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AA 486823

For the purpose of registration, the signature sheet and the endorsement sheet attached with the document are part of this document.

District Sub-Registrar-IV
Alipore, South 24-Pgs.

20. NOV 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 20th day of November, Two Thousand and Eighteen (2018)

BETWEEN

13276

19 SEP 2018

No.....Rs. **100/-** Date.....

Name.....

Address.....

Vender.....

Allpur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Allpur Police Court, Kol-27

Ashutosh Das

Advocate

Allpur Judge's Court
Kolkata - 27



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6/9 NOV 2018

*Amitesh Das, Advocate
S/o Late Basudev Das,
Allpur Judge's Court
Kolkata 27*

alias Sri Dilip Kothari
Dilip Kothari
Dilip Kothari

SRI DILIP KUMAR KOTHARI (PAN No. **AGBPK7202K**) son of Late Jhanwarlal Kothari, by faith Hindu, by Nationality Indian, by occupation-Business, residing at 18, Deshapriya Park Road, P.O. Sarat Bose Road, P.S. Tollygunge, Kolkata - 700026 hereinafter referred to as the "**LAND OWNER**" (which term or expression shall, unless excluded by or repugnant to the context, be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and/or assigns) of the **ONE PART AND M/S. BMS CONSTRUCTION PRIVATE LIMITED** (PAN No. **AACCB9946R**) a Private Limited Company having its office at 3, Tiljala Road, P.O. Tiljala, P.S. Tiljala, Kolkata - 700 039, represented by its **Directors** (1) **SRI BISHNU PADA JANA** (PAN No. **ACVPJ9411F**) son of Late Narendra Nath Jana, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 11, Satyen Roy Road, P.S. Behala, P.O. Behala, Kolkata - 700 034 (2) **SRI MANOJ SINGH** (PAN No. **AZGPS4065C**) Son of Sri Prahlad Singh, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 37C, Swinhoe Lane, P.S. Kasba, P.O. Kasba, Kolkata - 700 042 (3) **SRI SHIV KUMAR GUPTA** (PAN No. **ADYPG8759M**) son of Sri Ramsundar Gupta, by Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 212B, Picnic Garden Road, P.S. Kasba, P.O. Tiljala, Kolkata - 700 039, hereinafter jointly referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, successors-in-office, legal representatives and assigns) of the **OTHER PART**;




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WHEREAS one Sayer Ali Molla, Imam Box Molla, Naziman Bibi, Yunuchh Molla, Morsad Molla, Keramat Molla, were the original owners of **ALL THAT** the Shali Land measuring 50 decimal under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, Jamindari Khatian No.78, R.S. Khatian No. 88, Dag No. 349, P.S. Bishnupur, District 24 Parganas.

AND WHEREAS out of the said Shali Land a land measuring 50 decimal a land measuring 25 decimal was sold to Smt. Hira Prava Thakur being **ALL THAT** the Shali Land measuring 25 decimal under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, Jamindari Khatian No.78, R.S. Khatian No. 88, Krishi Khatian No.168, Dag No. 349, P.S. Bishnupur, District 24 Parganas and the said Shali Land was transferred by way of a Deed of Conveyance dated 07.06.1962 executed by Sayer Ali Molla, Imam Box Molla, Naziman Bibi, Yunuchh Molla, Morsad Molla, Keramat Molla as Vendors and Smt. Hira Prava Thakur as Purchaser and the said Deed of Conveyance (Bengali Kobala) was registered at the office of Sub-Registrar at Bishnupur and entered in Book No. 1, Volume No. 38, Pages 252 to 255, Deed No. 5577 for the year 1962.

AND WHEREAS during the lifetime of the said Smt. Hira Prava Thakur the said Shali Land was declared as Barga and out of the said Shali Land 50% of the said Shali Land was possessed by the Barga Chhoban Molla and on 29.11.1978 as Per Barga Operation the said land was recorded in the name of the said Chhoban Molla.

AND WHEREAS after the death of the said Smt. Hira Prava Thakur the said Shali Land were duly inherited by Sri Samir Kumar Thakur,



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Sri Ranjit Kumar Thakur, Sri Dilip Kumar Thakur all sons of Late Narendranath Thakur and Smt. Ajita Biswas, wife of Sri Sushanta Biswas and after the demise of Chhoban Molla the said Shali Land was inherited by Janab Sorar Ali Molla and Lokman Ali Molla.

AND WHEREAS while in possession of the said Shali Land the said Sri Samir Kumar Thakur, Sri Ranjit Kumar Thakur, Sri Dilip Kumar Thakur all sons of Late Narendranath Thakur and Smt. Ajita Biswas, wife of Sri Sushanta Biswas transferred the said land in favour of Janab Sorar Ali Molla and Lokman Ali Molla as aforesaid being the legal heirs of the said Chhoban Molla being **ALL THAT** the Shali Land measuring 25 decimal under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, Krishi Khatian No.168, Dag No. 349, P.S. Bishnupur, District South 24 Parganas and the said Deed of Conveyance dated 24.1.1990 executed by Sri Samir Kumar Thakur, Sri Ranjit Kumar Thakur, Sri Dilip Kumar Thakur all sons of Late Narendranath Thakur and Smt. Ajita Biswas, wife of Sri Sushanta Biswas as Vendors and Janab Sorar Ali Molla and Lokman Ali Molla as Purchasers and the said Deed of Conveyance (Bengali Kobala) dated 24.1.1990 was registered at the office of Sub-Registrar at Bishnupur and entered in Book No. 1, Volume No. 5, Pages 351 to 356, Deed No. 399 for the year 1990.

AND WHEREAS thereafter out of the said Shali Land measuring 25 decimal being **ALL THAT** the Shali Land measuring 13 decimal was recorded in the name of Janab Sorar Ali Molla under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. Khatian No. 978, Krishi Khatian No.168, Dag No. 349, P.S. Bishnupur, District South 24 Parganas and being **ALL THAT** the Shali Land



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measuring 12 decimal was recorded in the name of Lokman Ali Molla under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No.979, Dag No. 349, P.S. Bishnupur, District South 24 Parganas.

AND WHEREAS while in possession of the said land being **ALL THAT** the Shali Land measuring 25 decimal under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, Krishi Khatian No.168, Dag No. 349, P.S. Bishnupur, District South 24 Parganas and the said Deed of Conveyance dated 27.5.1997 executed by Janab Sorar Ali Molla and Lokman Ali Molla as Vendors and Sri Dilip Kumar Kothari as Purchaser and the said Deed of Conveyance dated 27.5.1997 was registered at the office of Additional District Sub-Registrar at Bishnupur and upon payment of deficit stamp duty and registration Fees the said Deed was entered in Book No. 1, Volume No. 4, Pages 237 to 244, Deed No. 1113 for the year 1997 as described in the Schedule free from all encumbrances, attachments, charges liens and lispensens whatsoever.

Dilip Kumar

AND WHEREAS while in possession of the said Shali Land the said Sri Dilip Kumar Kothari recorded his name with the BL & LRO being **ALL THAT** the Shali Land measuring 25 decimal under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, Krishi Khatian No.168, L.R. Khatian No. 1110, R.S. Dag No. 349, L.R. Dag No. 405, P.S. Bishnupur, District South 24 Parganas.

AND WHEREAS one Srimati Naresh Nandini Mullick, wife of Late Chittaranjan Mullick by a registered Deed of conveyance dated 8th




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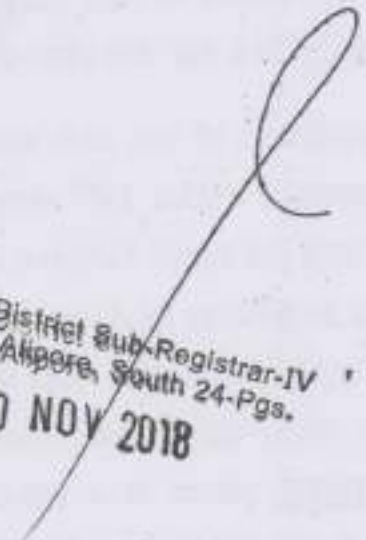
May, 1963, executed by Harun Reshid Sheikh, Kedramat Ali Mollah and Imam Bux as Vendors and Srimati Naresh Nandini Mullick as Purchaser and registered in the office of the Sub-Registrar, Bishnupur and entered in Book No. 1, Volume No. 41, Page Nos. 210 to 218, Being No. 5052 for the year 1963 purchased 0.25 decimals of Shali land fully described in the Schedule therein.

AND WHEREAS while in possession of the said land the said Smt. Naresh Nandini Mullick sold half of the said purchased Shali Land measuring $12\frac{1}{2}$ decimals to one Raich Ali Mollah son of Late Amiruddin Molla by a registered Deed of conveyance executed by Smt. Naresh Nandini Mullick as Vendor and Raich Ali Mollah as Purchaser and registered in the office of the Sub-Registrar, Alipur entered in Book No.1, Deed No. 6305 for the year 1983.

AND WHEREAS while in possession of the said land the said Raich Ali Molla by a Deed of Conveyance dated 16th May, 1984 executed by Raich Ali Molla as Vendor and Sri Asish Pakhira as Purchaser and registered in the office of the Registrar of Assurances Calcutta and entered in Book No. 1, Volume No. 43, Page Nos. 491 to 500, Being No. 5537 for the year 1984 sold, conveyed, transferred, assured and assigned being **ALL THAT** piece and parcel of Shali land measuring more or less .04 decimals in Dag No. 349, Jaw Khatian No. 78, Pra Khatian No. 88, New Pra Khatian No. 238, Touji No. 3, 4, and 5, Mouza Bonagram, J.L.No. 16, R.S.No. 30, District 24 Parganas.

AND WHEREAS while in possession of the said land the said Sri Asish Pakhira by a further Deed of conveyance dated 16th May, 1984 executed by Jubeda Khatoon Bibi as Vendor and Sri Asish




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Pakhira as Purchaser and registered in the Office of the Registrar of Assurances, Calcutta and entered in Book No. 1, Volume No. 39, Page Nos. 227 to 234, Being No. 5538 for the year 1984 purchased **ALL THAT** piece and parcel of Shali land measuring more or less .12½ decimals being portion of Dag No. 349, Jaw Khatian No. 78, Pra Khatian No. 88, New Pra Khatian No. 238, Touji Nos. 3, 4 and 5, Mouza Banagram in the District of 24-Parganas.

AND WHEREAS thus the then Vendor Sri Asish Pakhira was in peaceful possession and occupation of **ALL THAT** the Shali land measuring 0.16½ decimals in Dag No. 349, Jaw Khatian No. 78, Pra Khatian No. 88, New Pra Khatian No. 238, Touji Nos. 3, 4 and 5, Mouza Banagram Police Station Bishnupur in the District of 24-Parganas (South).

AND WHEREAS the then Vendor Sri Asish Pakhira has agreed to sell and the Purchaser therein the present Owner Sri Dilip Kumar Kothari has agreed to purchase **ALL THAT** the said 0.16½ decimals of Shali land as described in the Schedule free from all encumbrances, attachments, charges liens and lispendens whatsoever.

AND WHEREAS the then Vendor Sri Asish Pakhira by a Deed of conveyance dated 24.10.1994 executed by Sri Asish Pakhira as Vendor and Sri Dilip Kumar Kothari as Purchaser and registered in the Office of the Sub Registrar Bishnupur and entered in Book No. 1, Volume No. 41, Page Nos. 57 to 64, Being No. 4372 for the year 1994 sold **ALL THAT** piece and parcel of Shali land measuring more or less .16½ decimals being portion of Dag No. 349, Jaw Khatian No. 78, Pra Khatian No. 88, New Pra Khatian No. 238, Touji



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Nos. 3, 4 and 5, Mouza – Banagram, J.L 16, R.S. No.30, in the District of 24-Parganas (South) as described in the Schedule free from all encumbrances, attachments, charges liens and lispensens whatsoever.

AND WHEREAS while in possession of the said land the said Sri Dilip Kumar Kothari recorded his name with the BL & LRO being **ALL THAT** the Shali Land measuring 17 decimal under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, L.R. Khatian No. 1110, R.S. Dag No. 349, L.R. Dag No. 404, P.S. Bishnupur, District 24 Parganas(South).

AND WHEREAS while in possession of the said land the said Sri Dilip Kumar Kothari amalgamated the said Shali Land and recorded his name with the BL & LRO being **ALL THAT** the Shali Land measuring 42 decimal under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, 168, L.R. Khatian No. 1110, R.S. Dag No. 349, L.R. Dag No. 404, 405, P.S. Bishnupur, District 24 Parganas(South).

AND WHEREAS while in possession of the said Shali Land the said Sri Dilip Kumar Kothari applied for conversion of land measuring 42 decimal vide Application dated 6.11.2015 before the Office of the Sub Divisional Land and Land Reforms Officer and the conversion was allowed in respect of 41.5 decimal in Conversion Case No.214/2015 RSL No. 54/16 and vide Memo No. 6/P/7/1209/SDL & LRO Sadar Alipore dated 22.9.2016 and the nature of Shali Land converted from Shali to Housing Complex under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, 168, L.R. Khatian No. 1110, R.S. Dag No. 349, L.R. Dag




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No. 404, 405, P.S. Bishnupur, under Rasapunja Gram Panchyat, District- 24 Parganas (South).

AND WHEREAS the said owner herein decided to develop his property as morefully described in the First Schedule hereunder by constructing a multi-storied building at the said land but due to lack of fund and technical knowledge to carry out such development work at his own cost and expenses were in search of a competent person having vast experience and monetary support in development work;

AND WHEREAS after knowing the intention of the aforesaid Owner, Developer herein approached to the Owner with proposal to construction such multi-storied building as per sanction building plan and after through discussion by and between the parties hereto the Owner finally agreed to such terms and conditions which was agreed by and between the parties to this Development Agreement which are as follows: -

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows: -

DEFINITION

1. **PREMISES:** shall mean **ALL THAT** the Bastu land measuring 42 decimal along with Tin Shed Structure measuring 5760 Sq Ft (48 Ft x 120 Ft) , 2000 Sq Ft RCC Structure, 1600 Sq Ft 2 storied Pucca Structure (800 Sq Ft each floor) under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, 168, L.R. Khatian No. 1110, R.S. Dag No. 349, L.R. Dag No. 404, 405, P.S. Bishnupur, under Rasapunja Gram



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Panchyat, District- 24 Parganas(South) along with all easement rights and existing facilities, together with all easement rights thereto, as morefully described in the schedule hereto and shall also include the land and/or the New Building to be constructed thereon.

2. **LAND** : shall mean the land comprised in the premises being **ALL THAT** the Bastu land measuring 42 decimal along with Tin Shed Structure measuring 5760 Sq Ft (48 Ft x 120 Ft) , 2000 Sq Ft RCC Structure, 1600 Sq Ft 2 storied Pucca Structure (800 Sq Ft each floor) under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, 168, L.R. Khatian No. 1110, R.S. Dag No. 349, L.R. Dag No. 404, 405, P.S. Bishnupur, under Rasapunja Gram Panchyat, District- 24 Parganas(South) morefully and particularly described in the **FIRST SCHEDULE** written below;

3. **OWNER**: shall mean Owner abovenamed party of the **ONE PART** namely **DILIP KUMAR KOTHARI**;

4. **DEVELOPER**: shall mean the Developer abovenamed party of the **OTHER PART** namely **M/S. BMS CONSTRUCTION PRIVATE LIMITED** represented by its **Directors** (1) **SRI BISHNU PADA JANA** (2) **SRI MANOJ SINGH** (3) **SRI SHIV KUMAR GUPTA**

5. **PLANS**: shall mean the plans of the new building to be sanctioned and approved by the Rasapunja Gram Panchyat and shall also, wherever the context permits include such plans, drawing designs, elevations, specifications as prepared by the Architects including variations/ modifications completion therein;



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6. **NEW BUILDING:** shall mean the building to be constructed on the premises by the Developer, in pursuance hereof;
7. **ARCHITECT:** shall mean such architect or firm of architects the Developer may, from time to time engage as the Architects for the new building;
8. **GOVERNMENT AUTHORITY:** shall mean the Rasapunja Gram Panchyat and shall include the other Development Authority and other concerned authorities which may recommend, approve and/or sanction the plans;
9. **COMMON PORTIONS:** shall mean all the common portions and installations to comprise in the new building and the premises after the development including, path ways, boundary walls, durwan's room, service areas stairs, staircase, pump room, main gate, roof, path, passage, septic tank, overhead tank etc.
10. **COMMON EXPENSES:** shall mean and include all expenses to be incurred by the Unit Owners for the management and maintenance of the new building and the premises;
11. **COVERED AREA:** shall mean sanction area and subsequently area to be shown and /or approved in the sanction plan where upon CC to be obtained from the Municipal authority;
12. **PROJECT:** shall mean the work of development undertaken to be done by the Developer of the premises, to be completed and possession of the completed units is taken over by the Unit Owners;



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13. **PROPORTIONATE SHARE:** with its convenient variations shall mean such ratio, the covered area of any unit or units be in relations to the Covered Area of the units in the new building;

14. **OWNERS ALLOCATIONS:** shall mean that Developer shall provide allocate 35% on spiral basis of sanction FAR from the Rasapunja Gram Panchyat and a sum of Rs.51,00,000/- (Rupees Fifty One lakh) only has paid at the time of execution of this Agreement which is refundable.

15. **DEVELOPER'S ALLOCATION:** shall mean the remaining 65% sanction area on spiral basis area in the new proposed building, after providing Owner's Allocation as aforesaid.

16. **UNIT:** shall mean any flat or self contained flat including parking space, shop in the new building which is capable of being exclusively owned, used and/or enjoyed by unit Owners;

17. **UNIT OWNERS:** shall mean any person who acquires, holds and/or possess may unit in the proposed new building and shall include the Owners and the Developer, for units hold by them from time to time;

18. **ADVOCATE:** shall mean the Sri Asutosh Das, Advocate, Alipore Judges Court, Bar Library No.4, Kolkata 700 027, and having his Residence and Chamber at C-4/1, Ramgarh, Kolkata-700 047 appointed by the Developer who will provide all legal assistance including drafting and registration of the Deed and Agreement of the Purchasers also.




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19. **TRANSFeree**: shall mean a person, firm, Ltd. Company, Association of person to whom any space in the building may be transferred.
20. **TRANSFER**: shall include transfer by possession and by any other means adopted for affecting what is under law as a transfer of space in the said building to intending purchasers thereof although the same may not amount to a transfer in law.
21. **THE PRONOUN "HE" "HIS"**: in these presents shall mean and be constructed to have been used to mean any person or persons (male or female) a Firm, a Company or any other legal entity capable of holding property of the contest so admits which also includes as defined in Income Tax Act 1961.

TITLE AND INDEMNITIES

1.1. The Owner have hereby declared and represented as follows: -

1.2. The Owner of the One party hereto are the absolute Owner, in possession of **ALL THAT** the Bastu land measuring 42 decimal along with Tin Shed Structure measuring 5760 Sq Ft (48 Ft x 120 Ft) , 2000 Sq Ft RCC Structure, 1600 Sq Ft 2 storied Pucca Structure (800 Sq Ft each floor) under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, 168, L.R. Khatian No. 1110, R.S. Dag No. 349, L.R. Dag No. 404, 405, P.S. Bishnupur, under Rasapunja Gram Panchyat, District- 24 Parganas(South);



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1.3. No persons other than the Owner have right, title and/or interest, of any nature whatsoever, in the said premises or any part thereof;

1.4 The right, title and interest of the Owner in the premises are free from all encumbrances whatsoever and the Owner have a good and marketable title thereto; in the later stage if any defect in title is detected in that event the cost will be deducted from the advance made to the Land Owner herein.

1.5. Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income tax, revenue or any other public demand;

1.6. The Owner have not in any way dealt with the Premises whereby the right, title and interest of the Owner as the Ownership, use, development thereof, is or may be affected in any manner whatsoever;

1.7. The Owner shall have no difficulty in obtaining certificate and/or any permission for the completion of the transfer of Developer area to the Developer and/or its nominees and/or otherwise in fulfilling his/her other obligations hereunder;

1.8. The representations of the Owner mentioned herein above are hereafter collectively called the "**SAID REPRESENTATION**" and the owner confirm that the said representations are true and correct;



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1.9. Relying on the said representation, the Developer has agreed to develop the premises, to complete the project, pay money and do the work as and on the term hereunder.

NOW IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows: -

2.1. In consideration of the Owner having agreed to grant to the Developer the exclusive right to develop/exploit the said premises, the Developer has agreed to built the said proposed building at his own cost and expenses without calling upon to contribute any amount whatsoever for the said building from the Owner;

2.2. The Owner has engaged the M/s. BMS Construction Pvt Ltd as Developer of the Premises and the Developer has accepted such appointment on the terms and conditions herein contained;,,

2.3. The Developer of the premises shall be responsible in the following manner: -

- a) At any time hereafter, the Owner shall allow the Developer to enter upon the Premises and do all the works relating to the construction of the proposed new building as per sanction building plan immediately upon the Developer obtaining vacant possession of the said Premises, and the said possession would be handed over to the said Developer within one month from the date of Agreement.
- b) The Developer shall be entitled to hold and remain in possession of the Premises and/or parts thereof for performance of this agreement and during the subsistence



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of this agreement provided that construction work is being conducted on the premises;

- c) Subject to force majeure and reasons beyond the control i.e. act of god, natural calamities or unforeseen circumstances within 36 months from the date of handing over possession and obtaining sanction of the building plan from Rasapunja Gram Panchayat and another 6 (six) months if required on extreme urgency the developer shall at its own cost and expenses complete the project by constructing the new building within 42 months. The Developer shall deliver possession of the entirety of the Owners' area to the Owners in a tenable and complete habitable condition at first instance, as per particulars mentioned in the schedule hereto with such reasonable changes as advised by the Architects; in the event of failure to deliver within the Schedule period mentioned herein the Developer shall pay damage @Rs.5000/- per month on default for a period of 6 months and thereafter the Owner shall cancel and revoke this Development Agreement and Power of Attorney and shall appoint new Developer and refund the entire investment of the Developer.
- d) The Developer shall construct upon maximum such area as is permissible on the premises in a commercially viable manner as subject to the building / rules and regulations and bye-laws of the Rasapunja Gram Panchayat and in conformity with the sanctioned plan;




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- e) The Developer shall start the work of construction of the proposed building within 9 (nine) months from the date of execution of this agreement and handing over possession by the land Owner in respect thereof the owners will cooperate with the developer as and when required. In the event of delay to start work and construction within the said stipulated period, the developer shall be liable to compensate loss of the owner for laches and negligence in the part of the Developer. On the other hand, landowners are liable to make the Developer in respect marketable title of the said property so that the developer get sanction plan and starts work of construction. ✓

2.4. The Developer shall be entitled to occupy and use as per drawing of construction area of the premises subject to the terms of this agreement for the duration of the project. The developer shall be entitled to use the premises for setting up a temporary office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs, advertising the project. It is clarified that at any time after the execution hereof, the Owners shall permit the Developer to enter upon the premises, survey the same, cause soil testing and all other works incidental thereto for the construction of the proposed new building.

2.5. The Owners' area shall be construction by the Developer for and on behalf of the Owners and/or their nominees. The rest of the new building shall be constructed by the Developer for and on behalf of himself/itself and or for his/its nominees; ✓



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2.6. The Owners and the Developer shall be entitled absolutely to their respective areas and shall be at liberty to deal them with in any manner they deem fit and proper subject however to the general restrictions for mutual advantage to the ownership flat system. They will also be at liberty to enter into agreements for sale their respective areas and receive the full consideration there under save that the Owners shall adopt the same covenants as the Developer may adopt in its agreement with the unit Owners of the Developer's area, at least in so far as the same relates to common portions, common expenses and other matters of common interest.

2.7. The Owners shall be the owners of self contained flats, car parking space or commercial area on spiral basis along with undivided proportionate share in the land contained in the premises appurtenant to the Developer area in the New Building;

2.8. In consideration of cost of construction of the said new building as incurred by the Developer and the Developer shall be entitled to take receive the sale amount in respect of sale of Developer's allocated area and no amount shall be payable to the Owners. The cost of preparation, stamping and registration of the Conveyance shall be borne by the Transferees;

2.9. The Owners shall join and/or cause such persons as may be necessary to join as parties to the Conveyances for transfer of Developer's allocation if required.

2.10. The Owners in pursuance of this said agreement shall execute Development Power of Attorney in favour of the Developer for the purpose of allocation (65%) of flats, car parking space, commercial area in the proposed building by virtue of which the




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Developer shall be entitled to enter into agreement for sale in respect of the Developer's Allocations. Of course, prior to execution of this Development Agreement and Development Power of Attorney of attorney, the owners shall signs necessary papers and documents for smooth running of the development project.

2.11. The Developer on completion of the new building as per sanction plan from Rasapunja Gram Panchayat shall put the Owners in undisputed possession of the Owners' allocation together with common parts, portions, rights in common facilities, easements in the said new building; The Developer shall handover Completion Certificate to the Owner as and when obtained from the Rasapunja Gram Panchayat.

2.12. The Owner shall be entitled to transfer or otherwise deal with the Owners' allocations in the said new building without any hindrance.

2.13 The Developer shall be exclusively entitled to the Developer allocations in the new building and shall have the absolute right and full authority to transfer and/or otherwise deal with and/or dispose of the same after delivering the possession of the Owners' allocations to the owners;

2.14 The Developer shall be free to deal with Developer's allocations in the said new building without imposing any financial burden or liability upon the Owner in any manner whatsoever;

2.15. The Owner shall from time to time execute deeds of conveyance in favour of the Developer or his nominees in respect of the Developers allocated area as be required by the Developer.



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provided however the costs of such conveyance or conveyances including stamp duty and registration costs shall be exclusively borne by the Developer or its nominees as the case may be. Further in case of death of any Owner the Legal Heirs will execute supplementary Development Agreement and Development Power of Attorney and will cooperate in all respect.

2.16. Subject to the aforesaid conditions the decisions of the qualified Architect to be appointed by the Developer regarding the quality of materials shall be final and binding on the parties hereto.

2.17. The Developer at his own cost and expenses shall install and erect pump underground water storage tanks overhead reservoirs, electrical lines from the CESC Ltd./ WBPDC. And other facilities in the said building as are required to be provided in a residential/commercial Ownership building.

2.18. The Owners and the Developer have enter into this agreement purely on Principal to Principal basis and nothing stated herein shall be deemed to be construed as a partnership between the parties hereto. Each party shall keep the other party indemnified from and against the same and this agreement shall be binding upon the heirs, executors, successors, legal representatives and assigns of the parties.

COMMON FACILITIES/PARTS/PORTIONS

3.1. The Developer shall pay and bear all property taxes, Khajna and other dues and outgoings in respect of the Land and existing building accruing due as and from the date of obtaining



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possession of the said premises from the Owners' and before that the Land Owner shall pay the same;

3.2. As soon as the building is completed, the Developer shall obtain completion certificate from the Rasapunja Gram Panchayat and shall intimate the Owner in writing to take delivery of the Owners' allocation in the said new building. The Owners' allocations in the said new building shall be according to the specifications and schedule hereunder. The rates and taxes to be paid in respect of the respective allotments in the New Building shall be paid by the parties in proportion of their respective allotments in the said new building. The Developer shall however be responsible for any defective materials or any defect of manufacture and/or deviation from plan.

3.3. The Owner and the Developer shall punctually and regularly pay and bear respective rates and taxes for their respective allocations to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and the Developer.

3.4. At and from the date of delivery of possession of the Owners' Allocations the Owner shall also be responsible to bear and shall forthwith pay on demand to the Developer the proportionate service charges for the common facilities in the new building payable in respect of the owners' allocation such charges are to include proportionate share of lights, sanitation or maintenance, occasional repair, renovation charges for bill collection and management of the common facilities etc., together with other Co-owners of flats of the building.




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3.5. Maintenance and Service charge for common facilities shall be determined on the basis of the area of the Flat and the same shall be deposited to the Developer till formation of the Flat Owners Association and the Flat Owners shall be liable to pay interest @ 7% per annum on the amount outstanding for more than one month from the date of last payment.

3.6. The Owner shall not intentionally do any act, deed or thing whereby the Developer shall be prevented from proceeding with construction of the said project;

3.7. Common area shall include stair, staircase, lift if provided, pump room, service area, septic tank, over head tank, underground water reservoir, roof, boundary wall, main gate, path, passage, each unit /caretaker room, flat owner or his nominee shall pay common expenses and maintenance charges proportionately.

COMMON RESTRICTIONS

4.1. The Owners' allocation in the building shall be subject to the same restriction and usages as applicable in the building intended for common benefits of all occupiers of the building which shall include the followings;

4.2. Neither party shall use or permit to be used the respective allocations in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity or use other than the residential use thereof or for any purpose which may cause any nuisance or hazard to the other occupier of the building excepting the shop /space used as lawful business;




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4.3. Neither party shall demolish fix nor permit demolition of any wall or other structure in their respective allocations or any portions thereof or make any structural alterations therein without the provisions of Rasapunja Gram Panchayat;

4.4. Neither party shall transfer or permit to transfer of their respective allocations or any portions thereof unless; (i) Such party shall have observed and performed all terms and conditions on their respective parts to be observed and/or performed; (ii) The proposed transferees shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions herein and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in his/her possession.

4.5. Both parties shall abide by all laws, rules and regulations of the Government, Statutory Bodies and/or bodies as the case may be and shall attend to answer and be responsible for any deviation and/or of any of the said laws, bye-laws, rules and regulations;

4.6. The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc., in each of their respective allocations in the building in good & working condition and repairs and in particular not to cause any damages to the building or any other space or portion therein and shall keep the other occupiers of the building indemnified from and against the consequence of any breach.

4.7. The Owners upon 24 hours notice shall permit the Developer and its men, agents and servants with or without




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materials and others at all reasonable times to enter upon the Owners allocations and/or every part thereof for the purpose of maintenance and repairing and maintaining, rebuilding, cleaning, lighting and keeping in order, and good conditions any common facilities and/or for the purpose of maintenance.

4.8. A Supplementary Agreement shall be executed in respect of allotment of share/allocation to either party herein for avoiding any minor litigations or disputes between the Owners and the Developer, it may occur during construction of the proposed building.

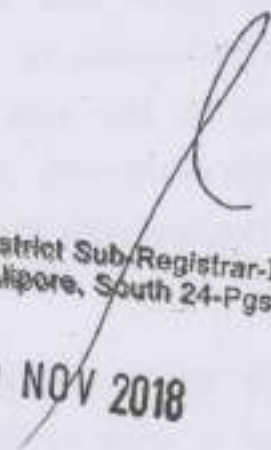
OWNER'S OBLIGATIONS:

5.1. The Owner doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said premises by the Developer, so far the construction work with standard quality of materials is done strictly in accordance with the sanction building plan and specification.

5.2. The owner doth hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocated portion in the building of the said premises;

5.3. The Owner hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and /or charge the said premises or any portions thereof excepting Owners allocation




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without the consent in writing of the Developer during the period of construction.

5.4. In case of any Third Party claim in respect of the Schedule land the Owners shall deal with the same and if necessary provide space or area in the new building from Owners' Allocation and any govt dues, duties are found or charged that shall be paid by the Land Owner.

5.5. That the Owner shall handover the original Deed, Chain Deed, Mutation Certificates, Tax bill, Conversion Certificate and other relevant documents to the developer at the time of registration of this agreement and/or handing over vacant possession of the Schedule premises to the Developer and the developer shall sign the receipt of the same. The developer shall allow the owners and/or their advocate to take copies of the documents including sanctioned plan and to inspect the works of the proposed building.

5.6. That the owner's also agree that the developer being responsible to demolish the existing structure at the Schedule Premises at its own cost and expenses, the developer shall be entitled to take the Salvage materials out of the demolition work.

DEVELOPER OBLIGATIONS

6.1. The Developer doth hereby agree and covenant with the Owner to complete the construction of the proposed building within a period of 36 months from the date of possession of vacant land and after obtaining sanction plan and another 6 (six) months if required on extreme urgency.



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6.2. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable to construction of the said building and the materials used for construction shall be of good quality.

6.3. The Developer hereby agrees and covenants with the Owner not to do any act deed or thing whereby the Owner is prevented from enjoying selling assigning and/or disposing any of the Owners' allocation in the building at the said premises.

6.4. The Developer hereby agrees not to part with possession of the Developer allocations or any portion thereof unless possession of the Owners' allocation is delivered first to the Owners provided however it will not prevent the Developer from entering into any agreement for sale or transfer or deal with the Developer allocations.

OWNER INDEMNIFY:

7.1. The Owner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy the Developer's allocated space without any interference or disturbances provided the Developer performing and fulfilling all the terms and conditions herein and/or on the part of the Developer to be observed and performed and in no way hamper any interest of the Owner.

DEVELOPER'S INDEMNITY:

8.1. The Developer hereby undertake to keep the Owner indemnified against all actions, suits, proceedings and claims that may arise out of the Developer actions with regard to the




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development of the said premises and/or in the matter of construction of the said building and/or any defect therein.

JURISDICTION

9.1. The Court having jurisdiction shall try, determining, all suit proceedings, rising disputes between the parties hereof if and only when the dispute between the parties hereto if not amicably settled.

THE FIRST SCHEDULE (A) ABOVE REFERRED TO:

(Entire Land and structure)

ALL THAT the Bastu land measuring 42 decimal along with Tin Shed Structure measuring 5760 Sq Ft (48 Ft x 120 Ft) , 2000 Sq Ft RCC Structure, 1600 Sq Ft 2 storied Pucca Structure (800 Sq Ft each floor) under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatlan No. 88, 168, L.R. Khatlan No. 1110, R.S. Dag No. 349, L.R. Dag No. ^(17 decimal) 404, ^(25 decimal) 405, P.S. Bishnupur, under Rasapunja Gram Panchyat, District 24 Parganas(South) along with all easement right, and existing facilities, together with all easement right therein, which is butted and bounded that is to say:

ON THE NORTH BY: Dag No. 349

ON THE SOUTH BY : Dag No. 333 & Dag No.334

ON THE EAST BY : Dag No. 349

ON THE WEST BY: 90 Ft Bakhrhat Road

404 -
405 -

Bishnu Padafer




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THE SECOND SCHEDULE (B) ABOVE REFERRED TO:
(OWNER'S ALLOCATION)

Developer shall provide and allocate 35% on spiral basis of sanctioned FAR from the Rasapunja Gram Panchyat and a sum of Rs.51,00,000/- (Rupees Fifty One lakh) only has paid at the time of execution of this Agreement which is refundable.

THE THIRD SCHEDULE (C) ABOVE REFERRED TO:
(DEVELOPER'S ALLOCATION)

That the Developer shall be entitled to the remaining 65% share of sanction FAR in the proposed new building on spiral basis save and except the Owner's allocation as mentioned above.

THE FOURTH SCHEDULE (D) ABOVE REFERRED TO
(Common Area)

1. The entire land or space lying vacant within the said premises.
2. The space within the building comprises of the entrance boundary walls and main entrances.



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3. The foundation column, girders, beams, supports, main walls of the building and the staircase and landing on all floors.
4. The installation for common service such as the drainage systems in the premises, water supply arrangement in the premises including water supply from the Kolkata Municipal Corporation.
5. Reservoir on the roof of the top floor of the building, pump, motor, pipes and all other apparatus and installations in the premises for common use, septic tanks, sock pipe, drainage and sewerage lines thereto connected.
6. All the Owners shall be entitled to use roof of the building at all times.
7. Electrical wiring, motors and electrical installations and fittings including those as are installed for any particular unit.
8. Lift and Lift Pit



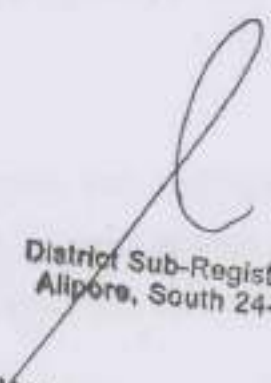

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THE FIFTH SCHEDULE (E) ABOVE REFERRED TO**(Common Expenses)**

1. The expenses of maintaining, repairing, redecorating and renewing the main structures and in particular drainage system, sewerage, rain water discharge arrangements, water supply, system of electricity to all common area including lift.
2. The expenses of repairing, maintaining white washing and colour washing the main structure of the building including the exterior of the building and also the common area of the building.
3. The cost of cleaning and lighting the entrance of the building the passage and spaces around the building, lobby, corridors, staircase and other common area.
4. Salaries, wages, fees and remuneration of Durwan's, Sweepers, plumbers, electricians, caretakers or any other persons whose appointments may be considered necessary for maintenance and protection of the said premises and administration and management of the affairs thereof.




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THE SIXTH SCHEDULE (F) ABOVE REFERRED TO:

General Specifications of Building Construction

1. **DESIGN WORK:** As per instructions of Architect;
2. **DOORS:** Jarul/Sal wood frame, main entrance door of flat will be Flush door with premier, internal doors are Commercial flush doors, Bathroom doors Syntax Make;
3. **WINDOWS:** Aluminum sliding with Glass Panel, Grills are as per design of Architect;
4. **MARBLE / GLAZED TILES:** Living cum Dining Hall, Bed rooms will be marble make, Bathrooms are 6'-0" height glazed tiles, kitchen top will be black stone with 2'-6" height Glazed tiles, Bathroom and Kitchen floors will be marble make or tiles.
5. **PLUMBING & SANITARY:** European/ Anglo Indian Type Commode with white colour, Geyser point in Bathroom, Washing machine line in Bathroom, Drawing room, One Black stone make sink (20" x 24") in Kitchen, One Basin, (18" x 22") in the Bathroom, Taps are ISI Mark, one basin in the drawing room.
6. **ELECTRICAL:** All are concealed (Fenelon and Hassles) in Bed rooms one fan point, two light at two points in two rooms for computer, in living cum dining hall one fan points, two light points, one telephone, one T.V. line, one freeze point, in kitchen, one light point, one exhaust fan point, in Bath room one light point, one fan point, one exhaust point, geyser point, in balcony one light point and in every room one plug point.




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IN WITNESS WHEREOF the parties put their respective hands and seals on the day, month and year first above written.

WITNESS

1. Shriharan Kallian

2214 NAKHULESWAR
BHATTACHARYA LANE
KOLKATA 700026

2. Thakurdas Maiti,
Alipore Judges Court,
Kolkata 700027.

Dilip Kumar (DILIP KOTHAJI)

SIGNATURE OF THE LAND OWNER

B.M.S CONSTRUCTION PVT. LTD.

Birhama Padujana
Maiti
(MANAGING DIRECTOR)
Shiv Kumar Gupta

SEAL AND SIGNATURE OF THE DEVELOPER

Drafted by me and typed in my office

Asutosh Das, WB-133/1990

ASUTOSH DAS, Advocate
Alipore Judges Court
Bar Library, Room No.4
Kolkata 700 027

Residential Chamber:
C-4/1, Ramgarh,
P.O. Naktala
Kolkata 700 047

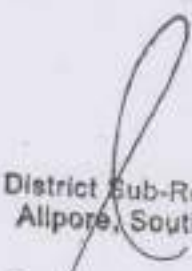



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7. **COLOUR:** All internal walls will be plaster of Paris, external walls will be Berger alleged / weather coat based colour, all doors and windows will be one coat primer.
8. **WALLS/ ROOF:** All external walls will be 8" internal walls will be 3", parapet walls will be 3" height, boundary walls will be 5" height, roof finish will of net cement.
9. **MISCELLANEOUS:** As per mutual understanding and guidance from Architect.
10. Water supply;
11. Passage:
12. Septic Tank
13. Main Gate of the Building:
14. Any addition & alteration in the flats shall be subject to approval of the Architect and the requisite cost shall be borne by the owners.




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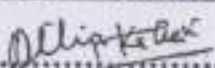
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Name

Signature.....

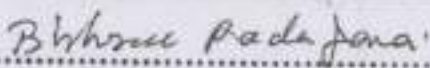
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Name SRI DILIP KUMAR KOTHARI

Signature... 

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Name (1) SRI BISHNU PADA JANA

Signature... 




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Alipore, South 24-Pgs.

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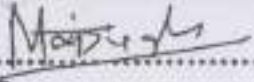
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Name

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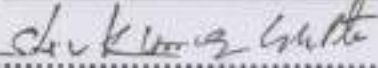
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Name (2) SRI MANOJ SINGH

Signature.....

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	Right Hand					

Name (3) SRI SHIV KUMAR GUPTA

Signature.....




District Sub-Registrar-IV
Alipore, South 24-Pgs.

20 NOV 2018



Dilip Kumar Kothari
DOB: 14/02/1960
Male
6133 9878 5539


मेरा आधार, मेरी पहचान

Dilip Kumar


आधार
भारत सरकार
Ministry of Electronics and Information Technology
Government of India
Address: S/O: Jhames Lal
Kothari, 22/4, NAKULESHWAR
BHATTACHARYA LANE,
Kallighat, Kolkata, Kallighat, West
Bengal, 700029

6133 9878 5539
 1947
 help@uidai.gov.in
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Dilip Kothari

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Navi Mumbai - 400 614
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B.M.S CONSTRUCTION PVT. LTD.
Bhikna Padepara
DIRECTOR



STANDARD LIT

DIRECTOR





ভারত সরকার
Government of India

বিশিষ্ট
Bishnu Pada Jena
পিতা : হরেন্দ্র জেন
Father : HARENDRAJITH JENA
জন্ম তারিখ / Year of Birth : 1964
পুংস / Male



2822 8665 2435

আধার - সাধারণ মানুষের অধিকার

Bishnu Pada Jena



ভারতীয় বিশিষ্ট শক্তির শক্তিকরণ
Unique Identification Authority of India

বিশিষ্ট
Address:
11, SATYEN ROY ROAD, Beliata
S.O, Beliata, Kolaria, West
Bengal, 700034

1800 300 1800

2822 8665 2435

1800 300 1800

1800 300 1800



आयकर विभाग

INCOME TAX DEPARTMENT

BISHNU PADA JANA

NARENDRANATH JANA

09/10/1954

Permanent Account Number

ACVPJ9411F

Bishnu Padajana

Signature



भारत सरकार

GOVT. OF INDIA



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आयकर विभाग, इलाहाबाद, उत्तर प्रदेश
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3rd Floor, Regd. Office, New Delhi,
New Delhi Telephone Exchange,
New Delhi, India - 110 002

Tel: 011-22222222
e-mail: pan@nsdl.co.in 221 8041

Bishnu Padajana





भारत सरकार
GOVERNMENT OF INDIA



Manoj Singh
Date of Birth/DOB: 05/01/1973
Male/ MALE
Mobile No: 9836936629



6846 4167 4420

MEERA AADHAAR, MERI PEHCHAN

Manoj Singh



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
S/O Prahlad Singh, 37C, Swinhoe Lane,
Kasba, Kolkata,
West Bengal - 700042



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P.O. Box No. 1947,
Bangalore-560 031



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MANOJ SINGH

PRAHLAD SINGH

05/01/1973

Pan Card Number

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Please do not use this card after cancellation.
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यदि इस कार्ड खो जाए, तो कृपया सूचित करें।
इस कार्ड का उपयोग रद्द होने के बाद न करें।
नमो भुवनेश्वर्यै नमोः





ভারত সরকার
Government of India

শিব কুমার গুপ্তা
Shiv Kumar Gupta
জন্মতারিখ / DOB : 03/07/1954
লিঙ্গ / Male



4535 3454 7458

আধার - সাধারণ মানুষের অধিকার

Shiv Kumar Gupta



ভারতীয় বিশিষ্ট পরিচয় সনিকর
Unique Identification Authority of India

ঠিকানা:

এম/ও: রাম সুন্দর গুপ্তা, 212
পিকনিক গার্ডেন রোড, তিলা, দক্ষিণ
২৪ পরগনা, তিলা, ৭০০০৩৯

Address:

S/O: Ram Sunder Gupta, 212 B
Picnic Garden Road, Tiljala, South
24 Parganas, Tiljala, West Bengal,
700039

4535 3454 7458

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1800 300 1947

help@uidai.gov.in

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHIV KUMAR GUPTA

RAM SUNDER GUPTA

03/07/1964

Permanent Account Number

ADYPG8759M



Signature



Shiv Kumar Gupta
Shiv Kumar Gupta

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Navi Mumbai - 400 614.
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आयकर पैन सेवा यूनिट, UTIISL,
प्लॉट नं. 3, सेक्टर 11, ए. सी. डी. डेलापद,
नवी मुंबई - 400 614.

Shiv Kumar Gupta





IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER THE CHARTER OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CML : 2473305/733, CERNAL : 24734477

Card No. : 100194

Name ASUDISH DAS, Advocate

Father's/Husband's name Late Brajendra Das

Address CML, Bhangarh, P.O. Naktala, P.S. - Purbaila

Kolkata - 700 047

Ph. No. 9830005237, 974831508, 2473 2863

W.B. Bar Council Enrollment No. WB/133/1990

Secretary



Asudish Das





**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No./Year	1604-1000284317/2018	Office where Deed will be registered
Query Date	02/11/2018 1:49:07 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	ASUTOSH DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830065237, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 51,00,000/-]	
Set forth value	Market value	
Rs. 6/-	Rs. 4,29,73,176/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 75,021/- (Article-48(g))	Rs. 51,053/- (Article-E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Registration of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-404	LR-1110	Semi-Commercial	Bastu	17 Dec	1/-	1,39,47,762/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road.
L2	LR-405	LR-1110	Semi-Commercial	Bastu	25 Dec	1/-	2,05,11,414/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road.
		TOTAL :			42Dec	2 /-	344,59,176 /-	
		Grand Total :			42Dec	2 /-	344,59,176 /-	

Structure Details :

Sch / No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5760 Sq Ft.	1/-	37,44,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 5760 Sq Ft, Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete





S2	On Land L1, L2	2000 Sq Ft.	1/-	26,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L1, L2	800 Sq Ft.	1/-	10,60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S4	On Land L1, L2	800 Sq Ft.	1/-	10,60,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 800 Sq Ft., Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		9360 sq ft	4/-	85,14,000 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr DILIP KOTHARI Son of Late JHANWARLAL KOTHARI 22/4 NAKULESHWAR BHATTACHARYA LANE, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGBPK7202K, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	BMS CONSTRUCTION PVT LTD 3 TILJALA RD, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700039 PAN No.: AACCB9946R, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr BISHNU PADA JANA Son of Late NARENDRA NATH JANA 11 SATYEN ROY RD, P.O:- BEHALA, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 740034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACVPJ9411F	BMS CONSTRUCTION PVT LTD (as DIRECTOR)
2	Mr MANOJ SINGH Son of Mr PRAHLAD SINGH 37C SWINHOLE LANE, P.O:- KASBA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AZGPS4065C	BMS CONSTRUCTION PVT LTD (as DIRECTOR)





3	Mr SHIV KUMAR GUPTA Son of Mr RAMSUNDAR GUPTA 212B PICNIC GARDEN RD, P.O:- TILJALA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: ADYPG8759M	BMS CONSTRUCTION PVT LTD (as DIRECTOR)
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Identifier Details :

Name & address
Mr ASUTOSH DAS Son of Late BASUDEB DAS ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr DILIP KOTHARI, Mr BISHNU PADA JANA, Mr MANOJ SINGH, Mr SHIV KUMAR GUPTA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-17 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-25 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-5760.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-2000.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-800.00000000 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-800.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram

Sch No	Plot & Khatian Number	Details of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 404(Corresponding RS Plot No:- 349), LR Khatian No:- 1110	Owner: দিলীপ কুমার কোঠারী, Gurdian: বামোদারদাস , Address: নিজ Classification: শালি, Area: 0.17 Acre,	Mr DILIP KOTHARI



Query No: 1604-1-000294317 of 2018, Printed
On : Nov 20 2018 12:22PM, Generated from
Registration office



L2	LR Plot No:- 405(Corresponding RS Plot No:- 349), LR Khatian No:- 1110	Owner:দিলীপ কুমার কোঠারী, Gurdian:আনোয়ারলাল , Address:নিজ Classification:শালি, Area:0.25 Acre,	Mr DILIP KOTHARI
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Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 02/12/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 16/12/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor is not recorded owner/tenant. Please get his/her name mutated at concerned Block Land & Land Reforms Office at (BISHNUPUR-2) immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhum.gov.in.







**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	1604-1000284317/2018	Office where deed will be registered
Query Date	02/11/2018 1:49:07 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	ASUTOSH DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830065237, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 51,00,000/-]	
Set Forth value	Market Value	
Rs. 3/-	Rs. 4,06,03,026/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 75,021/- (Article:48(g))	Rs. 51,053/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Applicant
		Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram

Sl. No.	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-404	LR-1110	Semi-Commercial	Bastu	17 Dec	1/-	1,39,47,762/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road,
L2	LR-405	LR-1110	Semi-Commercial	Bastu	25 Dec	1/-	2,05,11,414/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road,
		TOTAL :			42Dec	2 /-	344,59,176 /-	
		Grand Total :			42Dec	2 /-	344,59,176 /-	





Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	9360 Sq Ft.	1/-	61,43,850/-	Structure Type: Structure
Gr. Floor, Area of floor : 5760 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete Floor No: 1, Area of floor : 3600 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		9360 sq ft	1/-	61,43,850 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details
1	Mr DILIP KOTHARI Son of Late JHANWARLAL KOTHARI 22/4 NAKULESHWAR BHATTACHARYA LANE, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGBPK7202K, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details
1	BMS CONSTRUCTION PVT LTD 3 TILJALA RD, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 . PAN No.: AACCB9946R, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr BISHNU PADA JANA Son of Late NARENDRA NATH JANA 11 SATYEN ROY RD, P.O:- BEHALA, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 740034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACVPJ9411F	BMS CONSTRUCTION PVT LTD (as DIRECTOR)
2	Mr MANOJ SINGH Son of Mr PRAHLAD SINGH 37C SWINHOE LANE, P.O:- KASBA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AZGPS4065C	BMS CONSTRUCTION PVT LTD (as DIRECTOR)



Query No: 1604-1-00024317 of 2018, Printed On : Nov 20 2018 11:12AM, Generated from Registration office

AS-2 of 4

51 - Gr - 5760
52 - Gr - 200
53 - Gr - 800
FI - 800



3	Mr SHIV KUMAR GUPTA Son of Mr RAMSUNDAR GUPTA 212B PICNIC GARDEN RD, P.O:- TILJALA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADYPG8759M	BMS CONSTRUCTION PVT LTD (as DIRECTOR)
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Identifier Details :

Name & address
Mr ASUTOSH DAS Son of Late BASUDEB DAS ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr DILIP KOTHARI, Mr BISHNU PADA JANA, Mr MANOJ SINGH, Mr SHIV KUMAR GUPTA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-17 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-25 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-9360.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram

Sch. No	Plot & Khatian Number	Details of Land	Owner name in English as collected by Applicant
L1	LR Plot No:- 404(Corresponding RS Plot No:- 349), LR Khatian No:- 1110	Owner: দিলীপ কুমার কোঠারী, Gurdian: আলমবারলাল , Address: নিজ , Classification: শালি, Area: 0.17 Acre,	Mr DILIP KOTHARI
L2	LR Plot No:- 405(Corresponding RS Plot No:- 349), LR Khatian No:- 1110	Owner: দিলীপ কুমার কোঠারী, Gurdian: আলমবারলাল , Address: নিজ , Classification: শালি, Area: 0.25 Acre,	Mr DILIP KOTHARI

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 02/12/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 16/12/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.



Query No: 1E04-1-000284317 of 2018, Printed
On : Nov 20 2018 11:12AM, Generated from
Registration office



4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
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7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor is not recorded owner/tenant. Please get his/her name mutated at concerned Block Land & Land Reforms Office at (BISHNUPUR-2) immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhuml.gov.in.





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

6778/18

GRN: 19-201819-030387946-2

GRN Date: 07/11/2018 16:11:52

BRN: ICIC071120180

Payment Mode

Counter Payment

Bank :

ICICI Bank

BRN Date: 08/11/2018 00:00:00

DEPOSITOR'S DETAILS

Name : MANOJ SINGH

Contact No. :

E-mail :

Address :

3B DR G S BOSE ROAD KOLKATA 700039

Applicant Name : Mr ASUTOSH DAS

Office Name :

Office Address :

Status of Depositor :

Buyer/Claimants

Purpose of payment / Remarks

Sale, Development Agreement or Construction agreement
Payment No 5

Id No. : 16041000284317/5/2018

[Tender Number]

Mobile No. : +91 9836936629

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16041000284317/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	16041000284317/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	51053

Total

In Words : Rupees One Lakh Twenty Five Thousand Nine Hundred Seventy Four only

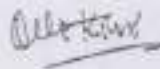
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✓



S2	On Land L1, L2	2000 Sq Ft.	1/-	26,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft, Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L1, L2	800 Sq Ft.	1/-	10,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft, Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S4	On Land L1, L2	800 Sq Ft.	1/-	10,60,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 800 Sq Ft, Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		9360 sq ft	4 /-	85,14,000 /-	

Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name Mr DILIP KOTHARI Son of Late JHANWARLAL KOTHARI Executed by: Self, Date of Execution: 20/11/2018 , Admitted by: Self, Date of Admission: 20/11/2018 , Place : Office	Photo  20/11/2018	Fingerprint  LTI 20/11/2018	Signature  20/11/2018
22/4 NAKULESHWAR BHATTACHARYA LANE, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGBPK7202K, Status :Individual, Executed by: Self, Date of Execution: 20/11/2018 , Admitted by: Self, Date of Admission: 20/11/2018 , Place : Office				

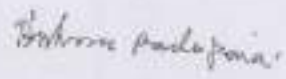
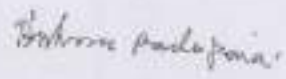
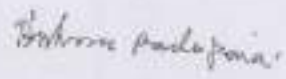
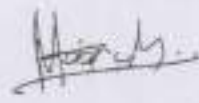
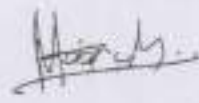
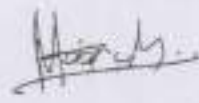
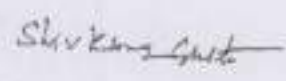
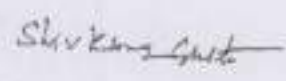
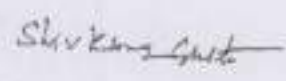
Developer Details :

SI No	Name, Address, Photo, Finger print and Signature
1	BMS CONSTRUCTION PVT LTD 3 TILJALA RD, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No.: AACCB9946R, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1604-06778/2018-20/11/2018



Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BISHNU PADA JANA (Presentant) Son of Late NARENDRA NATH JANA Date of Execution - 20/11/2018, , Admitted by: Self, Date of Admission: 20/11/2018, Place of Admission of Execution: Office </td> <td>  Nov 20 2018 12:43PM </td> <td>  LTI 20/11/2018 </td> <td>  20/11/2018 </td> </tr> </tbody> </table> 11 SATYEN ROY RD, P.O:- BEHALA, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 740034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACVPJ9411F Status : Representative, Representative of : BMS CONSTRUCTION PVT LTD (as DIRECTOR)	Name	Photo	Finger Print	Signature	Mr BISHNU PADA JANA (Presentant) Son of Late NARENDRA NATH JANA Date of Execution - 20/11/2018, , Admitted by: Self, Date of Admission: 20/11/2018, Place of Admission of Execution: Office	 Nov 20 2018 12:43PM	 LTI 20/11/2018	 20/11/2018
Name	Photo	Finger Print	Signature						
Mr BISHNU PADA JANA (Presentant) Son of Late NARENDRA NATH JANA Date of Execution - 20/11/2018, , Admitted by: Self, Date of Admission: 20/11/2018, Place of Admission of Execution: Office	 Nov 20 2018 12:43PM	 LTI 20/11/2018	 20/11/2018						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr MANOJ SINGH Son of Mr PRAHLAD SINGH Date of Execution - 20/11/2018, , Admitted by: Self, Date of Admission: 20/11/2018, Place of Admission of Execution: Office </td> <td>  Nov 20 2018 12:46PM </td> <td>  LTI 20/11/2018 </td> <td>  20/11/2018 </td> </tr> </tbody> </table> 37C SWINHOLE LANE, P.O:- KASBA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AZGPS4065C Status : Representative, Representative of : BMS CONSTRUCTION PVT LTD (as DIRECTOR)	Name	Photo	Finger Print	Signature	Mr MANOJ SINGH Son of Mr PRAHLAD SINGH Date of Execution - 20/11/2018, , Admitted by: Self, Date of Admission: 20/11/2018, Place of Admission of Execution: Office	 Nov 20 2018 12:46PM	 LTI 20/11/2018	 20/11/2018
Name	Photo	Finger Print	Signature						
Mr MANOJ SINGH Son of Mr PRAHLAD SINGH Date of Execution - 20/11/2018, , Admitted by: Self, Date of Admission: 20/11/2018, Place of Admission of Execution: Office	 Nov 20 2018 12:46PM	 LTI 20/11/2018	 20/11/2018						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SHIV KUMAR GUPTA Son of Mr RAMSUNDAR GUPTA Date of Execution - 20/11/2018, , Admitted by: Self, Date of Admission: 20/11/2018, Place of Admission of Execution: Office </td> <td>  Nov 20 2018 12:46PM </td> <td>  LTI 20/11/2018 </td> <td>  20/11/2018 </td> </tr> </tbody> </table> 212B PICNIC GARDEN RD, P.O:- TILJALA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADYPG8759M Status : Representative, Representative of : BMS CONSTRUCTION PVT LTD (as DIRECTOR)	Name	Photo	Finger Print	Signature	Mr SHIV KUMAR GUPTA Son of Mr RAMSUNDAR GUPTA Date of Execution - 20/11/2018, , Admitted by: Self, Date of Admission: 20/11/2018, Place of Admission of Execution: Office	 Nov 20 2018 12:46PM	 LTI 20/11/2018	 20/11/2018
Name	Photo	Finger Print	Signature						
Mr SHIV KUMAR GUPTA Son of Mr RAMSUNDAR GUPTA Date of Execution - 20/11/2018, , Admitted by: Self, Date of Admission: 20/11/2018, Place of Admission of Execution: Office	 Nov 20 2018 12:46PM	 LTI 20/11/2018	 20/11/2018						

Identifier Details :

Name & address
Mr ASUTOSH DAS Son of Late BASUDEB DAS ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr DILIP KOTHARI, Mr BISHNU PADA JANA, Mr MANOJ SINGH, Mr SHIV KUMAR GUPTA

Major Information of the Deed :- I-1604-06778/2018-20/11/2018



20/11/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-17 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-25 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-5760.000000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-2000.000000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-800.000000000 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-800.000000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 404(Corresponding RS Plot No:- 349), LR Khatian No:- 1110	Owner: দিলীপ কুমার কোঠারী, Gurdian: ঝানোয়ারলাল, Address: নিজ Classification: শালি, Area: 0.17 Acre,	Mr DILIP KOTHARI
L2	LR Plot No:- 405(Corresponding RS Plot No:- 349), LR Khatian No:- 1110	Owner: দিলীপ কুমার কোঠারী, Gurdian: ঝানোয়ারলাল, Address: নিজ Classification: শালি, Area: 0.25 Acre,	Mr DILIP KOTHARI

Endorsement For Deed Number : I - 160406778 / 2018

Major Information of the Deed :- I-1604-06778/2018-20/11/2018



On 02-11-2018

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 4,29,73,176/-

Pradipta
Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 20-11-2018

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

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

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

Presented for registration at 12:30 hrs on 20-11-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr BISHNU PADA JANA ..

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

Execution is admitted on 20/11/2018 by Mr DILIP KOTHARI, Son of Late JHANWARLAL KOTHARI, 22/4 NAKULESHWAR BHATTACHARYA LANE, P.O: KALIGHAT, Thana: Kalighat, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business
Indetified by Mr ASUTOSH DAS, . . Son of Late BASUDEB DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, City/Town: KOLKATA, 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 20-11-2018 by Mr BISHNU PADA JANA, DIRECTOR, BMS CONSTRUCTION PVT LTD, 3 TILJALA RD, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700039
Indetified by Mr ASUTOSH DAS, . . Son of Late BASUDEB DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 20-11-2018 by Mr MANOJ SINGH, DIRECTOR, BMS CONSTRUCTION PVT LTD, 3 TILJALA RD, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700039
Indetified by Mr ASUTOSH DAS, . . Son of Late BASUDEB DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 20-11-2018 by Mr SHIV KUMAR GUPTA, DIRECTOR, BMS CONSTRUCTION PVT LTD, 3 TILJALA RD, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700039
Indetified by Mr ASUTOSH DAS, . . Son of Late BASUDEB DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Major Information of the Deed :- I-1604-06778/2018-20/11/2018



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 51,053/- (B = Rs 51,000/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 51,053/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/11/2018 12:00AM with Govt. Ref. No: 192018190303879462 on 07-11-2018, Amount Rs: 51,053/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. ICIC071120180 on 08-11-2018, Head of Account 0030-03-104-001-16

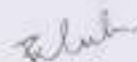
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13276, Amount: Rs.100/-, Date of Purchase: 19/09/2018, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/11/2018 12:00AM with Govt. Ref. No: 192018190303879462 on 07-11-2018, Amount Rs: 74,921/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. ICIC071120180 on 08-11-2018, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1604-06778/2018-20/11/2018





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 199409 to 199463
being No 160406778 for the year 2018.



Pradipta Kishore Guha

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2018.11.26 13:43:59 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 26-11-2018 13:43:38
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

Major Information of the Deed

Deed No :	I-1604-06778/2018	Date of Registration	20/11/2018
Query No / Year	1604-1000284317/2018	Office where deed is registered	
Query Date	02/11/2018 1:49:07 PM	D.S.R. - IV SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	ASUTOSH DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027 Mobile No. : 9830065237, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 6/-		
Stamp duty Paid(SD)	Rs. 75,021/- (Article:48(g))		
Remarks	Rs. 51,053/- (Article:E, E, B, M(b), H)		

Land Details :

District: South 24-Parganas, P.S.- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-404	LR-1110	Semi-Commercial	Bastu	17 Dec	1/-	1,39,47,762/-	Width of Approach Road: 90 Ft, Adjacent to Metal Road.
L2	LR-405	LR-1110	Semi-Commercial	Bastu	26 Dec	1/-	2,05,11,414/-	Width of Approach Road: 90 Ft, Adjacent to Metal Road.
TOTAL :					42Dec	2 /-	344,59,176 /-	
Grand Total :					42Dec	2 /-	344,59,176 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5760 Sq Ft.	1/-	37,44,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5760 Sq Ft, Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					

Major Information of the Deed :- I-1604-06778/2018-20/11/2018

