Soumen Dey and Sutapa Dey being the adjacent Plot Holders have started to possess and enjoy the same jointly and absolutely without any disturbance and/ or hindrance from anybody and while seized and possessed of the same, they have jointly mutated their names in the books and records of the Rajpur Sonarpur Municipality and the said property has been known and numbered as the Holding No. 308, Boral C under Ward No. 34, Kolkata 700154 and the said property has been assessed under Assessment No. 1104302056645 and thereby started to pay taxes, rents and other payables to the Concerned Authority.

Subsequently, the Land Owners herein, for better use and enjoyment of the said property, have sanctioned a building plan to raise a multi storied building thereon the said property and for the same they have applied before the Competent Authority of the Rajpur Sonarpur Municipality and the said Municipality have sanctioned a Building Plan for raising a G + 4 Storied Building vide Approved Plan No. 1396 / CB / 34 / 18 / 21 - 22.

During their such joint, absolute and peaceful possession and enjoyment of the said property, the said Soumen Dey and Sutapa Dey, being the Land Owners herein-named, for the purpose of better utilization of the property and to gain something more out of their property, have mutually decided to raise a multi - storied building there on their Schedule mentioned land property, but not having so much fund, man power and set-up, time to endeavor, as also with the intention to materialize their desire through a Developer, they have decided to entrust the above-named NIVANJALI CONSTRUCTION, to raise a G + IV storied building there on their First Schedule mentioned land property, under some specific terms and conditions.



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Finding the project a viable one, the said Developer has agreed to take charge of the project, under some settled terms and conditions as mentioned herein.

TITLE ENTITLEMENT AND COVENANTS THEREOF:-

- a. The Land Owners do hereby declare that they have absolutely seized and possessed of the said premises, as enumerated under the FIRST SCHEDULE herein, without having any claim, right, title or interest of any person thereto and the said property is absolutely free from all charges, liens, demands, suits, requisitions/ acquisitions etc. and the Land Owners have good right, title, interest and power to enter into this Agreement with the Developer for the purpose contained in these presents.
- b. The Land Owners hereby further undertake that the Developer shall be entitled to construct and complete the proposed building in the said Premises, more fully described in the First Schedule hereunder as per the Building Plan, to be sanctioned by The Rajpur Sonarpur Municipality.
- c. The Land Owners further covenants that there is no excess vacant land within the meaning of Urban land (Ceiling & Regulation) Act. 1976.
- d. The Developer is entering into this Agreement, on the basis of the representation made by the Land Owners that they are the absolute owners of the said property having indefeasible right and title of premises thereunto.

EXCAVATION, DEVELOPMENT AND COVENANTS THEREOF:-

- i) After execution and registration of instant Agreement, the Land Owners shall put the Developer into Joint possession with them in the said premises and the Land Owners do hereby authorize the Developer for development and construction of the proposed building for residential purpose contemplated these presents and after completion of the proposed building, as per the Sanctioned Building Plan, the Developer will deliver the possession to the Land Owners of their allocation by issuing Letter of Possession more fully stated in the Second Schedule herein below and the Developer will be free from obligation after handing over the Owners' Allocation to the Owners.

- ii) The Developer herein may enter into any Construction Agreement unto any person, organization or firm for development of this property.
- iii) The debris, which will be realized by demolishing the existing structure, will be realized exclusively by the Developer and the Developer shall not provide any shifting charges to the Land Owners herein.
- iv) The Developer hereby undertakes to complete the construction of the proposed building in accordance with the Sanctioned Plan, by the authorities consisting of Flats, Car Parking Spaces and common portions etc. at the costs of the Developer and/or at the cost of the proposed buyers by taking advance from them against respective Agreement for Sale.
- v) After completion of construction, the Developer shall be entitled to complete the sale of the Flats, Car Parking Space, etc., to the intending Purchaser / s out of it's allocation, together with proportionate share in the land of the said premises by virtue of Registered Deed of Conveyance to be executed by the Land Owners herein through the Developer, being their Constituted Attorney, in favour of the intending Purchaser/s to be confirmed by the Developer herein. It is to be mentioned here that the Land Owners herein will be under strict obligation to take the delivery of the possession of their Allocation within 30 (Thirty) days from the date of intimation, to be made by the Developer.
- vi) The Building Plan has already been sanctioned as mentioned above, from the Competent Authority of the Rajpur Sonarpur Municipality in the names of the Land Owners for completing construction of the said proposed building at the said premises expeditiously and without any delay with due consent and prior approval of the Land Owners. In this context, it is to be mentioned here that if the Land Owners will make any modifications or alteration out of their allocation, after getting the required Building Plan, to be sanctioned from the Competent Authority of The Rajpur Sonarpur Municipality, then the Land Owners have to bear the expenses for regularization of the same.
- vii) The Developer will be under the obligation to raise the construction of the proposed building, as per the Building Plan, to be sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality, but during the process of construction, if the Developer will

make any deviation, addition and/or alteration, subject to the approval of the Engineer and/or Architect, engaged for the Project and the same must be approved and/or regularized by the Competent Authority of The Rajpur Sonarpur Municipality, at the costs and responsibilities of the Developer and the Developer will remain positively liable to avail the required Completion Certificate from the Competent Authority of The Rajpur Sonarpur Municipality at its' own costs, after completion of the construction of the proposed building.

viii) All applications, plans, papers and documents referred hereinabove for the purpose of obtaining the necessary modification of the building plan/plans for construction of the proposed building, shall be submitted by the Developer in the names of the Land Owners PROVIDED always that the Developer shall be exclusively liable to bear all such expenses and on behalf of the Land Owners, Developer shall make all payments and / or deposits to the appropriate or Concerned Authority.

ix) The Land Owners shall render all reasonable assistance or co-operation to the Developer necessary for applying and/or obtaining quotas, permissions, clearance, approvals from the Authority or Authorities concerned and other Authorization required to sign, make, file, amend, prosecute withdraw and/or to follow up the same and/or do all other acts deeds matters and things necessary for such purpose.

x) The Land Owners and the Developer shall abide by all the terms and conditions contained herein and the Rules and Regulations of the Authorities concerned for its implementation as the case may be and shall attend to answer them.

xi) Any outstanding payment of rents, rates and taxes etc. before the Competent Authority of The Rajpur Sonarpur Municipality and B.L. & L.R.O. will be the responsibility of the Land Owners and the responsibility of regularization of the property in respect of The Rajpur Sonarpur Municipality and B.L. & L.R.O. for the purpose of materialization of the project will be the responsibility of the Land Owner and the Land Owners shall assist in all respect towards the same, the Developer will make payment of all payables in respect of the Project during the continuation of the Project and only after getting the possession

of the Allocation of the Land Owners, the Land Owners will become duty bound to pay the proportionate share of all payables in respect of their allocation.

xii) That the Developer shall take all necessary steps to pay all taxes and the outstanding Government Revenue and all other outgoings thereto from the date of handing over possession of the said premises till the date of delivery of the Land Owners' Allocation.

xiii) The Developer will be at liberty to put its' name anywhere in the property by fixing board or by any other method for the purpose of advertisement or to bring the notice of the General Public about the construction and the Land Owners and / or their nominee or nominees will never obstruct in that case, unless the same in any way hurts anybody's interest.

xiv) That the Land Owners shall have full right and liberty to inspect all the building materials, sanitary goods, electrical fittings and fixtures, etc. which are to be used for construction of the proposed building.

PROPOSED CONSTRUCTION AND COVENANTS THEREOF:

i) After execution of this Agreement the Developer shall construct the said proposed building in workmanship like manner in accordance with the Building Plan, to be sanctioned by The Rajpur Sonarpur Municipality with standard building materials and facilities and in conformity with the Building Rules.

ii) The Developer shall be authorized in the name of the Land Owners in so far as it necessary to apply for and obtain quota, entitlement and other allocation for cement, steel, bricks and other materials allocable to the Land Owners for the construction of the proposed building and similarly to apply for and obtain temporary and/ or permanent connections of Electricity and Water Supply, if any, necessary for the construction of the proposed building and for all commission and omission in respect of the above, the Developer shall remain responsible and liable.

iii) Barring *force majeure* and / or circumstances beyond its control i.e. flood, earthquake, cancellation of plan, delay in availability of building materials under quota, strike, change in Government policies, any legal or other litigation, the Developer will complete the

construction of the said proposed building in the said premises expeditiously within 36 (Thirty Six) calendar months from the date of Sanction of the Building Plan, failing which the time for completion of the Building may be extended for a further 06 (Six) months.

iv) The Certification of the Architect so appointed in respect of the quality of the material used in the said building shall be final and binding to the Land Owners as well as the Developer subject to the further inspection of the concerned authority of The Rajpur Sonarpur Municipality.

v) The Developer, after execution of this document, shall regularize the papers and / or documents in respect of the said property before the Competent Authority of The Rajpur Sonarpur Municipality and B.L. & L.R.O. and shall also have to get the necessary Mutation and Conversion Certificate, at the cost and expenses of the Developer.

CONSIDERATION AND COVENANTS THEREOF:

i) All costs of construction as to be so incurred by the Developer on behalf of the Land Owners shall be deemed to be the payment made by the Land Owners towards the consideration for the permission given by the Land Owners to utilize their land for construction of the proposed building and for the cost of the construction of the Land Owners' allocation in the said proposed building in its habitable conditions and upon making all arrangements to put the Land Owners in occupation in their allocated portion together with proportionate share in the land and the common areas and facilities available in the said proposed Building and the Certificate of the Architect so appointed regarding the completion thereof shall be final and binding upon the parties hereto.

For the part of the Developer's Allocation as aforesaid in the said proposed building, the Developer shall be entitled to charge a remuneration out of costs for construction to be deducted from the proposed buyers of the entire saleable area out of its allocation in the proposed building to be constructed by the Developer at its own costs and / or at the expenses of the proposed buyers or expected buyers of the flats, garages, spaces, etc., and the Land Owners shall not interfere with the Developer's fixing any rate for construction of the proposed flats, garages, spaces, etc., within their allocated portion to the respective

Purchaser/s of the said flats and spaces and also shall not be entitled to claim any portion thereof.

iii) That all the expenses in respect of searching and investigation of title of the said premises, documentation, execution and registration thereof shall be borne and paid by the Developer solely.

COMMON FACILITIES AND LIABILITIES AND COVENANTS THEREOF.

- i) After the execution of this Agreement all taxes and other outgoings in respect of the said properties shall be paid and borne by the Developer and there after the Developer shall be liable to pay in proportion for the undelivered and unsold flats out of it's allocation.
- ii) As and from the date of handing over the physical possession of the Land Owners' Allocation of the flats, etc., to the Land Owners, the Land Owners shall be responsible to pay and bear all rates, taxes, service charges etc., for the common facilities / portions of their allocated portion in the proposed building proportionately and for flats wholly and for the saleable space, under the Allocation of the Developer, as kept by the Developer, the Developer shall be liable for payment of the same in the above manner.

COMMON USE AND ENJOYMENT AND COVENANTS THEREOF:

The Developer herein on transfer of all the flats to the proposed buyers or to any other occupier shall cause to form a Society, making the Owners and the Occupiers of the flats and all the prospective buyers, members thereof for maintenance and management of the proposed building, common portions thereof etc., and the Land Owners herein shall not object to that.

IT IS FURTHER DECLARED AND AGREED BY AND BETWEEN THE PARTIES HEREIN:

- i) The Developer after examination of all documents, which are produced before them, title of the Land Owners and being fully satisfied with the marketable title has entered into this agreement.

- ii) That the Land Owners and the Developer have entered into this Agreement purely on a principal basis and nothing stated herein shall be deemed or constructed as a Partnership between the Developer and the Land Owners nor shall be the Developer and the Owners in any manner constitute as an association of persons and each party shall keep the other indemnified from and against the same.
- iii) After execution of this Agreement, the Developer shall be entitled to enter into agreement for sale of self-contained flats and garage or any portion of the proposed building out of the Developer's allocation except the Owners' allocation, with any prospective buyer or buyers and the Developer shall also be entitled to receive money as advance and/or part payment of the consideration for the sale of any flat or any portion thereof at the Developer's price at it's own risk and responsibility.
- iv) The Developer will be under the obligation to put the Land Owners into the possession of the Allocation of the Land Owners in full complete condition of the building and the Developer is entitled to put any Third Party / Purchaser / s into the possession, in respect of the Developer's Allocation and/or any part thereof or execute and make the same registered any type of Deed of Transfer (including Deed of Sale) to and in favour of any intending Purchaser/s, but during the process of construction, the Developer will become entitled to enter into any Agreement for Sale with any intending Purchaser /s in respect of the Developer's Allocation and/or any part thereof and may receive the consideration amount and/or any portion thereof from the intending Purchaser/s at the risk and responsibility of the Developer.
- v) The Land Owners shall at the request of the Developer, execute and register with the Competent Authority the required General Power of Attorney, in favour of the Developer, on the strength of which the Developer will become eligible to execute the required Deed or Deeds of Sale of any flat/s or any portion of the said building from the Developer's allocation to every intending or prospective buyer or buyers, on behalf of the Owners and the Developer shall join the said Deed as Developer / Confirming Party.
- vi) The Developer shall have absolute right to sell, lease or utilize the entire portion of the said proposed building except the Owners' allocation in lieu of and/or as and by way of

cost of construction along with the remuneration of the Developer for the construction of the building, described in the Third Schedule only and the said Developer shall be liable to pay all taxes and outgoings including Income tax thereof for its' transfers and/or assignments.

vii) The Land Owners shall not claim any part of the consideration as may be mentioned in the proposed Deed of Sale in respect of the Developer's allocation to be executed by the Land Owners and the Developer, in favour of any buyer of any flat or any portion thereof together with proportionate share or interest in the land and the Developer shall be entitled to appropriate the entire sale proceeds of the said sale.

viii) The consideration money which will be mentioned in the Deed of Sale executed by the Owners, through their Constituted Attorney, in favour of the buyer and/or transferee out of the Developer's allocation or any portion thereof, shall not be treated or considered under any circumstances as income of the Land Owners and the Land Owners shall not be liable to pay any tax in respect of the said money. Subject to the aforesaid, the Land Owners and/or their constituted Attorney shall be liable to execute the Deed of Conveyance for transfer in favour of the prospective buyer or buyers the proportionate share or Interest in the land only.

The Developer shall not be entitled to claim any money from the Land Owners for construction of the said building and also for Land Owners' allocation.

The Land Owners do hereby authorize and fully empower the Developer to prepare to do all acts, deeds and things which will be necessary to be done by the Land Owners for construction of the building, upon the land described in the First Schedule hereunder and pursuant to this Agreement only and in that respect the Land Owners shall execute and register the necessary General Power of Attorney in favour of the Developer to do all acts, deeds and things in respect of the disposal and execution of the Deeds by the Developer for and on behalf of the Land Owners, as their Attorney, but the right and power of disposal and execution of the Deed / s will be in respect of the Developer's share only.

xi) If any dispute or differences arises between the parties for the implementation of the terms of this agreement or regarding the interpretation of the language of this Agreement or in respect of any of the terms of this Agreement, both the parties shall refer the same to any Arbitrator, the parties hereto both do hereby nominate *in consensus*, whose decision in resolving the matter in dispute shall be binding upon the parties hereto and each of them undertake to abide themselves by such decision and all dispute between the parties herein shall be governed by the Arbitration and Conciliation Act, 1996.

It is to be mentioned here that in case of dissatisfaction and/or disagreeing by the Parties, they or any of them may seek any other relief from any Jurisdictional Court of Law for proper relief on the basis of any applicable Law/s in force.

xii) In case of natural calamity or change of the law or any unforeseen circumstances, not for any act or negligence arising out of the works of the Developer, if the construction of the building will not be completed within the stipulated time or the construction is delayed the time will be extended by the parties on mutually agreed terms as aforesaid.

xiii) The Land Owners shall under no circumstances create any impediment or obstruction to the smooth construction of the building as per the building plan to be sanctioned by The Rajpur Sonarput Municipality and render all possible co-operations but the Land Owners shall have access to the construction site for inspection of the progress of the work and in case of any untoward incident or violation of the terms of the Agreement, the Land Owners will become entitled to take necessary action for the same.

xiv) It is hereby agreed that the Land Owners are under the strict obligation to pay up-to-date all the dues and arrears, in respect of the property tax and the Developer shall pay all rent, rates & taxes to the Concerned Authorities after taking the physical possession of the said land property and upon delivery of the possession of the respective portion and/or portions after issuing Letter of Possession and/or executing Sale Deed and/or Deeds to the respective Owner and/or Owners the liability of paying all kinds of rates and/or taxes and/or other outgoing liabilities in respect of the said proposed building will proportionately devolve upon the respective Owner/s.

In the process if the Developer pays any excess amount to The Rajpur Sonarpur Municipality on and/or any other Authority and/or Authorities concerned in course of construction of building on the said property in the name of the Land Owners, then the Developer shall be entitled to have the amount refunded by it's name and to enable that the Land Owners or their appointed or nominated person/s will stand ready to execute any legal document and/or documents and/or to act without raising any objection or requisition.

xv) The Land Owners do hereby give license and permission to the Developer and/or their representative/s, to enter upon the said property described in the Schedule written below or any part thereof as aforesaid with full right and authority to commence, carry on and complete the said construction work thereon in accordance with the permission herein given.

xvi) The Land Owners, or their appointed or nominated person/s will be under the obligation to sign and execute from time to time the papers and the necessary applications for layouts, sub-division, construction of the building for the approval by The Rajpur Sonarpur Municipality or other Authorities but all the costs, charges and expenses including the charges for Architect in this connection shall be borne and paid by the Developer and it shall hereby indemnify and keep indemnified the Land Owners from and against all the actions, suits, proceedings, fines, penalties, fees and all costs, expenses, charges and damages incurred and/or suffered by the Land Owners.

xvii) If necessary, the Land Owners or their nominated or constituted person/s will be under the obligation to sign all the application or papers for seeking necessary permission and sanction by the Competent Authority of the State Govt. under the provisions of the Urban Land (Ceiling and Regulation) Act, of 1976 for the transfer of the said property described in the Schedule hereunder written either by one Deed or as many deeds as required in favour of the Competent Person. However, it will be the responsibility of the Developer to file application and/or applications with the Concerned Authorities and pursue the said application/s and obtain the said permission of the State Government and/or Competent Authority at its own costs, expenses, charges and risks.

viii) The Land Owners have not agreed, committed or constructed or entered into any Agreement including Agreement for Sale or Lease in respect of the said property with any other Firm or company other than this Developer and that they have not created any mortgage, charge or any other encumbrances of the said property as mentioned herein.

xix) The Land Owners have not done any act, deed, matter or thing whereby or by reason whereof, the development of the said property may be prevented or affected in any manner whatsoever.

xx) The Land Owners have not received any notice from the Government nor from any local body or authority or body nor has any type of notice been served upon any of them.

xxi) Each and every document about or involving the said property will be prepared by the Advocate for the Developer and approved by the Land Owners themselves or their constituted Attorney or Advocate. Each and every part of this Agreement should bear their respective Advocates' fees from their own pocket / fund.

xxii) Simultaneously with the execution of this Agreement the Land Owners shall deliver all the original documents relating to the right, title, interest and possession of them in the said property and the Developer will grant proper receipt to that effect and the Land Owners undertake to hand-over all such other original documents to the Developer.

It is assured by the Land Owners that they will give marketable title to the said property relating to the Schedule below and in the event of any disputes over such property the Land Owners will resolve and settle the same at their own cost and expenses but if required the Developer will co-operate the Land Owners keeping themselves within the jurisdiction of Law.

xxiii) The Developer and it's men, agents, engineers, architects, masons, labours, contractors will have free access at the said premises and will take all necessary steps/actions required for implementation of the project by construction of Building on the said property, inviting buyers by putting on banners and advertisement in respect of its allotted portion and also by publication in the paper and the Land Owners will not raise any objection or put any question or ask anything for the same if not prejudiced in any way.

- xxiv) The Land Owners further undertake to execute and register a Power of Attorney in favour of the Developer simultaneously with the execution of this Agreement or afterwards when required conferring authority to dispose of the Developer's allocated portion in the said building by executing and registering Deeds of Sale in favour of intending buyers.
- xxv) It is agreed upon that, if for any reason the Land Owners cannot able to register a General Power of Attorney in favour of the Developer or it's nominated person/s, conferring rights upon it to transfer it's allocated portion, within the said building in favour of the intending buyers by executing and registering Deeds of Sale, the Land Owners undertake to execute and register such Deed of Sale in favour of the intending buyers selected and/or nominated by the Developer with regard to the allotted portion of them in the said proposed building and also proportionate land interest along with the other common facilities and rights of the said building without raising any question and/or objection and/or requisition.
- xxvi) The amount realized by the sale proceeds of the Developer's allocation along with the proportionate land interest and common rights and facilities will be considered as consideration money and will get adjusted against the cost of construction of the building and also remuneration for preparation of plans, costs and fees for sanction of the same and other miscellaneous expenses incurred by the Developer (i.e. the same will be adjusted against it's account).
- xxvii) In case of death of any of the Parties under this Agreement the legal heirs and/or successor-in-interest will be substituted as the party and he or she or they will be bound to regard and fulfill the terms and conditions set-forth in the instant Agreement.
- xxviii) The Developer shall indemnify and keep indemnified the Land Owners against all losses, damages, costs, charges and expenses that will be incurred by or suffered by the Land Owners arising out of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction and vice-versa will happen due to any claim made by any Third Party in respect of the title or possession of the property or otherwise howsoever.

xxix) The Developer shall be entitled to enter into separate contracts in it's own name with building contractors, architect and others for carrying out the said constructional work at it's own risk and costs.

xxx) If any accident or mishaps occurs during the construction of the building, the Developer shall be solely liable for the same and in any circumstances, the Land Owners shall not have any liability.

xxxi) If during the mid-way of construction, the work of construction is stopped, by the Land Owners illegally or the Agreement is cancelled by the Land Owners illegally or the Developer is restricted illegally to construct, then the Developer will be at liberty to claim for it's investment, charges for labour, set-up, ideas and profit in addition with the interest on investment and damages also along with the non - refundable amount which has been paid till date by the Developer to the Land Owners herein and then the Land Owners will stand liable to reimburse the same as per the Bill raised on scrutiny, but in case the Developer could not be able to complete the construction within the stipulated period then the Land Owners may cancel the Agreement and then the Developer will remain entitled to get refund of it's investments etc. as mentioned above and to release the Project.

xxxii) If any Supplementary Agreement will be executed subsequently (in connection with this Agreement or with this Project) then that must be considered as the part and parcel of the instant Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE LAND PROPERTY)

ALL THAT the piece and parcel of Land, measuring about 05 (Five) Cottahs, 04 (Four) Chittacks and 44 (Forty Four) Sq. Ft., along with a Temporary Shed Structure measuring about 500 (Five Hundred) Sq. Ft., standing thereon having cemented flooring, lying and situate within the District South 24 Parganas, Police Station Narendrapur (previously Sonarpur), Additional District Sub Registrar Office at Garia (previously Sonarpur), Pargana Medanmolla, Mouza Boral, J.L. No. 61, Touzi No. 142, R.S. No. 199,

appertaining to C.S. Khatian No. 500, corresponding to R.S. Khatian No. 598 (Part), corresponding to L.R. Khatian No. 3745 & 3748 (previously 1235), comprising R. S. Dag No. 430, corresponding to L.R. Dag No. 566, within the jurisdiction of Rajpur Sonarpur Municipality, Ward No. 34 (previously 32) and being known and numbered as Holding No. 308, Boral - C, Kolkata 700154 and assessed under Assessment No. 1104302056645.

This Property is located near "Boral Majher Park".

The property is butted and bounded by:

ON THE NORTH	:	24'-02" wide Road;
ON THE SOUTH	:	Property under R.S. Dag No. 430 (Part);
ON THE EAST	:	Property under R.S. Dag No. 430 (Part);
ON THE WEST	:	Property under R.S. Dag No. 430 /836.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE LAND OWNER'S ALLOCATION)

The LAND OWNER'S ALLOCATION shall mean, the Land Owners / First Parties will be provided 40% (Forty Percent) of the residential area only i.e. from the 2nd and 4th Floor and 01 (One) Office Room with Toilet, from the Ground Floor, out of the total construction area to be constructed on the basis of the Building Plan, as sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality, which are specifically mentioned hereunder:

RESIDENTIAL ALLOCATION:

- Entire Second Floor, out of the proposed G + IV Storied Building; (except the staircase portion, which shall be common to all the Owners);
- Balance 40% Area to be adjusted from the Fourth Floor out of the proposed G + IV Storied Building; (except the staircase portion, which shall be common to all the Owners); -

SEMI - COMMERCIAL ALLOCATION:

- 01 (One) Office Space, at the North - Western side of the Ground Floor, measuring about 486 (Four Hundred and Eighty Six) Sq. Ft. Built - Up Area, out of the proposed G + IV Storied Building; (except the staircase portion, which shall be common to all the Owners) - TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum non - refundable amount of Rs. 5,25,000/- (Rupees Five Lakh and Twenty Five Thousand) only will be paid by the Developer to the Land Owners herein jointly and that shall be paid at the time of completion of Super Structure of the said proposed Building.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE DEVELOPERS' ALLOCATION)

The "DEVELOPER'S ALLOCATION" shall mean the 60% (Sixty Percent) of the entire residential area only from the 1st, 3rd and 4th Floor and Entire Car Parking Spaces at the North - East - Southern side at the Ground Floor measuring about 953 (Nine Hundred and Fifty Three) Sq. Ft. which is equivalent to 88.60 (Eighty Eight Point Six Zero) Sq. Mt. in total, to be constructed on the basis of the Building Plan, as sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality, which are specifically mentioned hereunder:

RESIDENTIAL ALLOCATION:

- Entire First Floor, out of the proposed G + IV Storied Building; (except the staircase portion, which shall be common to all the Owners);
- Entire Third Floor, out of the proposed G + IV Storied Building; (except the staircase portion, which shall be common to all the Owners);

- Balance 60% Area to be adjusted from the Fourth Floor out of the proposed G + IV Storied Building; (except the staircase portion, which shall be common to all the Owners); -

CAR PARKING SPACE ALLOCATION:

Entire Car Parking Spaces at the North – East – Southern side of the Ground Floor measuring about 953 (Nine Hundred and Fifty Three) Sq. Ft. which is equivalent to 88.60 (Eighty Eight Point Six Zero) Sq. Mt. in total, out of the proposed G + IV Storied Building; (except the staircase portion, which shall be common to all the Owners) - TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE COMMON AREAS)

1. Boundary walls, parapet walls, common drain, sewerage system, roof and common spaces.
2. Common Staircase.
3. Underground water reservoir, septic tank, overhead tank.
4. Room for Electric Meter and Pump motor.
5. Main entrance gate from public road to the said proposed building.
6. Entrance passage of the building to be the common entrance from Public Road to proposed building.
7. Water connection pipe lines.
8. Common egress and ingress to the other parts of the said proposed building.
9. Lift, Lift Room, Lift Machine Room and Lift Lobby, etc.

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(GENERAL SPECIFICATION)

STRUCTURE: The structure will be a R.C.C. Structure made up with all types of standard materials.

WALLS: All the inner & outer walls would be made up with bricks and composition of medium course sand and good quality cement as available in the market. The thickness of exterior walls will be 8" and the thickness of the inner walls will be 3" and the thickness of the common walls will be 5".

FLOORING: All the floors (i.e. of rooms, verandah, kitchen & bathroom) will be made by Marbles of 2'x2' / Vitrified Tiles, Dining cum Drawing with white 2'x2' Marble slab / Vitrified Tiles and the Staircases landing will made by Marble and 4" Skirting.

KITCHEN: Kitchen will be provided with 2'x2' Marble Slab / Vitrified Tiles on Floor and dado finish with Glazed Tiles up to 2'-6" from Black Stone Cooking Top and one Black Stone Sink will be provided therein and 2 tap connections will be therein kitchen.

BATHROOM: In all the Toilets and W.C. 2'x2' Marble slab / Vitrified Tiles floor and Dado finish with white glaze tiles of 8"x12" up to the level of 5" height from the floor as per the height from the lowest level of the floor top of the Bathroom. All the Bathrooms will be provided with Western Style White coloured Commode (European) types with low down P.V.C Shower, white colour 12"x18" basin would be provided in living cum dining room.

DOORS: All the doors of each of the flats will be Flash Door having wooden frame of wood. The Bathroom will be provided with PVC type door. The Kitchen Shall be open with Dining Room. One Collapsible Gate will be provided in the Main Entrance of the Building.

WINDOWS: All the windows will be so called aluminum sliding window with open pans having the pans fitted with glass. All the windows will be covered by painted M.S. Ornamental Grill.

WALL FINISH: Inside walls will be plaster of Paris finishing and outside walls will be finished with Cement based paints (Snowcem).

ELECTRICAL FITTINGS & FIXTURES: Each of the Bed & Dining rooms will be provided with 02 numbers of Light points, 01 number of fan point and 01 number of 5 Amp. Plug point; the kitchen will be provided with 01 light point and 01 exhaust fan point and one 15 amp. Plug point and the bathrooms will be provided with 01 light point and 01 exhaust fan point and one Geyser Point will be provided and with one 15 amp. Plug point.

The responsibility for installation of the main / common Electric Meter will be with the Developer i.e. the Second party herein but, the cost of the same shall be proportionately share / borne by the Occupiers / purchasers / Land Owner proportionately.

STAIR: The flooring of the stair case and landings will be finished with Marble having M.S. Grill guard and the walls of the stair case will be finished with Plaster of Paris.

STAIR HEADROOM: The walls of the stair head room will be brick built with lime wash or similar colour wash finishing and having R.C.C. roof, the top of which will be finished with net cement.

OVERHEAD TANK: The overhead tank will be of P.V.C. made of any recognized company available in the market like Sintex, Patton etc.

RESERVOIR: The underground reservoir will be made up with standard brick walls with RCC top slabs.

SEPTIC TANK: The underground septic tank will be made up with standard brick walls with RCC top slabs.

Wherever it requires the common portions and/or passages will have net cement finishing.

One main Meter will be provided in the building.

The Land Owner and Purchaser/s shall remain liable to bear the separate Meter cost.

One 04 Passenger reputed Brand Lift shall be provided.

Proportionate share of Main Meter to be borne by the Land Owner and Purchaser/s.

: NOTE :

For any extra work other than the specifications the individuals have to bear the extra cost and / or difference of cost.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF :

(1) Rupa Gupta
Advocate
Alipore Criminal Court,
Kolkata - 700027.

Soumen Dey.

Sutapa Dey

SIGNATURE OF THE LAND OWNERS

(2) Ashis Halder
Alipore Police Court
Kolkata - 700027

NIVANJALI CONSTRUCTION

Uday Saricar
Partner

NIVANJALI CONSTRUCTION

Saurvik Dey
Partner

NIVANJALI CONSTRUCTION
Sutapa Dey

SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED BY:

Tapan Kumar
Advocate

Alipore Judges' Court,
Kolkata - 700027.

F-1180/1550/2009.



MIVANJALI CONSTRUCTION

Partner

MIVANJALI CONSTRUCTION

Partner

MIVANJALI CONSTRUCTION

Partner

Aditi District Sub - Registrar Office
South 24-Pgs.

0 AUG 2022



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Left Hand					

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Right Hand					

NAME - SUTAPA DEY

HL G 34209 24

SIGNATURE.....*Sutapa Dey*.....



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Left Hand					

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Right Hand					

NAME - SOUMEN DEY

SIGNATURE.....*Soumen Dey*.....





Addi District Sub - Registrar, Gada
South 24-Pgs.

11 0 AUG 2027



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NAME - UDAY SARKAR

SIGNATURE.....Uday Sarkar



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Left Hand					

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Right Hand					

NAME - SOUVIK DEY

SIGNATURE.....Souvik Dey





A handwritten signature in blue ink, consisting of a large, sweeping curve followed by a stylized 'V' shape.

Addl District Sub - Registrar Garia
South 24-Pgs.

10 AUG 2022



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

GRN Details

GRN:	192022230095112011	Payment Mode:	Online Payment
GRN Date:	10/08/2022 11:58:12	Bank/Gateway:	IDBI Bank
BRN :	2761071668	BRN Date:	10/08/2022 11:59:15
Payment Status:	Successful	Payment Ref. No:	2002157969/4/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	TAPAJIT ROY
Address:	ALIPORE JUDGES COURT, KOLKATA KOLKATA - 700027
Mobile:	9830882206
Depositor Status:	Advocate
Query No:	2002157969
Applicant's Name:	Mr TAPAJIT ROY
Identification No:	2002157969/4/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002157969/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	9020
2	2002157969/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				9041

IN WORDS: NINE THOUSAND FORTY ONE ONLY.

REPUBLICAN PARTY OF NEW YORK

County of New York

Electoral District
County of New York

1914



Resident of New York
County of New York

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County of New York

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County of New York

For 1914 - NEW YORK
Assembly Constituency

Age of New York
County of New York

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOUMEN DEY
ASHOK KUMAR DEY
05/04/1971

327
5
37908

Permanent Account Number

AHGPDP2635R

Signature



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

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

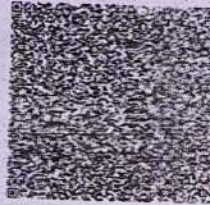
তালিকাভুক্তির নম্বর / Enrollment No.: 2010/17533/24841

To
সৌমেন দে
Soumen Dey
S/O: Ashok Kumar Dey
BORAL MAJHER PARA
Rajpur Sonarpur(m)
Boral
Boral South 24 Parganas
West Bengal 700154

19/06/2014
179403994



UA021230052IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

4356 7851 1148

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

সৌমেন দে
Soumen Dey
জন্মতারিখ / DOB : 05/04/1971
পুরুষ / MALE



4356 7851 1148

আমার আধার, আমার পরিচয়



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.

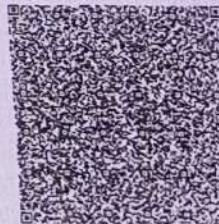
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: S/O: অশোক কুমার দে,
বোড়াল মাজের পাড়া, রাজপুর সোনারপুর
(এম), দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,
700154

Address: S/O: Ashok Kumar Dey, BORAL
MAJHER PARA, Rajpur Sonarpur(m),
South 24 Parganas, West Bengal, 700154



4356 7851 1148



1247



help@uidai.gov.in



www.uidai.gov.in



ভারত সরকার

Government of India

উদয় সরকার

Uday Sarkar

পিতা : অনাথ নাথ সরকার

Father : ANATH NATH SARKAR



জন্মতারিখ / DOB: 12/02/1970

পুরুষ / Male



4948 4517 9407

আধার - সাধারণ মানুষের অধিকার



আধার

ঠিকানা: গ্রন্থমে: অনাথ নাথ সরকার
ঝোড়াল মাঝের পাড়া
রাজপুর সোনারপুর (এম), বোয়াল
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address: S/O: Anath Nath
Sarkar, BORAL MAJHER
PARA, Rajpur Sonarpur(m),
Boral, South 24 Parganas,
West Bengal, 700154

4948 4517 9407

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Uday Sarkar

भारत सरकार
निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD
HLG1431232



निर्वाचक नाम : उदय सरकार

Elector's Name : Uday Sarkar

पिता नाम : अनाथ नाथ सरकार

Father's Name : Anath Nath Sarkar

लिंग / Sex : पुरु / M

जन्म तारीख : 12/02/1970

Date of Birth

Uday Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UDAY SARKAR

ANATH NATH SARKAR

12/02/1970

Permanent Account Number

BXYP57968D

Uday Sarkar

Signature



17072008

Uday Sarkar



Sankshapak Deo

7

भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
भारतवर्षा में ही निर्वाचन अधिकार प्रमाण पत्र
भारतवर्षा में ही निर्वाचन अधिकार प्रमाण पत्र

NAME: DEVI DEVI



नाम : देवि देवि
Name : SOUVIK DEY
पिता का नाम : सोमन देवि
Father's Name : SOUMEN DEY

Souvik De



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

ভাষিকার্ত্তির আইডি / Enrollment No.: 2010/17533/24842

To
Souvik Dey
সৌভিক দে
S/O Soumen Dey
BORAL MAJHER PARA
Rajpur Sonarpur(m)
Boral South 24 Parganas
West Bengal - 700154

19/06/2014



KL943149848FT

94314984



আপনার আধার সংখ্যা / Your Aadhaar No. :

3115 1841 1507

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

সৌভিক দে
Souvik Dey
পিতা : সৌমেন দে
Father : Soumen Dey



জন্মতারিখ / DOB: 16/12/1999
পুরুষ / Male

3115 1841 1507



আধার - সাধারণ মানুষের অধিকার

Souvik Dey

आयकर विभाग

INCOME TAX DEPARTMENT

SUTAPA DEY

NITAI CHANDRA GHOSH

22/12/1974

Permanent Account Number

CAHPD5975J

Sutapa Dey

Signature



भारत सरकार

GOVT. OF INDIA



Sutapa Dey


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD HLG3420924
 পরিচয় পত্র




Elector's Name Sutapa Dey
 নির্বাচকের নাম সুতপা দে
 Husband's Name Saumen Dey
 স্বামীর নাম সৌমেন দে

Sex F
 লিঙ্গ F
 Age as on 1.1.2005 29
 ১.১.২০০৫-এ বয়স ২৯

Sutapa Dey



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

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/17533/24843

19/06/2014
To
Sutapa Dey
সুতপা দে
W/O: Soumen Dey
BORAL MAJHER PARA
Rajpur Sonarpur(m)
Boral South 24 Parganas
West Bengal - 700154



KL943156764FT

94315676



আপনার আধার সংখ্যা / Your Aadhaar No. :

9746 0479 5092

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সুতপা দে
Sutapa Dey
পিতা : নিতাই চন্দ্র ঘোষ
Father : Nitai Chand Ghosh

জন্মতারিখ / DOB: 22/12/1976
মহিলা / Female

9746 0479 5092



আধার - সাধারণ মানুষের অধিকার

Sutapa Dey



BAR COUNCIL OF WEST BENGAL

(A body constituted under the Advocate Act, 1961)
2 & 3, Kiran Senkar Ray Road, City Civil Court Building, 7th Fl., Kol-700 001
Phone : 2248-8956, 2248-7233, 2230-5771, Tele Fax : 2248-7233
E-mail : westbengalbarcouncil@gmail.com
Website : www.wbbarcouncil.org

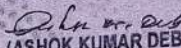
IDENTITY CARD

NAME : RIYA GUPTA, Advocate

Father's/Husband's Name Satyendra Kumar Gupta




(ARUN KUMAR SARKAR)
Chairman Executive Committee


(ASHOK KUMAR DEB)
Chairman

Major Information of the Deed

Deed No :	I-1629-04875/2022	Date of Registration	10/08/2022
Query No / Year	1629-2002157969/2022	Office where deed is registered	
Query Date	17/07/2022 12:17:30 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPAJIT ROY ALIPORE JUDGES COURT, KOLKATA, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9330089897, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,50,000/-	Rs. 64,44,600/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

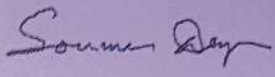
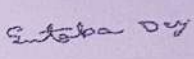
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Majher Park, Mouza: Boral, Ward No: 34, Holding No:308 JI No: 61, Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-566 (RS :-)	LR-3748	Bastu	Bastu	2 Katha 10 Chatak 22 Sq Ft	1,00,000/-	31,54,800/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-566 (RS :-)	LR-3745	Bastu	Bastu	2 Katha 10 Chatak 22 Sq Ft	1,00,000/-	31,54,800/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
		TOTAL :			8.7633Dec	2,00,000 /-	63,09,600 /-	
		Grand Total :			8.7633Dec	2,00,000 /-	63,09,600 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	500 Sq Ft.	50,000/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete					
	Total :	500 sq ft	50,000 /-	1,35,000 /-	

Land Lord Details :

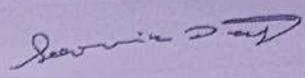
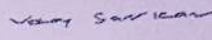
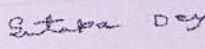
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOUMEN DEY (Presentant) Son of Late ASHOK KUMAR DEY Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office	 10/08/2022	 LTI 10/08/2022	 10/08/2022
	BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mrs SUTAPA DEY Wife of Mr SOUMEN DEY Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office	 10/08/2022	 LTI 10/08/2022	 10/08/2022
	BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office			

Developer Details :

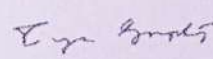
Sl No	Name,Address,Photo,Finger print and Signature			
1	NIVANJALI CONSTRUCTION BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 . PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Name,Address,Photo,Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	Mr SOUVIK DEY Son of Mr SOUMEN DEY Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office	 Aug 10 2022 2:35PM	 LTI 10/08/2022	 10/08/2022
BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EDxxxxxx5N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NIVANJALI CONSTRUCTION (as PARTNER)				
2	Mr UDAY SARKAR Son of Late ANATH NATH SARKAR Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office	 Aug 10 2022 2:37PM	 LTI 10/08/2022	 10/08/2022
BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxxx8D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NIVANJALI CONSTRUCTION (as PARTNER)				
3	Mrs SUTAPA DEY Wife of Mr SOUMEN DEY Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office	 Aug 10 2022 2:47PM	 LTI 10/08/2022	 10/08/2022
BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CAxxxxxx5J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NIVANJALI CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss RIYA GUPTA Daughter of Mr SATYNDRA KUMAR GUPTA ALIPORE POLICE COURT, KOLKATA, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 10/08/2022	 10/08/2022	 10/08/2022

Beneficiary Of Mr SOUMEN DEY, Mrs SUTAPA DEY, Mr SOUVIK DEY, Mr UDAY SARKAR, Mrs SUTAPA DEY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMEN DEY	NIVANJALI CONSTRUCTION-2.19083 Dec
2	Mrs SUTAPA DEY	NIVANJALI CONSTRUCTION-2.19083 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMEN DEY	NIVANJALI CONSTRUCTION-2.19083 Dec
2	Mrs SUTAPA DEY	NIVANJALI CONSTRUCTION-2.19083 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMEN DEY	NIVANJALI CONSTRUCTION-250.00000000 Sq Ft
2	Mrs SUTAPA DEY	NIVANJALI CONSTRUCTION-250.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Majher Park, Mouza: Boral, Ward No: 34, Holding No:308 JI No: 61, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 566, LR Khatian No:- 3748	Owner:সুতপা দে, Gurdian:সৌমেন , Address:নিজ , Classification:বাস্তু, Area:0.04000000 Acre,	Mrs SUTAPA DEY
L2	LR Plot No:- 566, LR Khatian No:- 3745	Owner:সৌমেন দে, Gurdian:অশোক কুমার, Address:নিজ , Classification:বাস্তু, Area:0.04000000 Acre,	Mr SOUMEN DEY

On 10-08-2022

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

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

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

Presented for registration at 14:27 hrs on 10-08-2022, at the Office of the A.D.S.R. GARIA by Mr SOUMEN DEY , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 64,44,600/-

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

Execution is admitted on 10/08/2022 by 1. Mr SOUMEN DEY, Son of Late ASHOK KUMAR DEY, BORAL MAJHER PARA, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 2. Mrs SUTAPA DEY, Wife of Mr SOUMEN DEY, BORAL MAJHER PARA, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife
Indetified by Miss RIYA GUPTA, , , Daughter of Mr SATYNDRA KUMAR GUPTA, ALIPORE POLICE COURT, KOLKATA, 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 10-08-2022 by Mr SOUVIK DEY, PARTNER, NIVANJALI CONSTRUCTION (Partnership Firm), BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Miss RIYA GUPTA, , , Daughter of Mr SATYNDRA KUMAR GUPTA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu by profession Advocate

Execution is admitted on 10-08-2022 by Mr UDAY SARKAR, PARTNER, NIVANJALI CONSTRUCTION (Partnership Firm), BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Miss RIYA GUPTA, , , Daughter of Mr SATYNDRA KUMAR GUPTA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu by profession Advocate

Execution is admitted on 10-08-2022 by Mrs SUTAPA DEY, PARTNER, NIVANJALI CONSTRUCTION (Partnership Firm), BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Miss RIYA GUPTA, , , Daughter of Mr SATYNDRA KUMAR GUPTA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W Online on 10/08/2022 11:59AM with Govt. Ref. No: 192022230095112011 on 10-08-2022, Amount Rs: 21/-, Bank IDBI Bank (IBKL0000012), Ref. No. 2761071668 on 10-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 1,000/-,
by online = Rs 9,020/-

Description of Stamp

Stamp: Type: Impressed, Serial no 5790, Amount: Rs.1,000/-, Date of Purchase: 05/08/2022, Vendor name:
Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/08/2022 11:59AM with Govt. Ref. No: 192022230095112011 on 10-08-2022, Amount Rs: 9,020/-, Bank:
IDBI Bank (IBKL0000012), Ref. No. 2761071668 on 10-08-2022, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 150281 to 150317
being No 162904875 for the year 2022.



Digitally signed by KRISHNENDU
TALUKDAR

Date: 2022.08.17 13:24:24 +05:30

Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/08/17 01:24:24 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)