

DATED THIS THE 25TH DAY OF NOVEMBER, 2020.

BY & BETWEEN

SM. SABITA DAS, SMT. KAKALI DAS
& SRI AMIT KUMAR DAS,

... LAND OWNERS,

AND

S. H. CONSTRUCTION,

... DEVELOPER FIRM.

AGREEMENT FOR DEVELOPMENT

: FROM THE DESK OF :

SRI SABYASACHI ARNAB,
SMT. ANULEKHA GHOSH,
Advocates,
Judges' Court Alipore,
Kolkata-700027.

0001660/2020

1-1508/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M.V. R 92, 93, 986/-

C. Case No. 202 Dt. 25/11/2020
J (i) Rs. 250/-
J (ii) Rs. 350/-
Total Rs. 600/-
Realised on 25/11/2020
D.R. I
Alipore South 24 P.S.

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

District Sub-Registrar-
Alipore South 24 Pargan

25 NOV 2020

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT IS MADE
ON THIS THE 25TH DAY OF NOVEMBER, 2020 (TWO THOUSAND & TWENTY).

BY & BETWEEN

District Sub-Registrar-I
Alipore, South 24 Pargana

28 DEC 2020

Sanjane Biswas

Wakali Dar
Amir Kumar

13 OCT 2020

SL. No. 355 Date

Rs. 500/-

Name. Sabyasachi Arnab (Adv)
Judges' Court, Alipur, Kol-27

Address

SABYASACHI ARNAB (ADV)
Judges' Court, Alipur, Kol-27

Vinit Kumar Das

568

Tamal Dutta
Stamp Vender
Alipore Police Court
Kol-27

Anil Kumar Das

569

Kakali Das

জামাল দত্ত
স্টাম্প বিক্রেতা
আলিপুর পুলিশ কোর্ট
কলকাতা-২৭

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সি এম হোসেন



571

Dr. Hossain

District Sub-Registrar-1
Alipore, Col-24 Parganas

572

Sanjann Biswas

25 NOV 2020

Identified by me: Sijit Dutta
S/O Late B.K. Dutta
Law clerk
Alipore Judges' Court, Kol-27

Thumb

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middle finger

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2/10/19

left hand

right hand

Name SABITA DASSignature SABITA DAS

Thumb

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ring finger

small finger



Kakali

left hand

right hand

Name KAKALI DASSignature Kakali Das

Thumb

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middle finger

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small finger



Amit

left hand

right hand

Name AMIT KUMAR DASSignature Amit Kumar Das



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District Sub-Registrar-i
Alipore, South 24 Parganas

25 NOV 2020

Sujit Datta
S/o Late B.K. Datta
Law clerk
Kolkata High Court,
Kolkata-27

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right hand					

Name SHEKH HUSSAIN ALI
 Signature Shek Hussain Ali

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left hand					
right hand					

Name SANTANU BISWAS
 Signature Santanu BISWAS

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left hand					
right hand					

Name _____

Signature _____

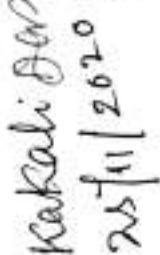


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16012001437625/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SABITA DAS Brahmapur Battala, P.O.- BRAHMAPUR, P.S.- Bansdrani, District:-South 24- Parganas, West Bengal, India, PIN - 700096	Land Lord			 25/11/2020
2	Smt KAKALI DAS Brahmapur Battala, P.O.- BRAHMAPUR, P.S.- Bansdrani, District:-South 24- Parganas, West Bengal, India, PIN - 700096	Land Lord			 25/11/2020
3	Shri AMIT KUMAR DAS BRAHMAPUR BATTALA, P.O.- BRAHMAPUR, P.S.- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN - 700096	Land Lord			 25/11/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SHEIKH HOSSAIN ALI 948, Brahmapur, Badamtala, P.O:- BRAHMAPUR, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN - 700096	Representative of Developer [S H CONSTRUCTION]			 25/11/2020
5	Shri SANTANU BISWAS Sainthia College Road, Ward No.6., P.O:- Sainthia, P.S:- Sainthia, District:-Birbhum, West Bengal, India, PIN - 731234	Representative of Developer [S H CONSTRUCTION]	 <i>Santanu Biswas</i>		 25/11/2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUJIT DUTTA Son of Late B K DUTTA JUDGES COURT ALIPORE, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Smt SABITA DAS, Smt KAKALI DAS, Shri AMIT KUMAR DAS, Mr SHEIKH HOSSAIN ALI, Shri SANTANU BISWAS	 <i>Sujit Dutta</i>		 25/11/2020

(Maitreyee Ghosh)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

(1) SM. SABITA DAS (PAN CBMPD 1472 L) (AADHAAR NO. 5259 6412 0172) (Mobile No. 9073077413), wife of Late Ramkrishna Das, by religion Hindu, by nationality Indian, a widow and residing at Brahmapur Battala, Post Office Brahmapur, Police Station Bansdroni (previously Regent Park), Kolkata 700096, District : South 24 Parganas, (2) SMT. KAKALI DAS (PAN AGRPD 7292 A) (AADHAAR NO.8649 2684 8811) (Mobile No.8777039587), wife of Sri Sanjay Chakraborty and daughter of Late Ramkrishna Das, by religion Hindu, by nationality Indian, a housewife and residing at Brahmapur Battala, Police Station Bansdroni (previously Regent Park), Kolkata 700096, District : South 24- Parganas AND (3) SRI AMIT KUMAR DAS (PAN BBQPD 7051 Q) (AADHAAR NO. 7395 3248 1248) (Mobile No. 8981166441), son of Late Ramkrishna Das, by religion Hindu, by nationality Indian, by occupation self employed and residing at Brahmapur Battala, Post Office Brahmapur, Police Station Bansdroni, Kolkata 700096, District : South 24 - Parganas, hereinafter jointly called & referred to as the LAND OWNERS (which term or expression unless repugnant or contrary to the context shall mean & include their and each of their heirs, successors, legal representatives, administrators, executors, assignees etc.) of the FIRST PART.

AND

S. H. CONSTRUCTION (PAN ADLFS 2381 N) a Partnership Firm, having it's Office at 310, Sardar Para, Post Office Brahmapur, Police Station Bansdroni (previously Regent Park), Kolkata 700096, District : South 24- Parganas and being represented by it's PARTNERS namely (1) SHEIKH HOSSAIN ALI (also known as SK. HOSSAIN ALI) (PAN ADLPA 4336 P) (AADHAAR NO. 9438 9142 2391) (Mobile No. 9831256104), son of Late Mukshed Ali, by faith Islam, by nationality Indian, by occupation Business and residing at 948, Brahmapur, Badamtala, Police Station Bansdroni (previously Regent Park), Post Office Brahmapur, Kolkata

700096, District : South 24-Parganas AND (2) SRI SANTANU BISWAS (FAN ALKPB 6577 G) (AADHAAR NO. 8332 5742 0682) (Mobile No. 9038066991), son of Late Dakshineswar Biswas, by religion Hindu, by nationality Indian, by occupation Business and of Sainthia College Road, Ward No.6, Post Office & Police Station Sainthia, PIN 731234, District- Birbhum and presently residing at 310, Sardar Para, Post Office Brahmapur, Police Station Bansdrani (previously Regent Park), Kolkata 700096, District : South 24- Parganas, hereinafter called and referred to as the DEVELOPER FIRM (which term or expression unless excluded by and repugnant to the context shall mean and include its successors-in-office, legal representatives and assignees) of the SECOND PART.

WHEREAS various Land Properties lying & situate within the then District : 24- Parganas (now District : South 24- Parganas), Police Station the then Tollygunge (thereafter Jadavpore, thenafter Regent Park now Bansdrani), Sub-Registry Office at Alipore, Pargana Magura, Touji No. 60, R.S. No. 169, Mouja Brahmapur, J. L. No. 48, measuring about 54 Satak of Bastu Land comprising in Dag No. 49 & 28 Satak of Bagan Land comprising in Dag No. 48, appertaining to the C.S. & R. S. Khatian No. 276 and 22 Satak of Danga Land comprising in Dag No. 47, appertaining to the C.S. & R.S. Khatian No. 352 and 98 Satak of Bagan Land comprising in Dag No. 50, appertaining to the C.S. & R.S. Khatian No. 482, were recorded in the names of Purna Chandra Das & Radharani Das (both now deceased) in the R.S. Records of Rights.

Subsequently after the death of the above named Purna Chandra Das & Radharani Das, their legal heirs namely Pran Krishna Das, Ram Krishna Das & Rajlakshmi Bose (all being the sons & daughter of Purna Chandra Das & Radharani Das) and Akhil Bandhu Das (son of Jiban Krishna Das, being the predeceased son of Purna Chandra Das & Radharani Das) started to possess & enjoy the above mentioned Property without any hindrance and/or disturbance from anybody. And in order to avoid future disputes

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among themselves as also among their heirs in respect of the said Land Property, the above named Pran Krishna Das, Ramkrishna Das, Rajlakshmi Bose & Akhil Bandhu Das decided to demarcate their share in the Property by virtue of an amicable Deed of Partition executed on 09.12.1982. The said Deed was registered at the Office of the Sub-Registry Office at Alipore and recorded in Book No. I and Being No. 6871 for the year 1982.

It is to be mentioned here that besides the Land Property demarcated in the Deed of Partition, some portions of Land Property were lying as undivided & un-partitioned, out of which the above named Ram Krishna Das was allotted with 02 (Two) Satak of Land Property as per the Family Settlement dated 25.11.1983.

It is to be further mentioned here that the above named Ramkrishna Das was allotted with 47 ½ Satak of Land Property (14 Decimal of Bagan Land comprising in Dag No.48 and 21½ Satak of Bastu Land comprising in Dag No.49, both appertaining to the C.S. & R.S. Khatian No. 76 and 12 Decimal of Danga Land comprising in Dag No. 47 appertaining to the C.S. & R.S. Khatian No. 352) by virtue of the above mentioned Deed of Partition and 02 (Two) Satak of Land Property comprising in Dag No. 50, appertaining to the C.S. & R.S. Khatian No. 482 by virtue of the above mentioned Family Settlement. And thereby the above named Ramkrishna Das became the sole & absolute Owner in respect of total 49 ½ Decimal of Land Property comprising in Dags No. 48, 49 & 47 and appertaining to the C.S. & R.S. Khatians No. 76 & 352 and was in sole, absolute & peaceful possession & enjoyment of the same along with his family.

During his such sole, absolute & peaceful possession & enjoyment of the entire Property, the above named Ramkrishna Das executed on 01.10.1985, a Deed of Gift to & in favour of his two sons namely Sri Amal Kumar Das (who actually known as Amal Das) & Sri Amit Kumar Das in respect of separately demarcated 7 ½ Cottah each, comprising in Dag No. 48 & 49 and 47, appertaining to the Khatian No. 276 and 352, out of his

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Amit Kumar Das

above mentioned exclusive Property. The said Deed was registered on 07.10.1985 at the Office of the District Sub-Registrar at Alipore (the then 24 Parganas) and recorded in Book No. I, Volume No. 240, from 21 to 29 Pages and Being No. 13745 for the year 1985.

Similarly by virtue of another Deed of Gift executed on 02.10.1985 the above named Ramkrishna Das bestowed demarcated 05 Cottah 10 ½ Chittack of BastuLand Property comprising in Dag No. 49 appertaining to the Khatian No 276, out of his above mentioned exclusive Property to & in favour of his wife namely Sabita Das. The said Deed was registered on 07.10.1985 at the Office of the District Sub-Registrar at Alipore (the then 24 Parganas) and recorded in Book No. I, Volume No. 237, from 475 to 481 Pages and Being No.13743 for the year 1985.

Be it mentioned here that due to the requirement when the above named Ramkrishna Das through a technical person made the entire Property measured physically, it appeared that comparing to the respective annexed Plan of the executed Deeds, the dimension of the individual Plots of Land had been changed although the measurement of the area of those had not been changed and due to the same the above named Ramkrishna Das on 23.05.2003 *suo-moto* executed a Declaration.

In the meantime considering all the changes, the above named Ramkrishna Das executed his last Will & Testament on 12.01.2003 and subsequently died on 09.06.2003 leaving behind his wife namely Sm. Sabita Das, five daughters namely Smt. Dipali Das, Smt. Anjali Adhikari, Smt. Shyamali Das, Smt. Bijoli Ghosh & the then unmarried daughter Kumari Kakali Das { after marriage Kakali Das (Chakraborty) } and two sons namely Amal Kumar Das @ Amal Das & Amit Kumar Das as his heirs and/or successors.

Afterwards the said Amal Kumar Das @ Amal Das being one of the executors named in the said Last Will & Testament of the above named Ramkrishna Das dated 12.01.2003, applied before the Competent Authority

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being the Ld. District Delegate Court at Alipore for the purpose of grant of Probate of the said Last Will & Testament of the above named Ramkrishna Das dated 12.01.2003. The said procedure was numbered as Act XXXIX Case No. 135 of 2004.

Subsequently on 18.08.2004 the final hearing of the Probate Case was held and the required persons towards the Probate of the said Will adduced their evidence before the Ld. Court and on considering the evidence of the witnesses as also the submissions rendered by the Concerned Lawyer, the Ld. District Delegate, being the then 10th Court of the Civil Judge (Sr. Divn.), at Alipore on 20.08.2004 granted the required Probate of the Last Will & Testament dated 12.01.2003.

On the basis of the provisions and/or bequeath made in the said Last Will & Testament by the Testator the above named Ramkrishna Das, the above named Sri Amit Das @ Sri Amit Kumar Das & Sri Amal Kumar Das @ Sri Amal Das herein named have got All that the Piece & Parcel of Bastu Land of about 02 (Two) Cottah along with Temporary Constructions standing thereon within the District : South 24- Parganas, Police Station the then Regent Park (now Bansdrani), Sub-Registry Office at Alipore, Pargana Magura, MoujaBrahmapur, Touji No. 60, J.L. No. 48, R.S. No. 169, appertaining to Khatian- No. 276, comprising in Dag No. 49, within the jurisdiction of Kolkaata Municipal Corporation Ward No. 112, Borough XI and being part of Premises No. 304, Brahmapur Road and being the part of the Assessee No. 31-112-07-0304-7 and in that respect the above named Sri Amit Das @ Sri Amit Kumar Das & Sri Amal Kumar Das @ Sri Amal Das herein named have jointly executed a Deed of Declaration on 11.10.2004 which has been registered at the Office of the Additional District Sub-Registrar at Alipore and recorded in Book No. 1, Volume 259, from 22 to 30 Pages and Being No. 4027 for the year 2004.

On & from the date of having the said Property, the above named Sri Amit Das @ Sri Amit Kumar Das & Sri Amal Kumar Das @ Sri Amal Das

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have started to possess & enjoy the said Land Property, along with Temporary Shed Structure measuring about 1080 (One Thousand & Eighty) Sq. Ft. standing thereon having 50% undivided & un-partitioned share each.

Be it mentioned here that although as per the bequeath under the said will the measurement of the Land Property was 02 (Two) Cottah, but when the Property has physically been measured, the area of Land has become 1433 (One Thousand Four Hundred & Thirty Three) Sq. Ft. and it is further to be mentioned here that although in the Property related Document, the name of the elder son of Ramkrishna Das has been written as Amal Kumar Das, but he used to write his name as Amal Das.

Subsequently for the purpose of better, undisturbed & uninterrupted possession & enjoyment of their respective share in the entire Property by proper demarcation, the above named Amal Kumar Das @ Amal Das & Amit Kumar Das @ Amit Das amicably divided the Property into two portions (i.e., Northern portion & Southern portion) and started to enjoy separately in the following manner :

✓ The Northern portion having 723 (Seven Hundred & Twenty Three) Sq. Ft of Land along with 540 (Five Hundred & Forty) Sq. Ft of Temporary Shed Structure standing thereon has been specifically considered as the share of Amal Kumar Das @ Amal Das ; AND

✓ The Southern portion having 710 (Seven Hundred & Ten) Sq. Ft of Land along with 540 (Five Hundred & Forty) Sq. Ft of Temporary Shed Structure standing thereon has been specifically considered as the share of Amit Kumar Das.

In this context it must be mentioned here that although they have amicably & verbally demarcated the Property into two segments, but in each of the segments they have joint title in respect of the Property and because of the same they have mutually decided to segregate their respective Allotment by way of segregation of their title and for the same the above named Amal Das & Amit Kumar Das, out of their natural love & affection to

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each other, have voluntarily decided to make gift of their respective undivided & un-partitioned 50% share in respect of both the segments to each other so that they can possess & enjoy their respective Property solely, absolutely & peacefully with all the transferable rights & authorities and without any disturbance and/or interference from anybody and towards the same the above named Sri Amal Das has executed a Deed of Gift in respect of the Southern segment of the Property as mentioned above, in favour of the said Sri Amit Kumar Das on 19.03.2018, which has been registered at the Office of the District Sub-Registrar I at Alipore and recorded in Book No. 1, Volume No. 1601-2018, from 33678 to 33700 Pages and Being No.160100942 for the year 2018 and the above named Amit Kumar Das out of his natural love & affection, simultaneously, has bestowed his undivided & un-partitioned 50% share & interest in respect of the remaining Northern segment of the Property being 723 (Seven Hundred & Twenty Three) Sq. Ft of Land, along with 540 (Five Hundred & Forty) Sq. Ft. of Temporary Shed Structure standing thereon to make the above named Amal Das (who is also known as Amal Kumar Das) as the sole & absolute Owner in respect of the Northern segment having 723 (Seven Hundred & Twenty Three) Sq. Ft of Land, along with 540 (Five Hundred & Forty) Sq. Ft of Temporary Shed Structure standing thereon, out of the entire Property being the Land Property measuring about 02 (Two) Cottah as per the Document, but having the actual physical measurement of about 01 (One) Cottah 15 (Fifteen) Chhitack 38 (Thirty Eight) Sq. Ft., along with Temporary Shed Structure measuring about 1080 (One Thousand & Eighty) Sq. Ft. standing thereon, being the part of the Premises No. 304, Brahmapur Road and being the part of the Assessee No. 31 - 112 - 07 - 0304 - 7, by virtue of execution of a Deed of Gift on 19.03.2018 which has been registered at the Office of the District Sub-Registrar I at Alipore and recorded in Book No. 1, Volume No. 1601-2018, from 34409 to 34438 Pages and Being No. 160100968 for the year 2018.

Southern Segment

Northern Segment

Sri Amal Das

Kalcali Das

Amit Kumar Das

AND WHEREAS the above named SM. SABITA DAS after becoming the sole & absolute Owner in respect of the said 05 (Five) Cottah 10 ½ (Ten & Half) Chittack of Land Property by virtue of the Deed of Gift executed on 02.10.1985 (by the above named Ramkrishna Das to & in favour of her), has started to possess & enjoy the same solely & absolutely and without any disturbance and/or hindrance from anybody and also mutated her name in respect of her said individual Property in the Books & Records of the then Calcutta Municipal Corporation and the said Property has started to be known & numbered as the Municipal Premises No. 223, Brahmapur Road and started to be assessed under the then Assessee No. 31-112-07-0223 (now 31-112-07-0223-7) and along with the same she also started to use & enjoy (solely, absolutely & peacefully) the strip of Land measuring about 07 (Seven) Chittack under Mouja Brahmapur, appertaining to Khatian No. 276, comprising in Dag No. 49, by virtue of the bequeath made by her husband Ramkrishna Das under his said Last Will & Testament.

AND WHEREAS considering the Deed of Gift executed on 02.10.1985 by the above named Ramkrishna Das to & in favour of the above named SM. SABITA DAS and on the basis of the provisions and/or bequeath made in the said Last Will & Testament by the Testator the above named Ramkrishna Das, the above named Sm. Sabita Das herein named has got All that the Piece & Parcel of Bastu Land of about 06 (Six) Cottah 1½ (One and Half) Chittack alongwith Temporary Constructions standing thereon, within the District : South 24- Parganas, Police Station the then Regent Park (now Bansdroni), Sub-Registry Office at Alipore, Pargana Magura, Touji No. 60, J.L. No. 48, R.S. No. 169, Mouja Brahmapur, appertaining to Khatian No. 276, comprising in Dag No. 49, within the jurisdiction of Kolkata Municipal Corporation Ward No. 112, Borough XI and being Premises No.223, Brahmapur Road and being part of Premises No. 304, Brahmapur Road, Kolkata 700096 and having the Assessee No.

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31-112-07-0223-7 and part of the Assessee No. 31-112-07-0304-7 respectively and in that respect the above named SM. SABITA DAS herein named has executed a Deed of Declaration on 11.10.2004 which has been registered at the Office of the Additional District Sub-Registrar at Alipore and recorded in Book No. I, Volume 258, from 289 to 298 Pages and Being No. 4023 for the year 2004, but neither the said entire Property has been mutated under a single Premises Number nor the entire Property has ever been assessed under a Single Assessee Number, rather on subsequent initiation the above named SM. SABITA DAS has succeeded to mutate her name in the books & records of the Kolkata Municipal Corporation in respect of the above mentioned small piece & parcel of land of about 07 (Seven) Chittack, which she has acquired under the provision of the Last Will & Testament of her husband Ramkrishna Das since deceased. The said strip of land has become known & numbered as the KMC Premises No. 304/5, Brahmapur Road and has started to be assessed under the separate Assessee No. 31-112-07-1401-0.

In the mean time the above named SM. SABITA DAS out of her love & affection bestowed a small portion of Land Property measuring about 01 (One) Cottah 08 (Eight) Chittack along with a small structure standing thereon, out of her above mentioned entire Property under the Premises No. 223, Brahmapur Road, to & in favour of one of her daughters namely SMT. KAKALI DAS (CHAKRABORTY), by virtue of execution of a Bengali Deed of Gift executed on 15.02.2010, registered at the Office of the Additional District Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No.5, from 1194 to 1212 Pages and Being No. 00991 for the year 2010.

It must be mentioned here that out of her residue portion of property under the KMC Premises No. 223, Brahmapur Road, the above named SM. SABITA DAS further bestowed 06 (Six) Chittack 08 (Eight) Sq. Ft. i.e., 278 (Two Hundred & Seventy Eight) Sq. Ft. of Land Property along with 100 (One Hundred) Sq. Ft. of Asbestos Shed Structure to and in favour of one of

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Dr. H. S. Das

31-112-07-1401-0

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his sons Sri Amal Kumar Das, by virtue of the same Deed of Gift by which SRI AMIT KUMAR Das bestowed an undivided & un-partitioned share of Property to Sri Amal Kumar Das, i.e., the Deed of Gift which has been registered at the Office of the District Sub-Registrar I at Alipore and recorded in Book No. 1, Volume No. 1601-2019, from 34409 to 34438 Pages and Being No. 160100968 for the year 2018.

Therefore the above named SM. SABITA DAS remains as the sole & absolute Owner & Possessor in respect of the remaining portion of Land measuring about 03 (Three) Cottah 12 (Twelve) Chittack 14.5 (Fourteen point Five) Sq. Ft., along-with a Two Storied Pucca Structure having 1100 (One Thousand & One Hundred) Sq. Ft. of construction in each of the Floors, within the District : South 24- Parganas, Police Station Bansdroni, Additional District Sub-Registry Office at Alipore, Pargana Magura, Touji No. 60, J.L. No. 48, R.S. No. 169, Mouja Brahmapur, appertaining to Khatian No. 276, comprising in Dag No. 49, under the jurisdiction of Kolkata Municipal Corporation Ward No. 112, Borough XI, being known & numbered as the Premises No. 223, Brahmapur Road, Kolkata 700096, having the Assessee No. 31-112-07-0223-7.

In addition to the above the above named SM. SABITA DAS also remains as the sole & absolute Owner & Possessor in respect of the Vacant Land measuring about 07 (Seven) Chittack, within the District : South 24- Parganas, Police Station Bansdroni, Additional District Sub-Registry Office at Alipore, Pargana Magura, Touji No. 60, J.L. No. 48, R.S. No. 169, Mouja Brahmapur, appertaining to Khatian No. 276, comprising in Dag No. 49, under the jurisdiction of Kolkata Municipal Corporation Ward No. 112, Borough XI, being known & numbered as the Premises No. 304/5, Brahmapur Road, Kolkata 700096, having the Assessee No. 31-112-07-1401-0.

Thereby the above named SM. SABITA DAS has become the sole & absolute Owner in respect of the total 04 (Four) Cottah 03 (Three)

Sri Amal Kumar Das

Kakali Das

Amal Kumar Das

Sandhya Das

11-3-2019

11-3-2019

Chittack 14.5 (Five) Sq. ft. of Land Property along with 1100 (One Thousand & One Hundred) sq. ft. of pucca structure standing thereon (being the summation of Land measuring about 03 Cottah 12 Chittack 14.5 Sq. Ft., along-with the Two Storied Pucca Structure measuring about 1100 Sq. Ft., at the Premises No. 223, Brahmapur Road, Kolkata 700096, having the Assessee No. 31-112-07-0223-7 AND Land Property measuring about 07 Chittack, at the Premises No. 304/5, Brahmapur Road, Kolkata 700096, having the Assessee No. 31-112-07-1401-0).

On the other hand the above named SMT. KAKALI DAS { also known as SMT. KAKALI DAS (CHAKRABORTY) } remains as the sole & absolute Owner & Possessor in respect of the Land measuring about 01 (One) Cottah 08 (Eight) Chittack , along-with a Temporary Shed Structure measuring about 100 (One Hundred) Sq. Ft., within the District : South 24- Parganas, Police Station Bansdrani, Additional District Sub-Registry Office at Alipore, Pargana Magura, Touji No. 60, J.L. No. 48, R.S. No. 169, Mouja Brahmapur, appertaining to Khatian No. 276, comprising in Dag No. 49, under the jurisdiction of Kolkata Municipal Corporation Ward No. 112, Borough XI, being known & numbered as the Premises No. 223/1, Brahmapur Road, Kolkata 700096, having the Assessee No. 31-112-07-1119-6.

And the above named SRI AMIT KUMAR DAS (also known as AMIT DAS) remains as the sole & absolute Owner & Possessor in respect of the Land measuring about 15 (Fifteen) Chittack 35 (Thirty Five) Sq. Ft., along-with a Temporary Shed structure measuring about 560 (Five Hundred & Sixty) Sq. Ft., within the District : South 24- Parganas, Police Station Bansdrani, Additional District Sub-Registry Office at Alipore, Pargana Magura, Touji No. 60, J.L. No. 48, R.S. No. 169, Mouja Brahmapur, appertaining to Khatian No. 276, comprising in Dag No. 49, under the jurisdiction of Kolkata Municipal Corporation Ward No. 112, Borough XI,

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being known & numbered as the Premises No. 304/4, Brahmapur Road, Kolkata 700096, having the Assessee No. 31-112-07-1400-8.

Thereby the above named SMT. KAKALI DAS & SRI AMIT KUMAR DAS are individually in the absolute & peaceful possession & occupation of their respective Property, the summation of which is an area of land measuring about 02 (Two) Cottah 07 (Seven) Chittack 35 (Thirty Five) Sq. ft. along with asbestos shed structures with cement floor totaling about 660 (Six Hundred & Six) Sq. ft. (being the summation of Land measuring about 01 Cottah 08 Chhittack, along with an asbestos shed structure measuring about 100 Sq. Ft., at the Premises No. 223/1, Brahmapur Road, Kolkata 700096, having the Assessee No. 31-112-07-1119-6 and the Plot of Land measuring about 15 Chhittack 35 Sq. Ft. of Land, along with an asbestos shed structure measuring about 560 Sq. Ft., lying at the Premises No. 304/5, Brahmapur Road, Kolkata 700096, having the Assessee No. 31-112-07-1400-8).

Be it mentioned here that the above named KAKALI DAS (the Land Owner No. 2 herein) uses to write her name as KAKALI DAS and in most of her documents her name reflects as KAKALI DAS, but after marriage with Sri Sanjoy Chakraborty (son of Late Nalini Ranjan Chakraborty) as per the Hindu rites & rituals, she has become known as KAKALI CHAKRABORTY and in some of her documents her name reflects as KAKALI CHAKRABORTY. In addition to the same in some of her documents her name also reflects as KAKALI DAS (CHAKRABORTY). Hence it must be mentioned here that KAKALI DAS, KAKALI CHAKRABORTY & KAKALI DAS (CHAKRABORTY) are of the same & identical person i.e., of the Land Owner No. 2 herein.

Be it mentioned here that the above named AMIT KUMAR DAS (being the Land Owner No. 3 herein) uses to write his name as AMIT KUMAR DAS and in most of his documents his name reflects as AMIT KUMAR DAS, but in some of his documents his name reflects as AMIT DAS.

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Hence it must be mentioned here that AMIT KUMAR DAS & AMIT DAS are of the same & identical person i.e., of the Land Owner No. 3 herein named.

AND WHEREAS the above named SM. SABITA DAS, SMT. KAKALI DAS & SRI AMIT KUMAR DAS are in possession & enjoyment of their respective Property separately and without any disturbance, claim, objection, lien, mortgage and/or hindrance by anybody and the Properties are also free from all sorts of encumbrances, having individual Premises and Assessee Number and individual approach to the respective Property from the respective adjacent roads.

AND WHEREAS the above named SM. SABITA DAS, SMT. KAKALI DAS & SRI AMIT KUMAR DAS have their properties adjacent to each other and SM. SABITA DAS (the Land Owner No.1 herein) is the mother of SMT. KAKALI DAS & SRI AMIT KUMAR DAS (being the Land Owners No. 2 & 3) and they possess a good relationship among themselves.

It is to be mentioned here that considering their individual property, the Land Owners herein named have realized that if they raise individual construction there on their individual property, it will not provide them such benefit as per the provision of the Kolkata Municipal Corporation Building Rules, but if they conjunct or amalgamate their respective property into a single Property, they will get extra benefit in respect of the position, possession, elevation and FAR.

AND WHEREAS realizing the advantage and disadvantage of the situation the Land Owners above mentioned have jointly & voluntarily decided to conjunct and/or amalgamate their respective Property by way of a Deed of Exchange as per the provision of Kolkata Municipal Corporation to make the individual Property as mentioned above into a single plot and to avail a single Premises as also Assessee Number for the entire conjuncted and/or amalgamated Property.

Smt. Sabita Das

Smt. Kakali Das

Smt. Kakali Das

Kakali Das

Amit Kumar Das

Accordingly the Parties have sat together and had a discussion among themselves about the process & procedure towards making their Property amalgamated without affecting their ratio of respective share in respect of the entire amalgamated property and for the same it has ultimately been decided that the above named SM. SABITA DAS will transfer and/or convey 01 (One) Cottah 03 (Three) Chittack 40 (Forty) Sq. Ft. of undivided un-partitioned share of Land Property along with 330 (Three Hundred & Thirty) Sq. ft of pucca structure out of her total individual Property { i.e., undivided & un-partitioned 01 Cottah 00 Chittack 17 Sq. ft.along with undivided & un-partitioned 330 (Three Hundred & Thirty) sq. ft. of pucca structure from Premises No. 223, Brahmapur Road and undivided & un-partitioned 03 Chittack 23 Sq. ft. from Premises No. 304/5, Brahmapur Road } jointly to the above named Smt. Kakali Das and Sri Amit Kumar Das in equal share.

And it has further been decided that SMT. KAKALI DAS & SRI AMIT KUMAR DAS will transfer and/or convey 01 (One) Cottah 03 (Three) Chittack 40 (Forty) Sq. Ft. of undivided un-partitioned share of Land Property along with 330 (Three Hundred & Thirty) Sq. ft of temporary shed structure out of their total individual Property { i.e., undivided & un-partitioned 12 Chittack of land along with undivided & un-partitioned 50 (Fifty) sq. ft. of temporary shed structure of SMT. KAKALI DAS from Premises No. 223/1, Brahmapur Road and undivided & un-partitioned 07 (Seven) Chittack 40 (Forty) Sq. Ft. of undivided un-partitioned share of Land Property along with undivided & un-partitioned 280 (Two Hundred & Eighty) Sq. Ft. of temporary shed structure of SRI AMIT KUMAR DAS from Premises No. 304/4, Brahmapur Road } to the above named SM. SABITA DAS.

AND for the same a Deed of Exchange has been executed on 16.12.2019 among the Land Owners, which has been registered at the Office of the District Sub-Registrar I at Alipore and recorded in Book No. I,

Smt. Sabita Das

Smt. Sabita Das

Kakali Das

Amit Kumar Das

Smt. Sabita Das

Volume No. 1601-2019, from 1 to 43 Pages and Being No. 160103732 for the year 2019.

AND WHEREAS the Parties of the First Part herein have become the joint & absolute Owners & Possessors in respect of ALL THAT the total area of Land of about 06 (Six) Cottah 10 (Ten) Chittack 40 (Forty) Sq. Ft., along with a Pucca Two Storied Structure having 1100 (Eleven Hundred) Sq. Ft. of construction in each of the Floors (having Cemented Flooring) and Asbestos Shed Cemented Floor Structures totally measuring about 660 (Six Hundred & Sixty) Sq. Ft., within the District : South 24- Parganas, Police Station Bansdrani, Additional District Sub-Registry Office at Alipore, Pargana Magura, Touji No. 60, J. L. No. 48, R. S. No. 169, Mouja Brahmapur, appertaining to Khatian No. 276, comprising in Dag No. 49, under the jurisdiction of Kolkata Municipal Corporation Ward No. 112, Borough XI, being the KMC Premises No. 223, Brahmapur Road, Kolkata 700096 and having the Assessee No. 31-112-07-0223-7 as more-fully mentioned under the Schedule herein by virtue of the above mentioned Deed of Exchange and are in peaceful possession & enjoyment of the same.

During their such joint & absolute possession & enjoyment of the said as well as the schedule mentioned property the Land Owners herein-named, have jointly & voluntarily decided to develop the entire Property by raising a multi-storied Building thereon, but due to insufficiency of man power, experience & fund they have further mutually & voluntarily decided to materialize their desire through a competent Developer, on the basis of a Building Plan, to be sanctioned by the Competent Authorities of the Kolkata Municipal Corporation and because of the same the Land Owners herein-named have made approach to the Partners of the Developer Firm herein-named, to take charge of the Project to materialize their desire on the basis of some specific terms & conditions to be settled by & between the Parties on the basis of mutual discussion.

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AND WHEREAS the Partners of the Developer Firm herein named, after considering the proposal of the Land Owners herein, have agreed to take charge of the Project, to raise or construct a Multi-Storied Building (depending upon the sanction by the Competent Authority of the Kolkata Municipal Corporation), comprising several self-contained residential flats or units and other spaces at the costs & expenses of the Developer Firm, upon the land as described in the First Schedule below, as per the Plan to be sanctioned by the Competent Authority of the Kolkata Municipal Corporation, on the basis of certain terms & conditions to which the Land Owners herein have agreed for the mutual benefit of the Parties to this Agreement.

Thereafter the Parties herein have mutually & voluntarily discussed about the terms & conditions to be observed towards materialization of the Project and after considering various pros & cons, they have agreed upon the TERMS & CONDITIONS which are as follows :

1) The Land Owners herein named, being the joint & absolute Owners & Possessors, in respect of ALL THAT the total area of Land of about 06 (Six) Cottah 10 (Ten) Chittack 40 (Forty) Sq. Ft., along with a Pucca Two Storied Structure having 1100 (Eleven Hundred) Sq. Ft. of construction in each of the Floors (having Cemented Flooring) and Asbestos Sheded Cemented Floor Structures totally measuring about 660 (Six Hundred & Sixty) Sq. Ft., within the District : South 24- Parganas, Police Station Bansdroni, Additional District Sub-Registry Office at Alipore, Pargana Magura, Touji No. 60, J. L. No. 48, R. S. No. 169, Mouja Brahmapur, appertaining to Khatian No. 276, comprising in Dag No. 49, under the jurisdiction of Kolkata Municipal Corporation Ward No. 112, Borough Xi, being the KMC Premises No. 223, Brahmapur Road, Kolkata 700096 and having the Assessee No. 31-112-07-0223-7 (which is more fully mentioned under the First Schedule herein), have hereby agreed to entrust the Developer Firm herein-named (being the Second Part herein)

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as the Developer of the project, to develop the entire property by raising and/or constructing a multi-storied Building thereon, as per the Building Plan, to be sanctioned by the Competent Authority of the Kolkata Municipal Corporation.

2) The Land Owners assure that they have indefeasible title in the said property which is free from all or any type of encumbrances, attachments & liens and the same is not the subject-matter of any suit or litigation and the Land Owners have the exclusive right to enter into this Agreement and they have the competence to confer right upon the Developer to construct the proposed Building upon the said property. The Land Owners further assure that there is no other Owner/s or Coparcener/s in the said property to claim any respective right, title, interest & possession in the property and in the coming days if anything such happened the Land Owners shall take the total responsibility to solve and/or settle the problem and in that case if required they shall settle the matter out of their share and/or Allocation and neither the Developer Firm nor any of it's share and/or Allocation will become affected for the said purpose.

3) The Land Owners declare that :

a) They are entitled to enter into this Agreement with the Developer Firm and they have full right and authority to sign & execute the same.

b) They have not agreed, committed or constructed or entered into any Agreement including Agreement for Sale or Lease in respect of the said property with anybody other than this Developer Firm and that they have not created any mortgage, charge or any other type of encumbrances in respect of the said property as mentioned under the Schedule herein.

c) They have neither yet received any notice from the Government (State or Central) or from any local body or Authority, nor any type of Notice has been served upon any of them in connection with any

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acquisition or requisition or any other type of notice which may create any restriction towards the execution of the instant Agreement.

d) They have not yet 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.

e) They specifically declare, if in future any of the above-stated statements emerge as false and/or suppression of any material fact is detected, then the Land Owners will remain completely liable and/or responsible to compensate the Developer Firm herein-named in all respect and in that case the Developer Firm will remain eligible to take any steps and/or measures as per the related Laws.

4) The Land Owners herein will put the Developer Firm herein in peaceful, undisputed & vacant possession of the said entire premises, particularly described in the First Schedule hereunder written, within 30 (Thirty) days from the date of sanction of the Building Plan.

5) The Developer Firm herein shall raise construction of a multi-storied Building { possibly a Ground Plus Four storied or as may be sanctioned by the Competent Authority of the Kolkata Municipal Corporation }, out of it's fund in the said land, as per the Plan to be sanctioned by the Competent Authority of the Kolkata Municipal Corporation.

6) Now it has been agreed by & between the Parties that owing to involvement of land of the Land Owners and for the investment of fund, engagement of set up, energy and involvement of endeavor by the Developer Firm, the Parties herein will have their respective Allocation in the following manner :

➤ THE ALLOCATION OF THE LAND OWNERS :

- Entire Second Floor ; ✓
- Entire Third Floor ; ✓

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➤ THE ALLOCATION OF THE DEVELOPER FIRM :

- Entire First Floor ; ✓
- Entire Fourth Floor ; ✓

➤ GROUND FLOOR :

In respect of the Ground Floor of the Project it has been settled by & between the Parties that out of the commercial sanction the Land Owners will have their Allocation as 300 (Three Hundred) Sq. Ft. (to be divided into 03 Nos. of Shops) and the rest of the commercial sanction will be considered as the Allocation of the Developer Firm. Be it mentioned here that out of the Car Parking Space the respective Allocation of the Land Owners and the Developer Firm will be such that the total Allocation in respect of the Ground Floor will remain 50 : 50 in total (i.e., summation of the allocation of the area of Commercial Space and the area of Car Parking Space of all the Land Owners will be 50% of the total possess-able area of the Ground Floor).

-- In this context it must be mentioned here that the Developer Firm is hereby empowered to enter in to Agreement for Sale and/or Sale out the exclusive Allocation of the Developer Firm as per the choice of the Partners of the Developer Firm and to receive the consideration amount in full or part for the same.

--The Allocations are being coupled with the proportionate share & interest in the land within the premises together with all the common rights, facilities, amenities & liabilities along with the duties to be performed and liabilities to be carried out and the roof and the stair case portion of the Building will remain common to both the Parts herein or their subsequent transferees.

-- The Roof of the Building will remain common to every Owners & subsequent Purchasers in respect of any portion of the said Building.

7) The Partners of the Developer Firm herein undertake to complete the proposed Building in strict conformity with the terms,

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covenants & conditions laid down in the instrument within 20 (Twenty) months from the date of sanction of the required Building Plan or from the date of handing over the possession of the Property under the Project by the Land Owners to the Developer Firm (whichever is later) and for any type of difficulty or any situation beyond the control of the Developer Firm, a grace period of 04 (Four) months will be permitted positively. Be it mentioned here that the Developer Firm shall proceed for the purpose of sanction of the required Plan, from the Competent Authority only after getting all the required Papers & Documents regularized in respect of the property, under the Project. Be it specifically mentioned here that if for any fault on the part of the Developer Firm the construction of the Project will not be completed within the above mentioned period of 24 (i.e. 20 + 4) - (Twenty Four) months, then and in that case the Developer Firm will be liable to pay a combined monthly compensation of Rs.15,000/- (Rupees Fifteen Thousand) to the Land Owners jointly, in addition to the Charges of the Monthly Shifting Charges as mentioned in the instant Agreement.

8) In case of any suit and/or dispute in relation with the Title in respect of the property under this Agreement, during the pendency of the Project, the restriction of time limit will be relaxed.

9) In this context the Land Owners are hereby empowering and/or authorizing the Partners of the Developer Firm to approach and/or make applications before various Concerned Authorities of KMC, K.M.D.A., B.L. & L.R.O., W.B.S.E.D.C.L., Land Reforms Department, Land Ceiling Department & others (including signing on the required papers and/or documents) for getting mutation, necessary permission, sanction, re-sanction and connections like water, electric supply etc. in the names of the Principals and/or on behalf of them and to take delivery of the said permission, sanction, re-sanction etc. from the Concerned Departments and/or Authorities of the Kolkata Municipal Corporation & others and to take any necessary step/s before the Competent Authority of the Kolkata

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Municipal Corporation, as also B.L. & L.R.O., for any acts & jobs in relation with the property and/or for the purpose of the proposed construction thereon, including mutation procedure, conversion procedure, signing on the application/s, paper/s & document/s as also in the Building Plan to be Sanctioned and/or any deviation/addition/alteration of the same, for submitting the same before the Kolkata Municipal Corporation or any other Concerned Authority/s, including Layout Plan for water supply & drainage, as also for the purpose of regularizing of the deviation plan and/or D. Case Plan and/or to sign and submit regularizing application, Rule 25 or 26 of the Building Rules of the Kolkata Municipal Corporation matter as also any matter related with the Commencement Certificate and the Completion Certificate.

10) The Land Owners will make payment of all the outstanding bills, rents, rates & taxes, payable to various Authorities in relation with the Property under the First Schedule herein till the execution of the Primary Individual Agreement, but after execution of the Primary Agreement, liability of tax etc. will be the liability of the Developer Firm. The Land Owners will remain liable to pay all types of payables in respect of the Land Owners' Allocation proportionately, after receiving the possession of the same as stated hereinabove and during the process of construction of the proposed Building the Developer Firm will clear all the payable rents, rates & taxes in respect of the Property under the Project herein. Be it mentioned here that if in the process of regularization of the papers & documents in respect of the Property, the Developer Firm has to spent any amount, the same will be adjusted from the receivables of the Land Owners.

11) The Developer Firm will be entitled to the debris in respect of the property mentioned herein above and the Land Owners will be given 03 (Three) individual alternative accommodation up-to the charges of monthly rental of Rs.8,000/- (Rupees Eight Thousand) per month for each accommodation till the delivery of possession of the Land Owners

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Allocation, to be paid within the 07th day of the each Current English Calendar Month.

12) The Land Owners herein shall allow the Developer Firm herein to erect the said construction/Building upon the said land as described in the First Schedule hereunder written, in the manner as stated above, at the costs, expenses & responsibilities of the Developer Firm. The Land Owners herein shall not be liable in any way for the construction of the proposed Building.

13) The Developer Firm herein at it's own cost & initiative shall get the proposed Plan, sanctioned in the name of the Land Owners herein from Kolkata Municipal Corporation and the Land Owners herein shall be bound to assist/co-operate in all respect towards obtaining the sanction of the said proposed plan from the Kolkata Municipal Corporation including (if required) putting signature on the Building Plan, to be submitted before the Competent Authority of the Kolkata Municipal Corporation.

14) The Land Owners herein shall allow the Developer Firm herein to stock all Building materials within the said land at it's own cost & expenses and to take all steps for protection of the same.

15) The Land Owners herein shall execute a General Power of Attorney in favour of the Developer Firm herein empowering and/or authorizing the Partners, inter alia to negotiate, act and do all things necessary for and on behalf of the Land Owners herein, for more fully & effectually in this respect, as they could do the same by themselves with regard to obtain the necessary sanction, permits, quotas etc. from the Kolkata Municipal Corporation or any other Government and/or semi-Government and/or Local Authorities and along with the same also authorize the Developer Firm to enter into any type of required Agreement and also to transfer the Developer Firm's Allocation as per it's Partners' choice at any Price and/or Consideration as they may think fit & proper to any intending Purchaser/s as per their choice.

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16) The Land Owners herein shall further authorize the Developer Firm herein named to act on their behalf by incorporating the following acts & deeds in the aforesaid General Power of Attorney, that is to say :-

To advertise, execute by signing, registering & entering into Agreement with the intending buyer/s and to receive booking money as also total consideration money at a time or by different installments from them and to execute Deed of Conveyance/s in favour of the intending buyer/s or their nominee/s in respect of flat/s from the Developer Firm's Allocation, execute & register document/s of transfer, relating to the said transfer, which includes flats and other spaces with proportionate & undivided share in the land within the Premises (except the portion specifically reserved or agreed to be reserved for the specific use, occupation & ownership of the Land Owners herein), for more fully assuring and/or securing the right, title & interest of the intending Purchaser/s of the aforesaid proposed constructed area or part thereof which includes flats and other spaces with proportionate share in the said land.

17) The Developer Firm is being provided with the right to dispose of it's Allocation, as per the choice of it's Partners, against receipt of the consideration amount as they may deem fit & proper.

18) The Developer Firm herein shall comply with all the requisitions of the Kolkata Municipal Corporation, necessary for construction of the Building and where any document is required to be signed by the Land Owners, they will be under the obligation to sign the same without raising any question and/or objection and will also remain obliged to co-operate with the Developer Firm to materialize the project smoothly & successfully.

19) The Land Owners herein shall allow the Developer Firm herein to execute the works of construction smoothly without any interference and/or interruption after handing over the possession of the property described in the First Schedule below in the manner stated above.

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20) The Land Owners herein shall hand over to the Developer Firm herein, after execution of this Agreement, all the Documents of Title and other Papers & Documents relating to the Premises under this Project, against issuance of a proper receipt for the same by the Developer Firm herein and will remain obliged & responsible to produce all other necessary documents, whenever & wherever required, to enable the Developer Firm herein to give inspection to the Municipal Authority or any other Authority or persons for the purpose of anything relating to the construction and to prepare Agreement/Deed of Sale of flats with the intending Purchaser/s etc.

In this context it must be mentioned here that the Developer Firm will remain liable to return all the Original Documents, in relation with the instant Project, to the Land Owners and/or to the Competent Authority of the Owners' Association (to be formed), after the completion of the Project as also only after disposing off the entire Allocation of the Developer Firm.

21) The Developer Firm herein, subject to the aforesaid terms, shall have the full right & authority to enter into any Agreement for Sale, in respect of the Developer Firm's portion/Developer Firm's flats, out of the proposed Building, excluding the Land Owners' Allocation. The Developer Firm herein shall also be entitled to take earnest money as advance as well as full consideration money, from any intending Purchaser/s, in respect of the flat/s and other space/s of the Building, being the Developer Firm's Allocation, more-fully described in the Schedule hereunder written and will also remain eligible to issue necessary receipt for the same. The Land Owners herein shall not raise any question or any objection against sale of such flat and/or other spaces. The Land Owners herein also have the right to sell and/or transfer their Allocation of flat/s and other space/s of the Building, being the Land Owners' Allocation, as more fully described in the Second Schedule hereunder. The Developer Firm herein shall not raise any

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question or any objection against sale or transfer of such flat and/or other spaces out of the Developer Firm's Allocation.

22) If required, the Land Owners herein shall remain bound to execute Agreement/s & Conveyance/s for sale or transfer concerning the Developer Firm's Allocation.

23) In case of sale of the Allocation of the Land Owners the Developer Firm will co-operate with the Land Owners in all respect.

24) The Land Owners herein and all the subsequent Purchaser/s shall pay and bear expenses from the date of taking possession of their respective Allotments for such services in the matter of common facilities, including proportionate share of charges for water, scavenging, taxes, light, sanitation, repairs & renewals, management for maintaining the Building and for common facilities, renovation, replacement & maintenance charges of stair ways, corridors, passage ways etc. The Developer Firm at its' own cost will bring the main electricity line in the premises, but the costs & responsibilities of bringing & installation of the individual electric meter, to use & enjoy the same by the Owners & Occupiers of the Building, will be the responsibility of the individuals. In this respect it should be mentioned here that the Land Owners herein as also the subsequent Purchasers of various portions of the proposed Building will remain positively liable to pay the proportionate Transformer Cost to the Developer Firm for the Project. In this context it must be mentioned here that if the Project does not require any transformer charges, then the Land Owners and the subsequent Purchasers will have to bear the proportionate share of the Main Meter charges.

25) The Land Owners herein shall not be liable for Service Tax, Income Tax, Wealth Tax and any other type of taxes and/or levies, as may be imposed by the Competent Authority/s, in respect of the Developer Firm's Allocation and the Developer shall indemnify and keep indemnified the Land Owners herein against any claim/s whatsoever from Service Tax,

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Income Tax, Wealth Tax and any other Authorities Concerned, in respect of the Developer Firm's Allocation.

26) The Developer Firm herein shall not be liable for Service Tax, Income Tax, Wealth Tax and any other type of taxes and/or levies, as may be imposed by the Competent Authority/s, in respect of the Land Owners' Allocation and the Land Owners shall indemnify and keep indemnified the Developer Firm herein against any claim/s whatsoever from Service Tax, Income Tax and Wealth Tax and any other Authorities Concerned, in respect of the Land Owners' Allocation.

27) The respective Purchaser/s of the Flat/s and other spaces will remain entirely responsible for any or all type of taxes and other levies imposed or to be imposed by the State or Central Government or any other Authority/s including the Service Tax, in respect of the respective Flat/s and other space/s.

28) The Roof of the Building will be common to all the co-owners of the Building and the Land Owners and the other subsequent Purchasers can use & enjoy the same in any ceremonial purpose of them, without any objection and/or any claim or demand from others.

29) The Developer Firm herein shall always make application in the name of the Land Owners, before the Competent Authority/s, in relation with the Project but the entire expenses & risks etc. of the Development Scheme, shall be of the Developer Firm's and shall not violate or contravene any Building Rules, while raising the aforesaid Building, but the Developer Firm will remain entitled to make additions & alterations in respect of the project, subject to subsequent regularization, by the Competent Authority of Kolkata Municipal Corporation.

30) The Developer Firm herein shall make the construction through it's deputed masons, labour etc. or may appoint any Building Contractor/s, Architect/s etc. by making separate contracts and the latter shall be it's agent/s for all purposes.

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31) After completion of the Building, the Developer Firm herein will inform the Land Owners to occupy their Allocation and the Land Owners will be under the obligation to take the delivery of the possession within 30 (Thirty) days from such intimation.

32) The Developer Firm will remain liable and/or responsible to have the Completion Certificate in respect of the Building under this Project, issued by the Competent Authority of the Kolkata Municipal Corporation and to provide a Photocopy of the same to the Land Owners herein-named. In this context it should be mentioned here that the respective Parties will remain responsible for the additional charges for the purpose of regularization of the additions and/or alterations as will be made on their demand and/or request and non-payment of such amount and/or charges, the process of regularization and/or availing of the Completion Certificate will be withheld.

33) The Developer Firm herein shall be entitled to advertise about the sale of the Developer Firm's Allocation without involving the names of the Land Owners herein named.

34) The Developer Firm herein shall be exclusively entitled to its respective share of Allocation in the Building regarding transfer or otherwise deal/dispose of without interference whatsoever by Land Owners and also be in peaceful & quiet enjoyment of its respective shares.

35) The Developer Firm or the Land Owners and/or subsequent Purchaser/s will not use or permitted to be used its or their respective Allocation or any portion thereof for any immoral or illegal trade or cause any nuisance or annoyance or hazard to the other Purchaser/s or Occupiers/s of the proposed Building.

36) The Land Owners and the Developer Firm (also the opinion of the subsequent Purchasers may be taken into consideration) shall mutually settle a scheme for the management and administration of the Building and common parts thereof. The Land Owners and the other prospective

Santam BSW

25/07/25

Kakali Das

Amit Kumar

Purchaser/s shall abide by the rules & regulations, to be framed for this purpose. After selling out the respective allocations of the Developer Firm and/or the Land Owners, none of them shall have any exclusive right towards the management and administration of the Building.

37) On & from the date of respective possession of the respective portion by the respective Purchaser/s and/or occupiers, they shall be liable to pay and bear proportionate costs, expenses & payables towards the payment of tax, maintenance & any other charges to be incurred for any common purposes.

38) The Land Owners and the Partners of the Developer Firm have agreed that nothing of these presents (terms of the Agreement) shall be construed as a demise or assignment or conveyance in Law to the Developer Firm by the Land Owners or transferring any title, to & in favour of the Developer Firm other than creation of exclusive right & interest as also providing license in it's favour to do acts and things, as expressly provided herein and also in the Power of Attorney, to be executed for the purpose provided.

39) It has been agreed by & between the Parties herein that the prospective purchaser/s in respect of the Developer Firm's Allocation may avail Loan from any Bank and/or any Financial Institution by creating Equitable Mortgage, in respect of his/her/their purchasable property, out of the Developer Firm's Allocation and in that respect the Land Owners will not raise any objection, rather if necessary will co-operate with the Parties, for the materialization of the same. Be it mentioned here that the Developer Firm will not remain entitled to Mortgage the Property under the Project as a whole on any account whatsoever, but the Developer Firm may avail Loan by mortgaging it's exclusively Allocated Portion along with the proportionate Land interest to any Bank and/or Financial Institution, without affecting the Share and/or Allocation and/or the interest of the Land Owners.

Sanjiv BSWG

Shivaji

Kakali

Shivaji

Sir Haseeb

40) It is to be mentioned here that in spite of the Developer Firm performs it's part as per the terms of the instant Agreement, but the Land Owners restricts the Developer Firm towards the completion of the development works or *suo-moto* cancel the Agreement, then the Developer Firm will be at liberty to claim for it's investment, charges for labour, set-up in addition to the interest on investment & damages also and then the Land Owners shall stand liable to reimburse the same as per the bills raised by the Developer Firm.

41) In case of death of any of the Parties under this Agreement, the legal heirs and/or successors will be substituted as the Party and he or she or they will be bound to obey and fulfill the Terms & Conditions set forth in the instant Agreement.

42) Each of the terms of this agreement is the consideration for the other and for any kind of misunderstanding, dispute & contradiction among the Parties, at first they will try to solve it mutually or through intervention of any neutral person and failing which the Parties will have the opportunity to solve the problem by invoking the Arbitration Act, as may be applicable and/or in force and the Parties will be liable to carry out their respective costs & expenses for the same or may take the shelter of any related Law/s in force, depending upon the Cause of Action of any dispute and the Courts (Civil, Criminal & Consumer Forum) at Alipore, South 24-Parganas shall have the Jurisdiction to entertain and determine any or all Action/s, Suit/s and/or Proceedings arising out of these presents among the Parties in relation with the instant Project.

43) The materials to be used for the purpose of construction of the proposed Building and equipments, fittings & fixtures to be installed & provided in the said proposed Building should be of standard quality.

44) It is to be mentioned here that each & every document in respect of the instant Project will be prepared & registered by the Learned

Sanjiv B. Singh

S. B. Singh

Kakadi. Dar

Anil Kumar

Dr. H. S. Singh

Advocate of the Developer Firm herein and the necessary fees etc. will be provided by the respective Purchaser/s.

45) It is to be specifically mentioned here that any Supplementary Agreement in connection with this agreement or with this Project, if executed subsequently by & between the Parties herein, the same should and must be considered as the part & parcel of the instant Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the total area of Land of about 06 (Six) Cottah 10 (Ten) Chittack 40 (Forty) Sq. Ft., along with a Pucca Two Storied Structure having 1100 (Eleven Hundred) Sq. Ft. of construction in each of the Floors (having Cemented Flooring) and Asbestos Sheded Cemented Floor Structures totally measuring about 660 (Six Hundred & Sixty) Sq. Ft., within the District : South 24- Parganas, Police Station Bansdroni, Additional District Sub-Registry Office at Alipore, Pargana Magura, Touji No. 60, J. L. No. 48, R. S. No. 169, MoujaBrahmapur, appertaining to Khatian No. 276, comprising in Dag No. 49, under the jurisdiction of Kolkata Municipal Corporation Ward No. 112, Borough XI, being the KMC Premises No. 223, Brahmapur Road, Kolkata 700096 and having the Assessee No. 31-112-07-0223-7.

The property is butted & bounded by :

ON THE NORTH : 12 Ft. wide Road and property of Sri Amal Das ; -
ON THE EAST : Brahmapur Road (Rishi Rajnarayan Road) ; -
ON THE SOUTH : Part of the Property under Dag No. 49 ; -
ON THE WEST : Part of Property under Dag No.49 & 48. -

THE SECOND SCHEDULE ABOVE REFERRED TO

THE RESPECTIVE ALLOCATIONS OF THE LAND OWNERS AND THE DEVELOPER FIRM :

Sanjay Biswas

Sri 309 ngr

Kakali Das

Amrit Ban Om

THE ALLOCATION OF THE LAND OWNERS:

- Entire Second Floor
- Entire Third Floor

THE ALLOCATION OF THE DEVELOPER FIRM :

- Entire First Floor
- Entire Fourth Floor

GROUND FLOOR :

In respect of the Ground Floor of the Project it has been settled by & between the Parties that out of the commercial sanction the Land Owners will have their Allocation as 300 (Three Hundred) Sq. Ft. (to be divided into 03 Nos. of Shops) and the rest of the commercial sanction will be considered as the Allocation of the Developer Firm. Be it mentioned here that out of the Car Parking Space the respective Allocation of the Land Owners and the Developer Firm will be such that the total Allocation in respect of the Ground Floor will remain 50 : 50 in total (i.e., summation of the allocation of the area of Commercial Space and the area of Car Parking Space of all the Land Owners will be 50% of the total possess-able area of the Ground Floor).

-- In this context it must be mentioned here that the Developer Firm is hereby empowered to enter in to Agreement for Sale and/or Sale out the exclusive Allocation of the Developer Firm as per the choice of the Partners of the Developer Firm and to receive the consideration amount in full or part for the same.

--The Allocations are being coupled with the proportionate & undivided share & interest in the land within the premises together with all the common rights, facilities, amenities & liabilities along with the duties to be performed and liabilities to be carried out and the roof and the stair case portion of the Building will remain common to both the Parts herein or their subsequent transferees.

Santenu BSWas

Ex 17-5-2011

27/05/2011

Kakali Das

Amit Kumar

-- The Roof of the Building will remain common to every Owners & subsequent Purchasers in respect of any portion of the said Building.

GENERAL SPECIFICATION

STRUCTURE & FOUNDATION :

Building designed on R.C.C. foundations confirming to National Building Code Rules of Concerning Authority or as per sanction plan floor and design.

FLOOR & SKIRTING :

The flooring of the individual residential units will have marble with 04" skirting.

TOILETS :

Toilets will be provided with PVC pipes for general water supply from overhead tank with water connection from reasonable source. The Common Toilet and the WC will have Western Commode and the walls at the Bath will have glaze tiles upto 6'-0" height all around and the flooring will be of marble. There will be one shower side tap, one commode side tap and one shower connection with hot & cold mixture in the common toilet and in the WC there will be one tap connection

DOORS & DOORS' FRAMES :

All doors will have wooden frame and flush doors with standard thickness.

WINDOWS' FRAME & GRILL :

All windows will be sliding Aluminum windows having M.S. Grills of suitable design with smoked Glass.

INTERNAL WALLS :

Plaster walls finished with plaster of Paris, Brick works will be done 8" thickness for external and 3" for internal partition walls.

EXTERNAL WALLS :

External walls to be two coated with Water Proof Cement Paint.

Sanfann 015209

Mr. H. S. S. S. S.

ST 507 4755

Kakali Das

Unit 100m

The responsibility for installation of the main Electric Meter will be with the Developer Firm i.e. the Second Party herein, but the cost of transformer's proportionate share will be borne by the Occupiers/Purchasers/Land Owners proportionately.

The Purchaser/s & the Land Owners will be under the obligation to pay required charges for bringing separate/ individual Meter.

IN WITNESS WHEREOF the Parties herein have set & subscribe their respective hands and put their respective signatures on this the day, month, year after going through the contents, understanding the meaning and realizing the results thereof.

IN THE PRESENCE OF :

(1) Dibendra Kumar
S/o Late Jnanendra Kumar
38/2/1, Brahman Barui
P.O. Brahman Barui - 96

(1) Smt. Smt. Smt.
(2) Rakali Barui
(3) Amit Kumar Barui

(2) Smt. Smt. Smt.

S/o Late. Nand Kumar Barui
Brahman Barui, Brahman Barui
Post Brahman Barui, Kt-96

DRAFTED BY :

Sabyasachi Ghosh

SABYASACHI GHOSH (ADV.)
Enrol. No. W-2/236/99

JUDGES' COURT, ALIPORE,
KOLKATA 700027.

PREPARED BY :

Anulekha Ghosh
Adv.
JUDGES' COURT, ALIPORE,
KOLKATA 700027.

SIGN. OF THE LAND OWNERS

S.H. CONSTRUCTION

(1) Smt. Smt. Smt.
Kt-96

S.H. CONSTRUCTION

(2) Sanjannu Biswas
Kt-96

SIGN. OF THE PARTNERS
OF THE DEVELOPER FIRM



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20535/34204

To
সবিতা দাস
Sabita Das
7 BRAHMAPUR BATTALA
Brahmapur
Brahmapur
Brahmapur South 24 Parganas
West Bengal 700098

29/11/2013
80727994



MN807279944FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5259 6412 0172

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সবিতা দাস
Sabita Das
পিতা : তুলসী অধিকারী
Father : Tulsī Adhikari
জন্মতারিখ / DOB : 26/06/1944
মহিলা / Female



5259 6412 0172

আধার - সাধারণ মানুষের অধিকার

সবিতা দাস

তথ্য

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

INFORMATION

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- 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.



ঠিকানা:

৭, ব্রহ্মপুৰ বটতলা, ব্রহ্মপুৰ,
দক্ষিণ ২৪ পরগনা, ব্রহ্মপুৰ,
পশ্চিমবঙ্গ, ৭০০০৯৬

ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:

7, BRAHMAPUR BATTALA,
Brahmapur, South 24 Parganas,
Brahmapur, West Bengal, 700096

1917
1800 200 1947

5259 6412 0172

helpline@uidai.gov.in

www.
www.uidai.gov.in



आयकर विभाग

INCOME TAX DEPARTMENT

SABITA DAS

TULSI ADHIKARI

26/06/1944

Permanent Account Number

CBMPD1472L

Signature



भारत सरकार

GOVT. OF INDIA



सविता दास

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

इस कार्ड के खाने/पाव पर कृपया सूचित करें/ लौटाएं
आयकर पैन सेवा यूनिट, UTITSI,
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAKALI DAS

RAMKRISHNA DAS

06/05/1976

Permanent Account Number

AGRPD7292A

Kakali Das

Signature



Kakali Das



भारत सरकार
GOVERNMENT OF INDIA



Kakali Das

DOB: 06/05/1976
FEMALE



8649 2684 8811

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

304, BRAHMAPUR ROAD, BRAHMAPUR
BATTALA, Brahmapur S.O, Kolkata,
West Bengal - 700096

Generation Date: 25/05/2017

8649 2684 8811



1947
1880 100 1947

help@uidai.gov.in

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P.O. Box No. 1947,
Bengaluru-560 091

Kakali Das.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMIT KUMAR DAS
RAMKRISHNA DAS

10/12/1978

Permanent Account Number

BBQPD7051Q

Ushish Das

Signature



Amit + Ram. Das



भारत सरकार
GOVERNMENT OF INDIA

Amit Kumar Das
Year of Birth : 1978
Male



7395 3248 1248



आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address S/O Late Ramkrishna Das, Brahmapur Battala, Regent Park, PS-
Baruahoni, Brahmapur S.O, Kolkata, West Bengal, 700095



1800 180 1047



register@uidai.gov.in



www.uidai.gov.in



PIO, Das No. 1047,
Gangadhar Sagar 001

Amit Kumar Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADLFS2381N

नाम / Name
S H CONSTRUCTION

निगमन / गठन की तारीख
Date of Incorporation / Formation
01/06/2017

03062017

S.H. CONSTRUCTION

S. H. Hassan
Partner

S.H. CONSTRUCTION

Sanjiv B. B. W.
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADLPA4336P

नाम /NAME
SHEIKH HOSSAIN ALI

पिता का नाम /FATHER'S NAME
MUKSHED SHEIKH ALI

जन्म तिथि /DATE OF BIRTH
01-04-1958

हस्ताक्षर /SIGNATURE
Sh. Hossain Ali

आयकर अधिकारी, प.प्र.-III
COMMISSIONER OF INCOME-TAX, W.B. - III

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संगत आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

Sh. Hossain Ali



ভারত সরকার
Government of India



সেখ হোসেন আলি
Sheikh Hossain Ali
জন্মতারিখ/DOB: 01/04/1958
পুরুষ/ MALE



9438 9142 2391

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন
Unique Identification Authority of India

Address:
S/O Sheikh Mukshed Ali, 948,
BRAHMAPUR, BADAMTALA,
Brahmapur, South 24 Parganas,
West Bengal - 700096

ঠিকানা:
S/O সেখ মুকশেদ আলি, ৯৪৮, ব্রহ্মপুর,
বাদামতলা, ব্রহ্মপুর, দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - ৭০০০৯৬

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SK Hossain Ali

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANTANU BISWAS

DAKHINESWAR BISWAS

01/03/1975

Permanent Account Number
ALKPB6577G

Santanu Biswas

Signature



Santanu BISWAS



ভারত সরকার
Government of India

সন্তানু বিস্বাস
Santanu Biswas
পিতা: দাক্ষিণেশ্বর বিস্বাস
Father: Dakshineswar Biswas



জন্ম তারিখ: 01/03/1975
সুপ: Male



8332 5742 0682

আধার - সাধারণ মানুষের অধিকার



স্বাধীনতা বিধি পরিচালনা প্রাধিকার
Unique Identification Authority of India

ঠিকানা:
অগ্রসংরা পড়া রবিন্দ্রা পল্লী পত্রা
এলাকা: পাইখিয়া (এম)
বিরভূম, পশ্চিম বঙ্গ

Address: angrasangra para
Rabindra pally ward-0005,
Sainthia M, Sainthia,
Birbhum, West Bengal,
731234

8332 5742 0682

1947
TMO 300 1947

uaid@uaid.gov.in

www.uidai.gov.in

Santanu Biswas



WEST BENGAL LAW CLERKS STATE COUNCIL

Sealdah Court Complex (7th Floor)

1, Beliaghata Road, Kolkata-700014

IDENTITY CARD NO. 00002775

NAME
SON OF
ADDRESS

SUJIT DUTTA
BINROY KR. DUTTA
58, RAMKRISHNA NAGAR
P.O. THAKURPUKUR
P.S. THAKURPUKUR
DIST. KOLKATA



DATE OF BIRTH
EC NO

04.11.1976
008719/0906/0000217

WORKING PLACE

DIST. & SESSIONS JUDGE ALIPORE

DATE OF ISSUE

13.10.2012

Signature of the Chairman

Sujit Dutta

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

19-202021-014148887-8

Payment Mode :

BHIM UPI-SELF

Payment Gateway

SBI EPay-State Bank of India

BRN Date:

20/11/2020 10:02:26

SBI ePay txn Date.

20/11/2020 10:01:25

IN Date: 20/11/2020 09:59:29
RN: 4964676808515
SBI ePay txn No. : 032510744847

DEPOSITOR'S DETAILS

Name : SK HOSSAIN ALI Id No. : 2001437625/5/2020
Contact No. : 9038213274
E-mail : skhafizulislam1@gmail.com Mobile No. : +91 8334873970
Address : 948 Brahmapur badamtala kol 96
User Type : Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001437625/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	21
2	2001437625/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	9520
Total Amount				9541

In Words : Rupees Nine Thousand Five Hundred Forty One Only.

20/11/2020
Kakali Das
Unit ver. on

SK Hossain
Sanjaya BISWAJ.

Major Information of the Deed

Deed No :	I-1601-01838/2020	Date of Registration	28/12/2020
Query No / Year	1601-2001437625/2020	Office where deed is registered	
Query Date	06/11/2020 8:57:07 AM		1601-2001437625/2020
Applicant Name, Address & Other Details	ANULEKHA GHOSH JUDGES COURT ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831921605, 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. 42,00,000/-	Rs. 92,93,986/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article 48(g))	Rs. 53/- (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.- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur Road, Premises No: 223, Ward No: 112 Pin Code : 700096

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	6 Katha 10 Chatak 40 Sq Ft	35,00,000/-	75,67,736/-	Property is on Road
Grand Total :				11.0229Dec	35,00,000 /-	75,67,736 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2200 Sq Ft.	5,00,000/-	15,26,250/-	Structure Type: Structure
Floor No. 1, Area of floor : 1100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No. 2, Area of floor : 1100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	680 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
Floor No. 1, Area of floor : 880 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2880 sq ft	7,00,000 /-	17,26,250 /-	

Lord Details :

Name, Address, Photo, Finger print and Signature

Smt SABITA DAS

Wife of Late Ramkrishna Das Brahmapur Battala, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No:- CBxxxxxx2L, Aadhaar No: 52xxxxxxx0172, Status :Individual, Executed by: Self, Date of Execution: 25/11/2020

, Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/11/2020

, Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Pvt. Residence

2 Smt KAKALI DAS

Wife of Shri Sanjay Chakraborty Brahmapur Battala, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No:- AGxxxxxx2A, Aadhaar No: 86xxxxxxx8811, Status :Individual, Executed by: Self, Date of Execution: 25/11/2020

, Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/11/2020

, Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Pvt. Residence

3 Shri AMIT KUMAR DAS (Presentant)

Son of Late Ramkrishna Das BRAHMAPUR BATTALA, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700096 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No:- BBxxxxxx1Q, Aadhaar No: 73xxxxxxx1248, Status :Individual, Executed by: Self, Date of Execution: 25/11/2020

, Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/11/2020

, Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Pvt. Residence

Developer Details :

Sl No Name, Address, Photo, Finger print and Signature

1 S H CONSTRUCTION

310, Sardar Para, P.O - BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700096 , PAN No:- ADxxxxxx1N, Aadhaar No: 12xxxxxxx9012, Status :Organization, Executed by: Representative

Representative Details :

Sl No Name, Address, Photo, Finger print and Signature

1 Mr SHEIKH HOSSAIN ALI

Son of Late MUKSHED ALI 948, Brahmapur, Badamtala, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700096, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No:- ADxxxxxx6P, Aadhaar No: 94xxxxxxx2391 Status : Representative, Representative of: S H CONSTRUCTION (as PARTNER)

2 Shri SANTANU BISWAS

Son of Late Dakshineswar Biswas Sainthia College Road, Ward No.6,, P.O:- Sainthia, P.S:- Sainthia, District:-Birbhum, West Bengal, India, PIN - 731234, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No:- ALxxxxxx7G, Aadhaar No: 83xxxxxxx0682 Status : Representative, Representative of: S H CONSTRUCTION (as PARTNER)

Officer Details :

Officer	Photo	Finger Print	Signature
SUJIT DUTTA Son of Late B K DUTTA JUDGES COURT ALIPORE, P.O.- ALIPORE, P.S.- Alipore, District-South 24 Parganas, West Bengal, India, PIN - 700027			

Identifier Of Smt SABITA DAS, Smt KAKALI DAS, Shri AMIT KUMAR DAS, Mr SHEIKH HOSSAIN ALI, Shri SANTANU BISWAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SABITA DAS	S H CONSTRUCTION-3.67431 Dec
2	Smt KAKALI DAS	S H CONSTRUCTION-3.67431 Dec
3	Shri AMIT KUMAR DAS	S H CONSTRUCTION-3.67431 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SABITA DAS	S H CONSTRUCTION-733.33333300 Sq Ft
2	Smt KAKALI DAS	S H CONSTRUCTION-733.33333300 Sq Ft
3	Shri AMIT KUMAR DAS	S H CONSTRUCTION-733.33333300 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Smt SABITA DAS	S H CONSTRUCTION-220.00000000 Sq Ft
2	Smt KAKALI DAS	S H CONSTRUCTION-220.00000000 Sq Ft
3	Shri AMIT KUMAR DAS	S H CONSTRUCTION-220.00000000 Sq Ft

On 25-11-2020

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

Presented for registration at 16:29 hrs on 25-11-2020, at the Private residence by Shri AMIT KUMAR DAS, 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 92,93,986/-

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

Execution is admitted on 25/11/2020 by 1. Smt SABITA DAS, Wife of Late Ramkrishna Das, Brahmapur Battala, P.O. BRAHMAPUR, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife, 2. Smt KAKALI DAS, Wife of Shri Sanjay Chakraborty, Brahmapur Battala, P.O. BRAHMAPUR, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife, 3. Shri AMIT KUMAR DAS, Son of Late Ramkrishna Das, BRAHMAPUR BATTALA, P.O. BRAHMAPUR, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Others

Identified by Mr SUJIT DUTTA, Son of Late B K DUTTA, JUDGES COURT ALIPORE, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 25-11-2020 by Mr SHEIKH HOSSAIN ALI, PARTNER, S H CONSTRUCTION (Partnership Firm), 310, Sardar Para, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700096

Identified by Mr SUJIT DUTTA, Son of Late B K DUTTA, JUDGES COURT ALIPORE, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-11-2020 by Shri SANTANU BISWAS, PARTNER, S H CONSTRUCTION (Partnership Firm), 310, Sardar Para, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700096

Identified by Mr SUJIT DUTTA, Son of Late B K DUTTA, JUDGES COURT ALIPORE, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Maitreyee Ghosh

Maitreyee Ghosh

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 26-11-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 20/11/2020 10:02AM with Govt. Ref. No: 192020210141488878 on 20-11-2020, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 4964676808515 on 20-11-2020, 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 500/-
by online = Rs 9,520/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 355, Amount: Rs.500/-, Date of Purchase: 13/10/2020, Vendor name: TAMAL DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/11/2020 10:02AM with Govt. Ref. No. 192020210141488878 on 20-11-2020, Amount Rs: 9,520/-, Bank:
SBI EPay (SBIPay), Ref. No. 4964676808515 on 20-11-2020, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-12-2020

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.

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal