S-04866/23 (1) 4875/2023

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL N 369935

09/10/23 10.37 AM 025534/2023

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

A.D.S.R. Garia South 24 Parganas

9 OCT 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 9th day of October, in the year 2023 (Two Thousand Twenty Three)

No. 4018 Date 07/10/23
Name Pansa 65 Real Estate Pvt LTD
Address Baruipur City
Value
Vendor

SARABUDDIN GAZI
Baruipur Civil & Criminal Court

Kol-103

Pritam Dey
c/o- Shib Sankar Dey
Subhasgram Gadi Para,
Kol- 700146

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BETWEEN

1) SHRI SUSHANTA DAS, PAN - AGHPD6845K, Aadhaar No. - 2341 4600 7024, son of Late Jaynarayan Das, **2) SMT. AMITA SAHA,** PAN - EMMPS9893F, Aadhaar No. - 9245 4895 3007, Mobile No. - 9903932063, wife of Late Sourendra Nath Saha, **3) SMT. MITHU SAHA,** PAN - FNZPS9608R, Aadhaar No. - 6216 6301 6261, Mobile No. - 9903932063, daughter of Late Sourendra Nath Saha, **4) SHRI SOMNATH SAHA,** PAN - FDYPS9777Q, Aadhaar No. - 4815 8489 9805, Mobile No. - 8910628226, son of Late Sourendra Nath Saha, all by faith Hindu, by Nationality Indian, by occupation - Social Work, Housewife & Service, all are residing at Laskarpur Peyara Bagan, P.O. - Laskarpur, P.S.- Sonarpur at Present Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153, hereinafter called and referred to as "the **LAND OWNERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

PARK 65 REAL ESTATE PRIVATE LIMITED, having PAN - AANCP6203G, a Partnership Firm, having its office at 4, Bonhooghly, Bagharghole Mallickpara, P.O. - Banhooghly, P.S. - Sonarpur Now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700103, represented by its Partners - **1) SAFIUDDIN MALLICK,** PAN - AXNPM2488A, Aadhaar No. 5547 4857 1802, Mobile No. 9831912412, son of Samser Mallick, by faith Islam, by Nationality Indian, by occupation - Business, residing at Sreepur Bagharghole, Mallickpara, P.O. - Banhooghly, P.S. - Sonarpur Now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700103, **2) PALASH PAUL,** PAN - CFRPP4777F, Aadhaar No. 5701 1245 6856, Mobile No. 8013844787, son of Dipak Chandra Paul, by faith Hindu, by Nationality Indian, by occupation - Business, residing at Durgapally, Laskarpur, P.O. - Laskarpur, P.S. - Sonarpur Now Narendrapur, Dist.

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- South 24 Parganas, Kolkata - 700153, **3) TUHIN ROY,** PAN - COAPR2992J, Aadhaar No. 3503 0253 0667, Mobile No. 7003717068, son of Biplab Chandra Roy, by faith Hindu, by Nationality Indian, by occupation - Business, residing at Durgapally, Laskarpur, P.O. - Laskarpur, P.S. - Sonarpur Now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153, **4) SUBHAJIT DAS,** PAN - CRKPD9102R, Aadhaar No. 5625 2896 4034, Mobile No. 8240167826, son of Susanta Das, by faith Hindu, by Nationality Indian, by occupation - Business, residing at Laskarpur Peyara Bagan, P.O. - Laskarpur, P.S.- Sonarpur at Present Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153, hereinafter called and referred to as "the **DEVELOPER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal representatives, executors, administrators, successor-in-office and assigns) of the **OTHER PART**.

WHEREAS the First Parties are the absolute jointly owners in respect of **ALL THAT** piece and parcel of land measuring about 04 cottah together with 200 sq.ft. Pucca structure having cemented flooring comprised in C.S. & R.S. Dag No. 782 corresponding to L.R. Dag No. 2340, under L.O.P. No. 467, L.R. Khatian No. 213, of Mouza - Laskarpur, J.L. No. - 57, within the local limits of Rajpur-Sonarpur Municipality, under Ward No. 31, being Holding No. 199, Peyara Bagan Road, under P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153, which is more particularly described in the **SCHEDULE "A"** of this Agreement and the Second Party herein agreed to construct multi storied structure in the said property, mentioned in the **SCHEDULE "A"** of this Agreement.

AND WHEREAS the Landowners are now decided that the said land to be developed by constructing a residential/commercial Building thereon by the Developer in accordance with the Plan to be sanctioned by the Rajpur-Sonarpur Municipality and to which the Developer has

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agreed to develop the same on the terms and conditions hereinafter appearing.

a) The **OWNERS** : Shall mean the Owners above named and their heirs, executors, administrators, legal representatives and/or assigns.

b) The **DEVELOPER** : Shall mean the Developer above named and its successors and/or assigns.

c) The said **PROPERTY** : Shall mean **ALL THAT** piece and parcel of land measuring about 04 cottah together with 200 sq.ft. Pucca structure having cemented flooring comprised in C.S. & R.S. Dag No. 782 corresponding to L.R. Dag No. 2340, under L.O.P. No. 467, L.R. Khatian No. 213, of Mouza - Laskarpur, J.L. No. - 57, within the local limits of Rajpur-Sonarpur Municipality, under Ward No. 31, being Holding No. 199, Peyara Bagan Road, under P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153.

NOW THIS AGREEMENT WITNESSETH as follows : -

ARTICLE : "I".

Unless in these presents there is something in the subject or context in consistent therewith.

A. **LAND :-**

Shall mean **ALL THAT** piece and parcel of land measuring about 08 decimals equivalent to 04 cottah together with 200 sq.ft. Pucca structure having cemented flooring

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comprised in C.S. & R.S. Dag No. 782 corresponding to L.R. Dag No. 2340, under L.O.P. No. 467, L.R. Khatian No. 213, of Mouza - Laskarpur, J.L. No. - 57, within the local limits of Rajpur-Sonarpur Municipality, under Ward No. 31, being Holding No. 199, Peyara Bagan Road, under P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153, the **SCHEDULE "A"** hereunder written.

B. **BUILDING :-**

Shall mean the (G+4) storied building with necessary additional structure with lift facility as may be decided by the Developer but in accordance with the plan duly sanctioned, by the Rajpur-Sonarpur Municipality and other appropriate Authorities for construction on the said premises and shall include the Car Parking Space in the Ground Floor and other spaces intended for the enjoyment of the Building by its occupiers on such terms as may be agreed with them.

C. **OWNER AND DEVELOPER : -**

Shall also include their respective Transferees/Nominees.

D. **COMMON FACILITIES : -**

Shall mean and include corridors, stairways, lift and other spaces and facilities whatsoever required for the establishment, enjoyment, provisions for maintenance and management of the Building and the common facilities or any of them thereon as the case may be.

E. **CONSTRUCTED SPACE : -**

Shall mean the space in the Building available, for independent use and occupation including the space demarcated for common facilities and services as per sanctioned Plan.

F. **THE OWNER'S ALLOCATION : -**

The landowner shall be entitled to get the 50% constructed area of the residential space & Car Parking Space of the proposed multi storied building together with undivided proportionate share of land.

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G. **THE DEVELOPER'S ALLOCATION : -**

The Developer shall be entitled to get the remaining portion of the total constructed i.e. the 50% (including entire first Floor) constructed area of the residential space & Car Parking Space and the total commercial space of the proposed multi storied building together with undivided proportionate share of land.

H. **BUILDING PLAN : -**

Shall mean Plans for the construction of the proposed Building as to be sanctioned by the Rajpur-Sonarpur Municipality and shall include any amendment thereto and/or modification thereof.

I. **FLOOR AREA : -**

Shall mean the floor area ratio permissible and sanctioned for construction on the said premises according to the prevailing Building Rules of the Rajpur-Sonarpur Municipality.

J. **PARKING SPACE : -**

Shall mean and include the open and/or covered space provided in the land or within the Building.

K. **TRANSFER WITH ITS GRAMMATICAL VARIATIONS : -**

Shall include a transfer by possession or by any other means adopted for effecting what is understood as a transfer of space in a multistoried Building to Purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961.

L. **TRANSFEREE : -**

Shall mean a person to whom any space in the Building will be or has been agreed to be transferred.

M. **PAYMENT : -**

There is no transaction of money between the owners & the developer by this agreement.

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ARTICLE - "II"

(TITLE AND INDEMNITIES)

1. One Sourendra Nath Saha became the absolute owner of All That piece and parcel of measuring about 04 cottah from C.S. & R.S. Dag No. 782 corresponding to L.R. Dag No. 2340, under L.O.P. No. 467, L.R. Khatian No. 213, of Mouza - Laskarpur, J.L. No. - 57, under P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas, by a registered Deed of Gift from Governor of The State of West Bengal on dated 23.06.1994, vide Deed No. 35, recorded in Book No. I, Volume No. 1, Pages from 137 to 140, registered at Alipore A.D.S.R. office.
2. Thereafter the said Sourendra Nath Saha while seized and possessed over the same by constructing a Pucca Structure, he died on 03.05.2016 leaving behind his wife namely Smt. Amita Saha and one daughter namely Smt. Mithu Saha and one son namely Shri Somnath Saha, who inherited the said property as his legal heirs & successors.
3. Thereafter the said Smt. Amita Saha, Smt. Mithu Saha & Shri Somnath Saha (the Land Owner Nos. 2 to 4) duly mutated their names in the record of Rajpur-Sonarpur Municipality and the said premises has been numbered as Holding No. 199, Peyara Bagan Road and seized & possessed the same without all encumbrances from any corner whatsoever and paying Tax, Khajna in regular basis.
4. Thereafter the said Smt. Amita Saha, Smt. Mithu Saha & Shri Somnath Saha (the Land Owner Nos. 2 to 4) jointly sold, conveyed & transferred their land measuring 01 cottah 05 chattack 15 sq.ft. out of 04 cottah by a registered sale deed to Shri Sushanta Das (the Land Owner No. 1) on dated 15.03.2023, vide Deed No. 1094, recorded in Book No. I, Volume No. 1629-2023, Pages from 31313 to 31329, registered at Garia A.D.S.R. office.

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5. In the above manner to Shri Sushanta Das (the Land Owner No. 1) became the owner of ALL THAT piece and parcel of land measuring about 01 cottah 05 chattack 15 sq.ft. from C.S. & R.S. Dag No. 782 corresponding to L.R. Dag No. 2340, under L.O.P. No. 467, L.R. Khatian No. 213, of Mouza - Laskarpur, J.L. No. - 57, under P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas and seized and possessed the same peacefully free from all encumbrances.

6. And the said Smt. Amita Saha, Smt. Mithu Saha & Shri Somnath Saha (the Land Owner Nos. 2 to 4) seized and possessed over their remaining portion of land measuring about 02 cottah 10 chattack 30 sq.ft. from C.S. & R.S. Dag No. 782 corresponding to L.R. Dag No. 2340, under L.O.P. No. 467, L.R. Khatian No. 213, of Mouza - Laskarpur, J.L. No. - 57, under P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas.

7. Thereafter the landowners amalgamated their Plot of land by virtue of a deed of amalgamation which was duly registered at ADSR GARIA, vide Deed No. 4873, registered on 09/10/2023

8. The Land Owners has right and title to enter into this Agreement with the Developer and the Land Owners hereby undertakes to indemnify and keep the Developer indemnified against any or all Third Party claim, actions or demands whatsoever concerning the Land Owner's title.

9. The Land Owners hereby confirm that the Developer shall be entitled to construct and complete the Building (Residential/ Commercial) on the said premises and retain and enjoy the Developer's allocation therein without any interruption or interference from the Land Owners or any other person or persons lawfully claiming through or under the Land Owners and the Land Owners undertakes to indemnify and keep the Developer indemnified against all losses and damages and costs, charges and expenses incurred thereto as a result of any breach of this confirmation.

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10. The Land owners shall hand over the original title deed and other papers in respect of the said land in their custody to the developer against paper receipts for the purpose of raising building, causing mutation obtaining sanctioned building plan.

11. The Developer undertakes to construct the Building in accordance with the Plan sanctioned by the Rajpur-Sonarpur Municipality and undertakes to pay damages; penalties and/or commanding fees payable to the Authority or Authorities concerned relating to any deviation therefore.

12. The Developer shall have the right to appoint Contractors for the construction of the proposed building and hereby undertakes to indemnify and keep the Land Owners indemnified from and against any and all Third Party claims, demands for compensation or otherwise and actions whatsoever arising out of or any act or commissions of the Developer and/or the Contractor or any accident or otherwise in or relating to construction of the proposed building.

13. The Land Owners hereby declares that they have a good and marketable title to the said property without any claim, right title or interest in or of any other person thereof and that they have a good right and title to enter into this Agreement with the Developer.

14. The Land Owners hereby also undertakes that the Developer shall be entitled to construct and complete the Building diligently and expeditiously within **24 (Twenty Four) Months** from the date of sanctioned of the building. That a grace period of **06 (six)** months will be granted in case of any unavoidable circumstances. The time of completion of the proposed building is the essence of this Agreement. Be it mentioned here that the Developer will file the plan for sanction before Rajpur-Sonarpur Municipality as early as possible.

15. The Developer hereby undertakes to construct the Building in accordance with the sanctioned building plan and undertakes

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to pay any damages, penalties and/or compounding fees payable to the Rajpur-Sonarpur Municipality or other lawful Body or Authorities concerned relating to any deviation for which it may be responsible.

16. The Developer hereby agree that shifting charge (Rs. 4,000/- + Rs. 4,000/-) = Rs. 8,000/- only per month will be pay for the shifting of owners No. 3 & 4 from the time of demolish of the building to time of handover the newly Flat from Developer to owners No. 3 & 4.

17. The Land Owners hereby also undertakes that after taking possession from the Developer of their allocation if any deviation in their portion is made the Land Owners will be responsible for paying damages, penalties to the Rajpur-Sonarpur Municipality or other body and authorities as per their rules.

18. The Land Owners shall pay the tax of the land to the authorities concern till the date of handing over the possession of the land to the Developer and the Developer Shall pay the all taxes from the date of receiving possession of the land till the date of handing over the possession of the newly constructed building to the land owners and other buyers.

ARTICLE: "III"

(DEVELOPER'S RIGHTS)

1. In consideration of the Developer having agreed to construct, effect and complete a new Building of first class construction as per agreed specification with provision of Tiles flooring or habitable area on the said premises in accordance with the sanctioned plan to be sanctioned by the Rajpur-Sonarpur Municipality at its own costs and sole liability and in further consideration of the Developer having agreed not to charge towards construction of Owner's allocation as provided hereinafter the Land Owners have agreed only thereby to grant

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exclusive right to development of the said premises on the terms and conditions hereinafter appearing.

2. The Developer acting on behalf of and as Attorney of the Land Owners shall at the cost of the Developer from time to time submit the Building Plan sanctioned by the Rajpur-Sonarpur Municipality or any other Authority, if required, for clearance or approval of the plan as may or shall be required for the construction of the Building on the said premises. The Developer shall cause at its own costs and expenses and such charges to be made in the Building plan or otherwise as shall be required by any legal Authority or to comply with such clearance or approval as aforesaid expeditiously and without delay with Land Owner's consent.

3. All applications, Plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Land Owners by the developer at the costs and expenses of the Developer in the respects and the Developer shall pay and bear all submission and other fees, charges and expenses required to be paid or deposited there for or otherwise required for the construction of the said Building at the said premises **PROVIDED ALWAYS** that the Developer shall be exclusively entitled to all refunds of any and all payments and/or deposit made by the Developer in relating thereto.

4. The Developer shall abide by all the laws, rules and regulations of the appropriate Government, Local Bodies as the case may be and shall attend to comply their quires if any and be responsible for any deviation and/or breach of any of the said laws, bye-laws, rules and regulations.

ARTICLE: IV

(EXPLOITATION RIGHTS).

The Land Owners hereby grant an exclusive right to the Developer to construct the said proposed residential/commercial Building in the

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above and **SCHEDULE 'A'** property below with their own responsibility and by allotment Land Owners shall be mentioned in the **SCHEDULE "B".** The Developer allotment shall be mentioned in the **SCHEDULE "C"**.

ARTICLE : "V"

(BUILDING)

1. The Developer shall at its own costs and liabilities to construct the multi storied residential/commercial building on the said premises according to the sanctioned Building Plan to be sanctioned by the Rajpur-Sonarpur Municipality.
2. The Developer shall appoint Architect, Mason, Workmen, Durwan, Mistries and shall pay their wages and salaries and the Land Owners shall in no way be liable for the payment of the same.
3. The Developer is hereby authorized and empowered in relation to the Construction as far as may be necessary and to apply and obtain quotas, entitlements for the construction of the said Building. Similarly the Developer shall apply and obtain temporary and/or permanent connection of water, electricity power and/or to the Building and other imputes and facilities required for which purpose, the Land Owners do hereby agree to execute in favour of the Developer a General Power of Attorney and the Land Owners shall also sign all such applications and other documents, as shall be required for the purpose of or otherwise for or in connection with the construction of the said building for time to time.

ARTICLE : "VI"

(BUILDING ALLOCATION)

1. Immediately upon the construction of the proposed Building stage by stage and/or its completion or on any parts of the same except Flats, Shops and car parking spaces and covered

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spaces as mentioned in the **SCHEDULE 'A'** being mentioned in the **SCHEDULE "C"** shall belong to the Developer and the Land Owners shall not have any right, title, interest, claim and demand whatsoever in respect thereof and the Developer's allocation will be rest of the constructed area except Owner's allocation of the construction, to be made as per sanctioned plan.

2. On completion of the Building and on delivery of said the Owner's allocation mentioned in the **SCHEDULE "B"** within the stipulated period, mentioned hereinafter shall transfer and convey at the request of the Developer and at the cost of the Transferor or Transferees, the proportionate share of the Land Owners individually of land in respect of the Flats, Shops and car parking spaces, covered spaces individually by executing the relevant Deed of Sale in favour of the Developer or such other prospective buyer or buyers, who may be nominated by the Developer in that regard.

ARTICLE : "VII"

(CONSIDERATION).

The Developer shall construct multi storied residential building containing a land measuring an area of 04 cottah according to the Building plans sanctioned by the Rajpur-Sonarpur Municipality. The entire finance for construction of said Building shall be provided by the Developer. The Developer shall have absolute discretion to sell the Flats except the Owner's allocation of Flats and Car Parking spaces as demarked and also shall have proportionate sanctioned area, if achieved and Car Parking Space and covered space in the Building on this terms and conditions.

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ARTICLE: "VIII"

(OWNER'S ALLOCATION)

The landowner shall be entitled to get the 50% constructed area of the residential space & Car Parking Space of the proposed multi storied building together with undivided proportionate share of land.

ARTICLE: "IX"

(DEVELOPER'S ALLOCATION).

The Developer shall be entitled to get the remaining portion of the total constructed i.e. the 50% (including entire first Floor) constructed area of the residential space & Car Parking Space and the total commercial space of the proposed multi storied building together with undivided proportionate share of land.

ARTICLE: "X"

(OWNER OBLIGATIONS)

1. That during the continuance of this Agreement the Land Owners shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the said property at the said premises by the Developer subject to violation of the terms and conditions of this Agreement by the Developer.
2. That the Land Owners shall sign all necessary papers and documents, which may be required by the Developer for the purpose of construction and development of the said property in the said premises.
3. That the Land Owners have to provide all the original documents in the day of the agreement (original all deeds, original parcha, original tax receipt and all original documents which are related to this land).
4. That the Land Owners will be liable for any land dispute or if any land dispute arise.

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5. That the Land Owners shall grant a registered General Power of Attorney in favour of the Developer or its nominee/nominees as the Case may be to facilitate the construction of the Building according to the sanctioned plan and also sale of the Flats, Car Parking Space and Shops in Developer's allocation and in case of death of the Owners, the legal heirs of the deceased Land Owners or the executors shall execute Power of Attorney in favour of the Developer empowering it to sell Flats, Car Parking Space, and Covered Space in Developer's allocation and for such purpose, to enter into an Agreement with intending Purchaser or Purchasers receive all earnest money and all payments towards consideration money and to execute sign and register such Deed of Conveyance as may be necessary in respect of Flats and Car Parking Spaces and Shops in Developer's allocation.

6. If Land Owners want to buy more than developer's mentioned (above mentioned) area then owners have to pay to the developer according to the market price.

7. The Land Owners shall complete/paid up the Rajpur-Sonarpur Municipality tax upto the date of signing of this Agreement in the records of the Rajpur-Sonarpur Municipality.

8. **THE LAND OWNERS COVENANT WITH THE DEVELOPER INTER ALIA AS FOLLOWS :**

a) Not to cause any interference or hindrance in the construction of the building at the said Premises by the Developer.

b) Not to do any act deed or thing whereby the Developer may be prejudicially affected from the right of selling, transferring, dealing with and/or disposing of the space of the building and premises in the developing allocation.

c) Not to let out, grant, lease, mortgage and cause any encumbrance and/or charge the said premises or any

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portion thereof without the consent in writing of the Developer during the subsistence of this Agreement.

d) To cause to be joined such person or persons and parties as may be required by the Developer in the agreements and/or sale deeds that may be executed by the Owners, for sale and transfer of the proportionate share of land or building space(s) at the cost of the Developer and/or his nominee/nominees.

e) To actively render at all times all co-operation and assistance to the Developer in constructing and/or completing the building, receiving loan from the financial institutions and sale and transfer of the building and premises and envisages hereunder as and when to be required.

f) After obtaining certificate for completion of job, from Rajpur-Sonarpur Municipality the developer shall handover the copy of the said certificate to the Land Owners unconditionally.

g) The Conveyance or any other deed of the undivided proportionate share of land/space together with flat/flats/garage comprised in the said premises as may be appurtenant to the Developer' allocation, shall be made to the Developer or his nominee or nominees or the person or persons interested in purchasing or otherwise acquiring undivided land or other space and flat/flats in the Developer' area in such portion and/or shares as the Developer may from time to time nominate and direct.

9. Without prejudice to the obligations of the Developer to construct the allocations of the Land Owners to execute and register the Sale Deed or any other deed as mentioned hereinabove, the Developer shall be absolutely entitled to enter into all agreements and other documents of transfer for the said space/flats etc. (save and except for such shares therein as may be appurtenant to the Owner's allocation) and the Flats and other spaces as may be constructed by the Developer from time

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to time thereon (save the flats as may be constructed by the Developer for and on behalf of the Land Owners i.e. Owner's allocation) to the persons interested in owning the same or portions thereof in such share and portions as the Developer may deem fit and proper and to take earnest and all payment therefore.

10. It is clarified that all amounts receivable under such agreements or other document of transfer for indefeasible proportionate share of land comprised in the said premises and/or flats and/or space shall be for and to the account of the Developer and shall be received by the Developer exclusively and the Land Owners shall have no objection therewith on the followings :-

I. Sanctioning of the plan and for additions and/or alterations in the plans as may be required for construction of the building on the said premises.

II. Construction of the building should be made by the Developer at its own cost and the developer may obtain any loan from any financial institution, Bank or from any other person against its allocation of the said project. The developer can involve any other person / persons as his/their partner through partnership deed for completion of the said project. The Land Owners and Developer have no objection against any intending flat purchaser obtaining Banking Loan or loan from any Financial Institution or personal loan from any person.

III. Execution and registration of all Agreements and/or other Deeds and documents of transfer, lease, and sale of the proportionate share of land and flat/flats and common areas comprised in the said premises as may be appurtenant to the Developer' area to the prospective customers of the Developer.

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IV. The Land Owners have supplied all the necessary documents for obtaining sanctioned building plan from Rajpur-Sonarpur Municipality and for proceeding the construction over the land mentioned in Schedule **A** and undertakes to cooperate for obtain its necessary document relating to the land.

11. The Land Owners shall hold the Owner's allocation on the same terms and conditions as regards the user and maintenance of the building as the Purchasers or other Occupiers of the flats of the Developer' portion would hold and shall pay maintenance charges and other outgoings in respect of the Owners area at the same rate and in the same manner as the Purchasers of the flats of the Developer' allocation.

12. The Land Owners shall never be liable for the Developer' activities in connection with the collection of money from the intending Purchaser relating to the Developer' allocation and/or for any credit from any person(s) or authority in the tune of any amount for the construction of the said proposed building. Before during or after construction of the said building according to the said sanctioned plan or plans all materials plants and machinery brought in or upon the said property or workmen, labor used employed or to be used and employed for constructing the said building shall remain at the Developer and/or his agent's sole risk and responsibility and shall at all times to be absolute property of the Developer and the Owners shall not be entitled to exercise any lien nor impose any attachments, claims or any charges thereto.

13. In case of demise of the Owners during the tenure of the construction and final transaction, their heirs shall in that case make such acts and things so that this agreement remains valid and fresh General Power of Attorney shall be executed by their

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heirs so long the final transaction is not completed and in case of negligence or failure all the heirs on the part of the Owners shall be liable to make good of the total loss and damages whatsoever the Developer may suffer in this regard.

14. All notices consents and approvals to be given on behalf of the Owners shall be either delivered to the Developer personally or left for it at its usual place of business mentioned above.

15. The responsibility of the management and maintenance of all the open space comprised in the said premises (i.e. excepting the land covered under the building and / or other structure on the said premises) shall be that of the Developer until a registered Society or Association or Syndicate be formed lawfully by the Owners/ Occupiers and / or Purchasers of the building and/or other structures on the said premises and the Owners and / or Purchasers including the Owner herein agreed to bear and pay the proportionate costs and expenses of such maintenance and management to the Developer or the person for the time responsible for the same.

ARTICLE: "XI"

(DEVELOPER'S OBLIGATIONS)

1. That the Developer shall complete the construct of the said proposed Building in terms of this Agreement and in accordance with the plans to be sanctioned or revised thereof by the Rajpur-Sonarpur Municipality strictly within the stipulated period unless prevented by some unforeseen circumstances beyond control or by force majeure at the Developer's own cost, risk and responsibility.

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2. The Developer hereby agrees and covenants with the Owners not to deviate any of the provisions or rules applicable for construction of the said Building.

3. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners selling, assigning and/or disposing of the Owner's allocation of the portion thereof of the said proposed Building is prevented in the said premises/property. The Land Owners will hand over the possession of proposed land to the Developer.

ARTICLE: "XII"

(RESTRICTIONS)

1. The Developer during construction shall abide by all laws, rules and regulations in force of Government, Local Bodies and/or other Authorities in force and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.

2. The Owner's allocation in the building shall be subject to the same restrictions and user as are applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building which shall include the following : -

   i. Neither party shall demolish or permit demolishing of any work or other structure in his respective allocations or any portion thereof or make any structure allocation either major or minor therein without the written consent of the other in this behalf.

   ii. Neither party shall use or permit to be used his respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor

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South 24 Parganas

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use the same for any purpose which may cause any nuisance or hazard to the other occupied of the building.

iii. Neither party shall transfer or permit transferring of his respective allocation or any portion thereof unless

a) Such party shall have observed and performed all terms and conditions on his respective party on the basis of which to be observed and/or performed.

b) The proposed transferee shall remain bound by the terms and conditions of these presents and further shall pay all expenses whatsoever shall be payable in relation to the area in respect of his possession.

iv. Both the parties herein shall abide by all laws, bye-laws, rules and regulations of the government or statutory or local bodies. Developer shall be responsible for any deviation, variation and/or breach of any of the said laws, bye-laws, rules and regulations relating to the construction of the proposed new ground plus four multi building.

v. The respective allottee shall keep the interim walls, sewers, drains, pipes, floor and ceiling and other fittings and fixtures in each of this respective allocation in the building in good working and repaired conditions so as not to cause any damage to the building or any other space or accommodation therein and shall keep each of the occupiers of the building indemnified from and against the consequences of any breach.

vi. No goods or other items shall be left or kept by stairs or at other for common use and enjoyment in the building and

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no hindrance shall be caused in any manner in the free movement and use of the staircases and other place of common use and enjoyment in the building. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in and around the building or in the compound or any common parts in the building.

ARTICLE : "XIII"

(MISCELLANEOUS)

1. The Land Owners and the Developer have entered into this Agreement purely and a principal to principal basis and nothing stated herein shall be deemed to construe a partnership between the Developer and the Land Owners as a Joint Venture or Joint Adventure between the Land Owners and the Developer and shall not in any manner constitute an Association of persons, each Party shall keep the other party indemnified from and against the same and this Agreement shall be binding on the heirs, executors, administrators, representatives and assigns of the Parties hereto.
2. That after demise of land owner **SHRI SUSHANTA DAS, SMT. AMITA SAHA, SMT. MITHU SAHA & SHRI SOMNATH SAHA** will execute an agreement and power of attorney in favour of developer herein as a nominee of land owners herein of the Schedule Property.
3. As and from the date of completion of the Building, the Developer and/or its Transferees and the Owners and/or their Transferees shall each be liable to pay and bear levies payable in respect of their respective spaces as assessed by the Rajpur-Sonarpur Municipality and/or other Authorities.

A.D.S.R. Gorlie
Sealdah 24 Parganas

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4. All disputes and differences arising out of this Agreement or in relation to the determination of any liabilities of the Parties hereto or the construction and interpretation any of the terms or. meaning thereof shall be amicably settlement between the parties herein first, if not possible then be referred to arbitration of a proper authority under the provisions of Arbitration and Conciliation Act, 1996 along with any statutory modification or enactment thereto from time to time in force and the award given by the Arbitrator shall be binding final and conclusive to both the Parties hereto.

ARTICLE: "XIV"

(JURISDICTION)

Appropriate Courts at 'Alipore, District - South 24-Pargtanas or Calcutta High Court, shall have the jurisdiction to entertain all disputes and actions between the Parties herein.

SCHEDULE - "A" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID LAND)

ALL THAT piece and parcel of land measuring about 04 cottah together with 200 sq.ft. Pucca structure having cemented flooring comprised in C.S. & R.S. Dag No. 782 corresponding to L.R. Dag No. 2340, under L.O.P. No. 467, L.R. Khatian No. 213, of Mouza - Laskarpur, J.L. No. - 57, within the local limits of Rajpur-Sonarpur Municipality, under Ward No. 31, being Holding No. 199, Peyara Bagan Road, under P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153, which is butted and bounded in the following manner:

ON THE NORTH : L.O.P. No. 466;
ON THE SOUTH : L.O.P. No. 468;
ON THE EAST : 22' feet wide Peyara Bagan Road;
ON THE WEST : L.O.P. No. 2611;

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SCHEDULE - "B" ABOVE REFERRED TO

(DESCRIPTION OF THE OWNER'S ALLOCATION)

The landowner shall be entitled to get the 50% constructed area of the residential space & Car Parking Space of the proposed multi storied building together with undivided proportionate share of land.

SCHEDULE - "C" ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

The Developer shall be entitled to get the remaining portion of the total constructed i.e. the 50% (including entire first Floor) constructed area of the residential space & Car Parking Space and the total commercial space of the proposed multi storied building together with undivided proportionate share of land.

SCHEDULE - "D" ABOVE REFERRED TO

(DESCRIPTION OF THE COMMON AREAS)

1. Staircase on all floors, lift, staircase landing on all floors.
2. Common passage from the main road to the Building.
3. Water pump, water tank and other plumbing installation and overhead tank.
4. Drainage and sewers.
5. Boundary walls and main gate.
6. Such other fittings and fixtures which are being used commonly for the common purposes or needed for using the individual facilities/amenities.

A.D.S.R. Garia
North 24 Parganas

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SCHEDULE - "E" ABOVE REFERRED TO

(DESCRIPTION OF THE COMMON EXPENSES)

1. The expenses of maintaining, repairing, redecorating, renewing the main structure roof and in particular the drainage system sewerage system, rain water discharge arrangement, water electricity supply system to all common areas in mentioned in **SCHEDULE "D"** hereinbefore.
2. The expenses of repairing, maintaining, white washing and colour washing the main structure outer walls and common areas of the Building.
3. The costs of cleaning and lighting the entrance of the Building and the passage and spaces around the Building lobby, staircase and other common areas.
4. Salaries of all persons and other expenses for maintaining the said building.
5. Municipal taxes, water taxes, insurance premium and other taxes and other outgoings whatsoever as may e applicable and/or payable as the said building.
6. Such other expenses as may be necessary for or incidental in the maintenance and upkeepment of the premises and the common facilities and amenities.

SPECIFICATION

(STRUCTURAL DESIGN)

STRUCTURE	:	R.C.C. Frame Structure as per National Building code of practices.
FLOORING	:	All Bed rooms, Living and Dining Space to be done with quality Vitrified Tiles.
TOILETS	:	Floors to be Tiles and ceramic glazed Tiles, approved quality and brand up to door height on the walls, Indian Commode with PVC cistern in white colour.

A.D.S.R. Garia
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DOOR	:	Main door to be factory made flash doors with wooden frame and toilet & kitchen door will be PVC Door.
WINDOWS	:	All to be of aluminum sliding shutters with aluminum framwork including full smoke glass panels of approved quality with grill of m.s. square bars.
WALL (INSIDE)	:	Walls including to be finished by paris finish and primer.
WALL (OUTSIDE)	:	Exterior water proof weather coat paint finished of superior brand.
PLUMBING	:	For all water lines standard PVC/GI to be fitted with Jaucuar/Essco or similar brand fixtures and fittings. All toilets will have two bid cock, shower, pillar cock, wash hand basin. All toilet to be provided with hot and cold water lemes with a wall mixcture instead of the bib cocks, but basin mixture shall be provided. No Geyser will be provided but electric point to be kept.
SANITARY	:	Each Toilet to be provided with Western type commode c with cistern and One wash hand basin to be provided at each dining place, All sanitary fittings will be of white colour of Hindustan/ Nycer/ Parry/Parry Make.
PAINTING	:	Internal doors to be painted with one coat of primer and two coats of white enamel paint. Main door to be finished in wooden polish on one side and other side with white enamel paint.
ELECTRICAL	:	Three phase Concealed wiring to be

A.D.S.R. Garia
South 24 Parganas

09 OCT 2023

provided with copper wire of reputable brand, One exhaust fan, aqua guard and 16Amp point in kitchen and 16Amp point for geyser in one toilet, All rooms with have two light points, one fan point & One A.C. point 5Amp & 16Amp. socket. Two nos earthing pit with salt and charcoal and 50mm dia G.I. pipe drawn to a average depth of 3.15 mtr. below ground level and DB eathing using Cu SWG wire as necessary.

KITCHEN	:	Platform to be 2' ft wide and length as per site requirement Red/Black granite, stainless steel sink, counter will have ceramic digital (15'xlO') tiles upto door/window heights above the platform flooring will be marble.
TELEPHONE & T.V.	:	One concealed point for each to be provided in each flat in dining space for T.V. and Telephone.
ROOF	:	Water proofing of roof as suggested by the Architect.

Ram water, sewage pipes & shoes etc shall be PVC ISI Brand.

Gully/Floor traps shall be provided as required basis.

Internal sewage/vaste water drains shall be covered suitably.

STAIR CASE HAND RAIL	:	The stair case railing shall be of MS square bar with PVC hand rail over flat iron of requisite section.
COMMON FACILITES	:	The building will have causing pucca over head water tank and pump of required capacity, common staircase with light point, light point around the building, septic tank & gale.

A.D.S.R. Garia
South 24 Parganas

09 OCT 2023

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

SIGNED, SEALED & DELIVERED

By the parties at Kolkata in the Presence of:

WITNESSES:

1. Pritam Dey
C/o-Shib Sankar Dey
Subhaggram Godai para,
Kol-700146

2. Sanjoy Ale
Mahamayatala, Garia
Kol-700084

Mitha Saha
Somnath Sana

SIGNATURE OF THE LAND OWNERS

Drafted by:

Tamasree Chatterjee
Advocate
F-622/601/2015
Baruipur Civil Court.

Typed by:

Kabirul Anam
Kabirul Anam, Baruipur.

Dhiman Mallick
Palash Pal.
Tuhin Dey
Subhajit Das

SIGNATURE OF THE DEVELOPER

A.D.S.R. Garia
South 24 Parganas

09 OCT 2023

Executant / Presentant

Name SUSHANTA DAS

Signature Sushanta Das

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Claimant / Executant

Name ভাগ্যিবর দাস

Signature ভাগ্যিবর দাস

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Claimant / Executant

Name MITHU SAHA

Signature Mithu Saha

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

A.D.S.R. Garia
South 24 Parganas

09 OCT 2023

Executant / Presentant

Name SOMNATH SAHA

Signature Somnath Saha

Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Claimant / Executant

Name SAFIUDDIN MALLICK

Signature Safiuddin Mallick

Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Claimant / Executant

Name PALASH PAUL

Signature Palash Paul

Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

A.D.S.R. Cherla
Cherla, Dist. Bhadrachalam

09 OCT 2022

Executant / Presentant

Name THIN ROY

Signature Thin Roy

Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Claimant / Executant

Name SUBHAJIT DAS

Signature Subhajit Das

Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Claimant / Executant

Name.....

Signature .....

Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

A.D.R.C. Clerk
Sealdah, Kol-Paraganas

09 OCT 2023

Identity

ভারত সরকার
Government of India

4579 9487 5659

সাধারণ মানুষের অধিকার

আধার

ঠিকানা:
S/O: শিবশঙ্কর দে, গাদিপাড়া রোড, কোদালিয়া, রাজপুর সোনারপুর (মু.), কোদালিয়া, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ, 700146

Address:
S/O: Shib Shankar Dey, GADIPARA ROAD, KODALIA, Rajpur Sonarpur (m), Kodalia, South 24 Parganas, West Bengal, 700146

4579 9487 5659

1947
1800 300 1947

www.uidai.gov.in

Britam Dey

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No 2010/16051/00193

To,
সুশান্ত দাস
Sushanta Das
S/O: Jaynarayan Das
LASKARPUR PEYARABAGAN
Rajpur Sonarpur (M)
Laskarpur South 24 Parganas South 24 Parganas
West Bengal 700153
9831225520

25/02/2016

Ref: 2013 / 15O / 386125 / 386222 / P

SA135562485FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

2341 4600 7024

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

সুশান্ত দাস
Sushanta Das
জন্মতারিখ / DOB : 27/11/1966
পুরুষ / Male

2341 4600 7024

আমার আধার, আমার পরিচয়

Government of India

AADHAAR

তথ্য

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

INFORMATION

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

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

15O / 386125

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: S/O: জয়নারায়ণ দাস, লস্করপুর পিয়ারাবাগান, রাজপুর সোনারপুর (M), লস্করপুর, দক্ষিণ ২৪ পরগনা, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ, 700153

Address: S/O: Jaynarayan Das, LASKARPUR PEYARABAGAN, Rajpur Sonarpur (M), Laskarpur, South 24 Parganas, South 24 Parganas, West Bengal, 700153

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Sushanta Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGHPD6845K

नाम/Name
SUSHANTA DAS

पिता का नाम / Father's Name
JOYNARAYAN DAS

27/11/1966

हस्ताक्षर / Signature

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलापुर,
नवी मुंबई - 400 614.

Sushanta Das

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/17553/00552

To
Amita Saha
অমিতা সাহা
W/O: Sourendra Nath Saha
467
PEYARABAGAN ROAD
LASKAR PUR
Rajpur Sonarpur (M)
Laskarpur,South 24 Parganas
West Bengal - 700153
9339788648

11/06/2015

KH454697247FT

45489724

আপনার আধার সংখ্যা / Your Aadhaar No. :

9245 4895 3007

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

অমিতা সাহা
Amita Saha

জন্মতারিখ / DOB: 01/01/1945
মহিলা / Female

9245 4895 3007

আধার – সাধারণ মানুষের অধিকার

Government of India

AADHAAR

তথ্য

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

INFORMATION

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

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

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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: ১: সৌরেন্দ্র নাথ সাহা
, পেয়ারাবাগান রোড, লস্করপুর
রাজপুর সোনারপুর (এম), লস্করপুর
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: W/O: Sourendra Nath Saha, 467, PEYARABAGAN ROAD, LASKAR PUR, Rajpur Sonarpur (M), Laskarpur, South 24 Parganas, West Bengal, 700153

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অস্থিতিক্ষম মানুষ

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AMITA SAHA
RADHA GOBINDA SIKDAR
01/01/1945
Permanent Account Number
EMMPS9893F
Signature

অমিতা সাহা

ভারত সরকার
Government of India

মিঠু সাহা
MITHU SAHA

জন্মতারিখ / DOB: 01/01/1968
মহিলা / Female

6216 6301 6261

আধার – সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

আধার

ঠিকানা: /: সৌরেন্দ্র নাথ সাহা
, পেয়ারাবাগান রোড
রাজপুর সোনারপুর (এম), লস্করপুর
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: D/O: Sourendra Nath Saha, 467, PEYARABAGAN ROAD, Rajpur Sonarpur (M), Laskarpur, South 24 Parganas, West Bengal, 700153

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Mithu Saha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MITHU SAHA

SOURENDRA SAHA

01/01/1968

Permanent Account Number

FNZPS9608R

Mithu Saha

Signature

01042014

Mithu saha

भारत सरकार
GOVERNMENT OF INDIA

সোমনাথ সাহা
Somnath Saha
জন্মতারিখ/ DOB: 21/07/1978
পুরুষ / MALE

4815 8489 9805

আমার আধার, আমার পরিচয়

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O: সৌরেন্দ্র নাথ সাহা,
467, পেয়ারাবাগান রোড,
রাজপুর সোনারপুর (এম),
দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700153

Address:
S/O: Sourendra Nath Saha, 467,
PEYARABAGAN ROAD, Rajpur
Sonarpur (M), South 24 Parganas,
West Bengal - 700153

4815 8489 9805

MERA AADHAAR, MERI PEHACHAN

Somnath Saha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOMNATH SAHA

SOURENDRA NATH SAHA

21/07/1978

Permanent Account Number

FDYPS9777Q

Signature

11/09/2013

Somnath Saha

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির নম্বর / Enrollment No.: 2010/17544/02031

To
শফিউদ্দিন মল্লিক
Safiuddin Mallick
S/O: Samser Mallick,
SREEPUR BAGHARGHOLE, MALLICKPARA,
BONHOOGHLY,
VTC: Rajpur Sonarpur(M),
PO: Narendrapur,
Sub District: Sonarpur, District: South 24 Parganas,
State: West Bengal,
PIN Code: 700103

27/03/2014

183265343

UA0264399871IN

আপনার আধার সংখ্যা / Your Aadhaar No. :

5547 4857 1802

আমার আধার, আমার পরিচয়

Government of India

AADHAAR

তথ্য

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

INFORMATION

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

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

ভারত সরকার

Government of India

শফিউদ্দিন মল্লিক
Safiuddin Mallick
জন্মতারিখ / DOB : 14/02/1981
পুরুষ / MALE

5547 4857 1802

আমার আধার, আমার পরিচয়

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: S/O: সামসের মল্লিক, শ্রীপুর বাঘেরঘোল, মল্লিকপাড়া, বনহুগলী, রাজপুর সোনারপুর (এম), দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ, 700103

Address: S/O: Samser Mallick, SREEPUR BAGHARGHOLE, MALLICKPARA, BONHOOGHLY, Rajpur Sonarpur(M), South 24 Parganas, West Bengal, 700103

5547 4857 1802

1947 | help@uidai.gov.in | www.uidai.gov.in

Safiuddin Mallick

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AXNPM2488A

नाम / Name
SAFIUDDIN MALLICK

पिता का नाम / Father's Name
SAMSER ALI MALLICK

जन्म की तारीख
Date of Birth
14/02/1981

हस्ताक्षर / Signature

Safiuddin Mallick

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2730/00913/52789

To
Palash Paul
S/O: Dipak Chandra Paul
DURGAPALLY
LASKARPUR
Laskarpur
South 24 Parganas West Bengal - 700153
8013844787

Signature valid

आपका आधार क्रमांक / Your Aadhaar No. :

5701 1245 6856

VID : 9129 6641 9824 6703

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Palash Paul
Date of Birth/DOB: 01/10/1993
Male/ MALE

5701 1245 6856

VID : 9129 6641 9824 6703

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, **mAadhaar App** के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: দীপক চন্দ্র পাল, দুর্গাপল্লী, লস্করপুর, লস্করপুর, লস্কর পুর, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ, 700153

S/O: Dipak Chandra Paul, DURGAPALLY, LASKARPUR, Laskarpur, Laskar Pur, South 24 Parganas, West Bengal, 700153

5701 1245 6856

VID : 9129 6641 9824 6703

1947 | help@uidai.gov.in | www.uidai.gov.in

Palash Paul.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CFRPP4777F

नाम / Name
PALASH PAUL

पिता का नाम / Father's Name
DIPAK CHANDRA PAUL

जन्म की तारीख
Date of Birth
01/10/1993

हस्ताक्षर / Signature

22/12/2018

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
4 थी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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

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

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

Palash Paul.

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0647/01142/12230

To
Tuhin Roy

S/O: Biplab Chandra Roy,
DURGAPALLY,
LASKARPUR,
VTC: Laskarpur, PO: Laskar Pur,
Sub District: Falta, District: South 24 Parganas,
State: West Bengal, PIN Code: 700153.
Mobile: 7003717068

13/05/2014

033462181

KF033462181FI

आपका आधार क्रमांक / Your Aadhaar No. :

3503 0253 0667

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Tuhin Roy
DOB: 14/06/1998
Male

13/05/2014

3503 0253 0667

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें ।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है ।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है ।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: S/O: Biplab Chandra Roy,
DURGAPALLY, LASKARPUR, Laskarpur, South
24 Parganas, West Bengal, 700153

3503 0253 0667

1947 help@uidai.gov.in www.uidai.gov.in

Tuhin Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

COAPR2992J

नाम/Name
TUHIN ROY

पिता का नाम / Father's Name
BIPLAB CHANDRA ROY

जन्म की तारीख / Date of Birth
14/06/1989

हस्ताक्षर / Signature

इस कार्ड के खोने / पाने पर सूचना सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे – 411 016.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.

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

भारत सरकार
Government of India

Subhajit Das
Date of Birth/DOB: 11/03/1998
Male/ MALE
8240167826

5625 2896 4034
VID : 9164 8517 9394 4124

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Sushanta Das, LASKARPUR
PEYARABAGAN, Rajpur Sonarpur (M), South
24 Parganas,
West Bengal - 700153

5625 2896 4034
VID : 9164 8517 9394 4124

1947 | help@uidai.gov.in | www.uidai.gov.in

Subhajit Das

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवाइकाई, एन एस डी एल
5वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे – 411 016.

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5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.

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

Subhajit Das

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

192023240249782641

GRN Details

GRN:	192023240249782641	**Payment Mode:**	Online Payment
GRN Date:	07/10/2023 17:27:03	**Bank/Gateway:**	State Bank of India
BRN :	CKY2530221	**BRN Date:**	07/10/2023 17:29:13
GRIPS Payment ID:	071020232024978263	**Payment Init. Date:**	07/10/2023 17:27:03
Payment Status:	Successful	**Payment Ref. No:**	2002553471/3/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	SAFIUDDIN MALLICK
Address:	SREEPUR BAGHARGHOLE MALLICKPARA SONARPUR, West Bengal, 700103
Mobile:	9836020067
Contact No:	7980670621
Depositor Status:	Buyer/Claimants
Query No:	2002553471
Applicant's Name:	Mr Tanushree Chatterjee
Identification No:	2002553471/3/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	07/10/2023
Period To (dd/mm/yyyy):	07/10/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002553471/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	6520
2	2002553471/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	**6541**

IN WORDS: SIX THOUSAND FIVE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1629-04875/2023	Date of Registration	09/10/2023
Query No / Year	1629-2002553471/2023	Office where deed is registered	
Query Date	06/10/2023 3:16:37 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tanushree Chatterjee Baruipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 7980670621, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 40,95,002/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Peyara Bagan Road (Lskarpur), Mouza: Laskarpur, Jl No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2340 (RS :-)	LR-213	Bastu	Bastu	4 Katha	1/-	39,60,002/-	Width of Approach Road: 22 Ft.,
	Grand Total :				6.6Dec	1 /-	39,60,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	200 sq ft	1 /-	1,35,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sushanta Das Son of Late Jaynarayan Das Executed by: Self, Date of Execution: 09/10/2023 , Admitted by: Self, Date of Admission: 09/10/2023 ,Place : Office	 09/10/2023	 Captured LTI 09/10/2023	09/10/2023
	Laskarpur Peyara Bagan, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: agxxxxxx5k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/10/2023 , Admitted by: Self, Date of Admission: 09/10/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Smt Amita Saha Wife of Late Sourendra Nath Saha Executed by: Self, Date of Execution: 09/10/2023 , Admitted by: Self, Date of Admission: 09/10/2023 ,Place : Office	 09/10/2023	 Captured LTI 09/10/2023	09/10/2023
	Laskarpur Peyara Bagan, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: emxxxxxx3f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/10/2023 , Admitted by: Self, Date of Admission: 09/10/2023 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Smt Mithu Saha Daughter of Late Sourendra Nath Saha Executed by: Self, Date of Execution: 09/10/2023 , Admitted by: Self, Date of Admission: 09/10/2023 ,Place : Office	 09/10/2023	 Captured LTI 09/10/2023	09/10/2023
	Laskarpur Peyara Bagan, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: fnxxxxxx8r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/10/2023 , Admitted by: Self, Date of Admission: 09/10/2023 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mr Somnath Saha Son of Late Sourendra Nath Saha Executed by: Self, Date of Execution: 09/10/2023 , Admitted by: Self, Date of Admission: 09/10/2023 ,Place : Office	 09/10/2023	Captured LTI 09/10/2023	09/10/2023
	Laskarpur Peyara Bagan, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: fdxxxxxx7q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/10/2023 , Admitted by: Self, Date of Admission: 09/10/2023 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Park 65 Real Estate Private Limited** 4, Bonhooghly, Mallickpara, Bagharghole, City:- Not Specified, P.O:- Banhooghly, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 , PAN No.:: aaxxxxxx3g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Safiuddin Mallick Son of Mr Samser Mallick Date of Execution - 09/10/2023, , Admitted by: Self, Date of Admission: 09/10/2023, Place of Admission of Execution: Office	 Oct 9 2023 11:47AM	Captured LTI 09/10/2023	09/10/2023
	Sreepur Bagharghole Mallickpara, City:- Not Specified, P.O:- Banhooghly, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: axxxxxxx8a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Park 65 Real Estate Private Limited (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr Palash Paul Son of Mr Dipak Chandrfa Paul Date of Execution - 09/10/2023, , Admitted by: Self, Date of Admission: 09/10/2023, Place of Admission of Execution: Office	 Oct 9 2023 11:47AM	Captured LTI 09/10/2023	09/10/2023
	Durgapally Laskarpur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cfxxxxxx7f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Park 65 Real Estate Private Limited (as PARTNER)			

3	Name	Photo	Finger Print	Signature
	Mr Tuhin Roy Son of Mr Biplab Chandra Roy Date of Execution - 09/10/2023, , Admitted by: Self, Date of Admission: 09/10/2023, Place of Admission of Execution: Office	 Oct 9 2023 11:48AM	Captured LTI 09/10/2023	09/10/2023
	Durgapally Laskarpur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: coxxxxxx2j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Park 65 Real Estate Private Limited (as PARTNER)			

4	Name	Photo	Finger Print	Signature
	Mr Subhajit Das (Presentant) Son of Mr Susanta Das Date of Execution - 09/10/2023, , Admitted by: Self, Date of Admission: 09/10/2023, Place of Admission of Execution: Office	 Oct 9 2023 11:40AM	Captured LTI 09/10/2023	09/10/2023
	Laskarpur Peyara Bagan, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: crxxxxxx2r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Park 65 Real Estate Private Limited (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pritanu Dey Son of Mr Shib Sankar Dey Subhas Gram Gadi Para, City:- Not Specified, P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148		Captured	
	09/10/2023	09/10/2023	09/10/2023
Identifier Of Mr Sushanta Das, Smt Amita Saha, Smt Mithu Saha, Mr Somnath Saha, Mr Safiuddin Mallick, Mr Palash Paul, Mr Tuhin Roy, Mr Subhajit Das			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Sushanta Das	Park 65 Real Estate Private Limited-1.65 Dec
2	Smt Amita Saha	Park 65 Real Estate Private Limited-1.65 Dec
3	Smt Mithu Saha	Park 65 Real Estate Private Limited-1.65 Dec
4	Mr Somnath Saha	Park 65 Real Estate Private Limited-1.65 Dec

Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Sushanta Das	Park 65 Real Estate Private Limited-50.00000000 Sq Ft
2	Smt Amita Saha	Park 65 Real Estate Private Limited-50.00000000 Sq Ft
3	Smt Mithu Saha	Park 65 Real Estate Private Limited-50.00000000 Sq Ft
4	Mr Somnath Saha	Park 65 Real Estate Private Limited-50.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Peyara Bagan Road (Lskarpur), Mouza: Laskarpur, Jl No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2340, LR Khatian No:- 213	Owner:পশ্চিমবঙ্গ সরকারের গণক উদ্যন্ত., Gurdian:তাপ ও পুরুষোত্তম দাস, Address:দিল , Classification:বাস্তু, Area:0.06000000 Acre,	Mr Sushanta Das

Endorsement For Deed Number : I - 162904875 / 2023

On 09-10-2023

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 10:37 hrs on 09-10-2023, at the Office of the A.D.S.R. GARIA by Mr Subhajit Das ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 40,95,002/-

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

Execution is admitted on 09/10/2023 by 1. Mr Sushanta Das, Son of Late Jaynarayan Das, Laskarpur Peyara Bagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service, 2. Smt Amita Saha, Wife of Late Sourendra Nath Saha, Laskarpur Peyara Bagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 3. Smt Mithu Saha, Daughter of Late Sourendra Nath Saha, Laskarpur Peyara Bagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 4. Mr Somnath Saha, Son of Late Sourendra Nath Saha, Laskarpur Peyara Bagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service

Indetified by Mr Pritanu Dey, , , Son of Mr Shib Sankar Dey, Subhas Gram Gadi Para, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

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

Execution is admitted on 09-10-2023 by Mr Safiuddin Mallick, PARTNER, Park 65 Real Estate Private Limited (Partnership Firm), 4, Bonhooghly, Mallickpara, Bagharghole, City:- Not Specified, P.O:- Banhooghly, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr Pritanu Dey, , , Son of Mr Shib Sankar Dey, Subhas Gram Gadi Para, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

Execution is admitted on 09-10-2023 by Mr Palash Paul, PARTNER, Park 65 Real Estate Private Limited (Partnership Firm), 4, Bonhooghly, Mallickpara, Bagharghole, City:- Not Specified, P.O:- Banhooghly, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr Pritanu Dey, , , Son of Mr Shib Sankar Dey, Subhas Gram Gadi Para, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

Execution is admitted on 09-10-2023 by Mr Tuhin Roy, PARTNER, Park 65 Real Estate Private Limited (Partnership Firm), 4, Bonhooghly, Mallickpara, Bagharghole, City:- Not Specified, P.O:- Banhooghly, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr Pritanu Dey, , , Son of Mr Shib Sankar Dey, Subhas Gram Gadi Para, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

Execution is admitted on 09-10-2023 by Mr Subhajit Das, PARTNER, Park 65 Real Estate Private Limited (Partnership Firm), 4, Bonhooghly, Mallickpara, Bagharghole, City:- Not Specified, P.O:- Banhooghly, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr Pritanu Dey, , , Son of Mr Shib Sankar Dey, Subhas Gram Gadi Para, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/10/2023 5:29PM with Govt. Ref. No: 192023240249782641 on 07-10-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY2530221 on 07-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 6,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4018, Amount: Rs.500.00/-, Date of Purchase: 07/10/2023, Vendor name: Sahabuddin Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/10/2023 5:29PM with Govt. Ref. No: 192023240249782641 on 07-10-2023, Amount Rs: 6,520/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY2530221 on 07-10-2023, Head of Account 0030-02-103-003-02

Krishnendu Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2023, Page from 135419 to 135460

being No 162904875 for the year 2023.

Additional District Sub-Registrar, Garia, District South 24 Parganas

Seal of the

Digitally signed by KRISHNENDU TALUKDAR
Date: 2023.10.09 12:37:25 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 09/10/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.