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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 15th day

June of — Two Thousand and Twenty Two (2022)

BETWEEN

Whereas that the document is submitted to registration. The signature sheet and the endorsement sheet attached with this document are the part of this document

Additional District Sub - Registrar Garia
South 24-Pgs.

15 JUN 2022

SUKANTA SARKAR, (PAN No. EAOPS1410J), (AADHAR No. 268299299971), son of Sanat Kumar Sarkar, by faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at- Dhamua Dakshin, Magrahat-II, South 24 Parganas, Pin- 743610, hereinafter called and referred to as the "**OWNER/FIRST PARTY**" (which expression unless repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives and assignor) of the **FIRST PART**.

AND

GHOROI BUILDERS, a Proprietorship Firm, having its registered office situated at Village- Dhalua, P.O. Dhalua, Police Station- Sonarpur, Kolkata- 700 152, represented by its Partner namely **SRI NISHIKANTA GHOROI**, (PAN - AGIPG0245P), son of Late Kalipada Ghoroi, by faith Hindu, by Occupation - Business, by Nationality - Indian, residing at Village- Dhalua, P.O. Dhalua, Police Station- Sonarpur, Kolkata- 700 152, hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (which expression unless repugnant to the context shall mean and include its successors-in-office, successors-in-interest, legal representatives, agents, administrators and assignees) of the **SECOND PART**.



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WHEREAS Sukanta Sarkar is the owner of a plot of land by virtue of a registered Deed of Gift dated 01.03.2011 from Sri Sanat Sarkar son of Late Surendra Nath Sarkar residing at Vill - Dhamua, P.O - Dhamua, P.S - Magrahat, South 24 Parganas. The said deed was recorded in the office of A.D.S.R -IV at Alipore and recorded in **Book No.1, CD Volume No. 6, Page No. 68 to 84, Deed No. 01531** for the year 2011. The area of land is **2 Cottahs** comprised in Mouza- Dhalua, J.L. No. 43, Touzi No. 340, 342, P.S. Sonarpur, comprising in R.S. Dag No. 119, under R.S. Khatian No. 341, L.R. Dag No. 125, L.R. Khatian No. 2140 (old) within Police Station- Sonarpur at present Narendrapur, District- South 24 Parganas.

AND WHEREAS by virtue of a registered Deed of Gift Sri Sukanta Sarkar has mutated his name before the B.L and L.R.O being **LR Dag No. 125 and LR Khatian No. 4181** and he has mutated his name before Rajpur-Sonarpur Municipality Ward No. 2, **Holding No. 350, Dhalua Uttar** and has become the absolute owner of the land measuring more or less 2 Cottahs Shali Land.

AND WHEREAS now **SUKANTA SARKAR**, the **OWNER** herein becomes the absolute Owner of the said property as mentioned in the **SCHEDULE "A"** hereunder written and seized and possessed of in the above mentioned property / land and he has also mutated his name in the record of B.L. & L.R.O. Sonarpur and separate Rayati L.R. Record of Right has been published in the name of the owner vide L.R.



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Khatian No. 4181 measuring land area 2 Cottahs comprising in R.S. Dag No. 119, under R.S. Khatian No. 341, L.R. Dag No. 125, L.R. Khatian No. 4181 of Mouza- Dhalua, J.L. No. 43, within Police Station- Sonarpur at present Narendrapur.

AND WHEREAS the **OWNER** is desirous to raise a multistoried building upon the said premises and for want of experience and also necessary funds the **OWNER** is not in a position to raise multi-storied building upon the said land for which the **OWNER** is in search of a fittest person who financially capable and having experience in the field of construction of the building and to complete the proposed project.

AND WHEREAS the party of the **SECOND PART** herein has gained experience in the field of construction as **DEVELOPER** with sound financial standing as per their version. Being aware of such intention of the **OWNER**, the party of the **SECOND PART** i.e. the **DEVELOPER** has approached the **OWNER** to enter into joint venture agreement for development of the said holding with a scheme to be formulated by the **OWNER** and having relied upon aforesaid representation made by the **DEVELOPER**, the **OWNER** has discussed the terms and conditions on which the development of the said premises can be undertaken and thereafter it is agreed between the parties that the **DEVELOPER** shall



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construct a multistoried building upon the said holding with its own funds and resources as per sanction Plan to be sanctioned by the Rajpur-Sonarpur Municipality at the cost of the **DEVELOPER**.

AND WHEREAS the Land schedule "A" mentioned herein, owners' allocation mentioned in Schedule - "B", Developer's allocation mentioned in Schedule - "C", common areas mentioned in Schedule - "D", common expenses mentioned in Schedule - "E" and work schedule mentioned in Schedule - "F" herein.

AND WHEREAS it is decided that the **OWNER** will be allocated the sanctioned Flat Area which will be allocated (owner's allocation) on the Flat i.e Second Floor 2 BHK Flat (South West side), measuring more or less 678 Sq.ft. super built up area consisting with 2 bed room, 2 Toilet, 1 Kitchen 1 Dinning and one 1 BHK Flat (North West Side), measuring more or less 400 Sq.ft. super built up area consisting with 1 bed room, 1 Kitchen cum Dinning, 1 Toilet. The **DEVELOPER** shall construct multistoried building upon the said holding arranging therein all the common facilities' thereto with full habitable conditions.

AND WHEREAS excluding the Owner's Allocation mentioned hereinabove, the remaining constructed area of the proposed multi storied building will be the allocated part and/or portion of the **DEVELOPER** in respect of the proposed multi storied building.

AND WHEREAS with a view to develop the said premises mentioned in the SCHEDULE "A" the **OWNER** and the **DEVELOPER** have entered



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into this agreement recording terms and conditions mentioned herein below.

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

ARTICLE - 1

DEFINITIONS

- 1.1 **OWNER : SUKANTA SARKAR, (PAN No. EAOPS1410J),**
(AADHAR No. 268299299971), son of Sanat Kumar Sarkar, by
faith - Hindu, by Occupation - Service, by Nationality - Indian,
residing at- Dhamua Dakshin, Magrahat-II, South 24 Parganas,
Pin- 743610, his heirs, executors, administrators and assignor.
- 1.2 **DEVELOPER : GHOROI BUILDERS,** a Proprietorship Firm,
having its registered office situated at Village- Dhalua, P.O.
Dhalua, Police Station- Sonarpur, Kolkata- 700 152,
represented by its Partner namely **SRI NISHIKANTA GHOROI,**
(PAN No. - AGIPG0245P), son of Late Kalipada Ghoroi, by faith
Hindu, by Occupation - Business, by Nationality - Indian,
residing at Village- Dhalua, P.O. Dhalua, Police Station-
Sonarpur, Kolkata- 700 152 and its successors-in-office,
nominees and assignees.



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- 1.3 **PREMISES/HOLDING : ALL THAT** piece and parcel of land measuring 2 Cottahs comprising in **R.S. Dag No. 119, under R.S. Khatian No. 341, L.R. Dag No. 125, L.R. Khatian No. 4181** of Mouza- Dhalua, J.L. No. 43, within Police Station- Sonarpur at present Narendrapur.
- 1.4 **TITLE DEED** : shall mean the deed of the OWNER and also the Link Deeds as aforesaid and also mutation certificate and tax receipt.
- 1.5 **BUILDING** : shall mean multi storied building **with lift facility** to be constructed on the land mentioned in the SCHEDULE "A" in accordance with the sanction building plan covering entire allowable F.A.R. to be sanctioned by the Rajpur-Sonarpur Municipality to be used for residential purpose only hereinafter called the "**said building**".
- 1.6 **COMMON FACILITIES AND AMENITIES** : shall include corridors, stair ways and landings, passages ways, driveways, common lavatories, pump room, water lines and plumbing lines, Lift room, lift well and lift underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building.



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- 1.7 **SALEABLE SPACE** : shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required the excluding OWNER Allocation.
- 1.8 **THE ARCHITECT** : shall mean such person or persons who will be appointed by the **DEVELOPER** for assigning and planning for the building with the approval of the OWNER.
- 1.9 **BUILDING PLAN** : shall mean the plan to be sanctioned by the appropriate authority with such arrangement of modifications as may be made by the **Developer** with the approval of the **OWNER** from time to time.
- 1.10 **TRANSFER**: which is grammatical variation by means of conveyance and shall include the deliver of possession of the flat or flats in multi-storied building to the Purchaser(s) thereof with undivided interest of land proportionate to the area of the flat and the right to use in common space in multi-storied building.
- 1.11 **TRANSFeree** : shall mean any person, firm, limited company or an association of persons or body or individuals to whom any flat, together with undivided and impartible proportionate share of land and right to use in common space in the building would be transferred.



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1.12 **OWNER'S ALLOCATION** : shall mean on completion of the proposed building in all respects by the **DEVELOPER** at its own cost and expenses, the **DEVELOPER** shall allocate and hand over the Owner's Allocation i.e. the **OWNER** will be allocated on the **Flat i.e Second Floor 2 BHK Flat (South West side), measuring more or less 678 Sq.ft. super built up area consisting with 2 bed room, 2 Toilet, 1 Kitchen 1 Dinning and one 1 BHK Flat (North West Side), measuring more or less 400 Sq.ft. super built up area consisting with 1 bed room, 1 Kitchen cum Dinning, 1 Toilet.**

1.13 **DEVELOPER'S ALLOCATION** : shall mean and include the remaining constructed area of the G+3 multistoried building i.e. excluding the **OWNER'S ALLOCATION** as mentioned above to be constructed at the cost of the **DEVELOPER** on the **SCHEDULE "A"** land as per sanctioned building plan together with undivided and impartible proportionate share of land underneath and common areas and facilities of the said building.

1.14 **BUILT UP AREA** : shall mean and include the covered area of the flat, external and internal walls and columns, as specified in the Plan to be sanctioned by the Rajpur-Sonarpur Municipality. Proportionate share of stair case and entrance passage.



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- 1.15 **SUPER BUILT UP AREA** : shall mean and include the covered area of the particular flat also include the proportionate share of each flat in the common spaces, common areas, underground water tanks, overhead water tanks, stair cases, walls, tube well, if any, lobbies, corridors and in all areas which is used for locating common services for eliminating of any disputes in the measurement of the proportionate share of each flat in the common areas.

ARTICLE - II

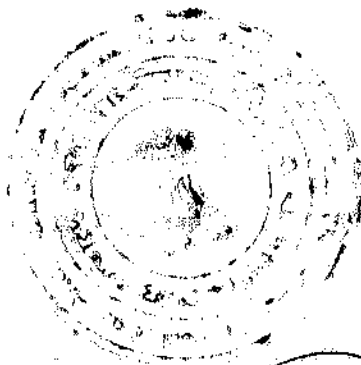
COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced and with effect from the date of execution of this agreement.

ARTICLE - III

OWNER'S RIGHT & REPRESENTATION

- 2.1 The **OWNER** is seized and possessed of and/or well and sufficiently entitled to the said premises.
- 2.2 The Holding is free from all encumbrances charges, liens, dependants, attachments, trust, acquisition whatsoever or howsoever and the **OWNER** has a good marketable title in respect of the said premises. It is pertinent to mention that before entering this agreement the **DEVELOPER** inspected the



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**Addl District Sub - Registrar Garia
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title Deed link Deed, Record of Right (L.R.) and all other papers of this property and is satisfied with the title of the property.

ARTICLE - IV

DEVELOPER'S RIGHT

- 3.1 Subject to the terms and conditions hereunder provided the OWNER hereby grant and exclusive right to the **DEVELOPER** to build and exploit commercially the said Holding and to construct new residential/commercial building with the plan, design and specification to be sanctioned by the Rajpur-Sonarpur Municipality with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.
- 3.2 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the **OWNER** of the said holding or any part thereof to the **DEVELOPER** or creating any right, title or interest in respect thereof the **DEVELOPER** other than an exclusive license to the **DEVELOPER** for the purpose of development of the said premises in terms hereof and to deal with the DEVELOPER'S ALLOCATION.
- 3.3 The **DEVELOPER** shall develop this property and enjoy the within mentioned Developer's Allocation.



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ARTICLE - V

CONSIDERATION

- 4.1 In consideration of the Agreement, the **OWNER** have agreed to grant exclusive right of development of the said premises, the **DEVELOPER** agrees and/or undertakes to allot the Owner's Allocation to the **OWNER** morefully and particularly mentioned in the SCHEDULE "B" hereunder written and against the promotion work of the property of the **OWNER** herein at its cost and supervision.

ARTICLE-VI

POSSESSION

- 5.1 The **OWNER** shall hand over possession of the said premises to the **DEVELOPER** at the time of execution of this agreement to do the promotion work of the said holding.
- 5.2 The **DEVELOPER** after obtaining possession of the said holding from the **OWNER** shall issue a Certificate indicating therein that the **DEVELOPER** has obtained possession to the said premises from the **OWNER** in terms of this agreement and for the purpose mentioned herein.

ARTICLE-VII

PROCEDURE

- 6.1 The **OWNER** himself shall empower the **DEVELOPER** so that the **DEVELOPER** may not face any problem during



Joint District Officer - Revenue, Garhi,
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construction work as per the Agreement and obtain the sanction of the building plan for the construction of the building on his land but before submitting the building before the concerned Municipality the **DEVELOPER** shall have to supply the copy of the same and also take the approval of the **OWNER**.

6.2 Apart from the execution of this Development Agreement, the **OWNER** do hereby undertakes that he will execute and register a Development Power of Attorney in favour of the **DEVELOPER** by which the **DEVELOPER** may execute all papers, documents, plans etc. for the purpose of development of the said holding.

6.3 The **DEVELOPER** shall hand over copies of the sanctioned Plan to the **OWNER** during construction of the building but before submitting the building plan before the concerned Municipality the **DEVELOPER** shall have to supply the copy of the same and also take the approval of the **OWNER**.

6.4 The **OWNER** shall also hand over the Original Deed, title deeds, link deeds, mutation certificate, paid-up tax receipts and other muniments relating to the title of the property to the



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rates are to be apportioned on pro-rata basis with reference to the saleable space in the building, if they are levied on the building as a whole.

9.3 The **OWNER** and the **DEVELOPER** shall punctually and regularly pay for their respective allocation the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the **OWNER** and the **DEVELOPER** and the parties shall keep each other indemnified all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the **OWNER** or the **DEVELOPER** in this behalf.

9.4 As and from the date of possession the **OWNER** shall also be responsible to pay and bear and shall forthwith pay on demand in the secretary of all Flat **OWNER** the service charges for the common facilities in his allocations, such charges are to include the proportionate share of premium for the insurance of the building, if any water, fire and taxes light, sanitation and maintenance occasional repair and renewal charges for bill



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collection and management of the common facilities renovation, replacement, repaid and maintenance charges and expenses for the building and all common wiring pipes, electrical and mechanical equipment, switch gear, transformers, if any pumps, motors and other electrical and mechanical installations, appliances and equipments, stairways, corridors, halls, passage ways, park, ways and other facilities whatsoever as may be mutually agreed from time to time provided that if addition insurance premium if any is required to be paid for the insurance of the building by virtue of any particular use and/or in the accommodation within the **OWNER'S ALLOCATION** or any part thereof.

9.5 Any transfer of any part of the **OWNER'S ALLOCATION** in the new building shall be the subject to the other provisions hereof and the transferees shall thereafter be responsible in respect of the space to be transferred to pay the said rates and service charges for the common facilities.

9.6 The **DEVELOPER** will construct the proposed new building strictly in accordance with the sanction plan to be sanctioned from the Rajpur-Sonarapur Municipality and will keep the



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OWNER fully indemnified for all time to come in case the **OWNER** suffers any loss or prejudice due to any deviation of unauthorized construction if any.

ARTICLE-XI

COMMON RESTRICTION

The **OWNER'S ALLOCATION** in the building shall be subject to the same restrictions and use applicable to the **DEVELOPER'S ALLOCATION** in the building intended for the common benefits of all occupiers of the building which shall include the following :-

- 10.1 Neither party shall use or permit to be used the said allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity for use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
- 10.2 Neither party shall demolish or permit to demolish of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration either major or minor therein without consent of other in this behalf.
- 10.3 Neither party shall transfer or permit to transfer of their respective allocations or any portion thereof unless :-



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a) Such party shall have observed and performed all terms and conditions on their respective parts to be observed and/or performed.

b) The proposed transferee shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in his possession.

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

10.5 The respective allottees of the building shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in such of their respective allocations in the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupiers of the



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building indemnified from and against the consequence of any breach.

- 10.6 Neither shall do or cause or permit to be done any act or thing which may render, void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequence of any breach.
- 10.7 No goods or other items shall be left or keep by either party for display or otherwise in the corridors or at other places of common use and enjoyment in the building and no hindrance shall be caused in any manner in the movement for users in the corridors and other places of common use and enjoyment in the building.
- 10.8 Neither party shall throw or accumulate any rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building thus observing ***"cleaningness and good health go by side"***.



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Special Agent in Charge, Federal Bureau of Investigation
Washington, D.C.

5 JUN 2022

ARTICLE-XII**OWNER'S OBLIGATION**

The **OWNER** do hereby agree and covenant with the **DEVELOPER** not to do any act, deed or thing whereby the **DEVELOPER** may be prevented from selling assigning and/or disposing of any of the part of the **DEVELOPER'S ALLOCATION** in the new building to be constructed on the said holding.

11.1 The **OWNER** do hereby agree and covenant with the **DEVELOPER** not to cause any interference or hindrance in the construction of the new building at the said premises to be constructed by the **DEVELOPER**.

11.2 The **OWNER** do hereby agree and covenant with the **DEVELOPER** not to let out, grant lease, mortgage and/ or charge the holding or any portion thereof without any consent on writing of the **DEVELOPER** during the period of construction.

11.3 It is also to be mentioned that **OWNER** herein must sign in any documents or papers or whatever needed relating to this



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Addl District Sub - Registrar, Office
South 24 Parganas

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construction whenever **DEVELOPER** herein required Owner's signature.

ARTICLE-XIII

DEVELOPER'S OBLIGATION

The **DEVELOPER** doth hereby agree and covenant with the **OWNER** to complete and hand over the Owner's Allocation of the said building strictly within 36 (Thirty-Six) months after sanctioning in the building plan from Rajpur Sonarpur Municipality.

- 12.1 The **DEVELOPER** doth hereby agree and covenant with the **OWNER** not to transfer and/or assign the benefits of this agreement or any portion thereof to any party or parties without the consent in writing of the **OWNER**.
- 12.2 The **DEVELOPER** do hereby agree covenants with the **OWNER** not to violate or contravenes any of the provisions of rules applicable to the construction of the said building.
- 12.3 The **DEVELOPER** do hereby agree and covenants with the **OWNER** not to do any act deed or thing where by the **OWNER** is prevented from enjoying, selling, assigning and/or disposing of



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any part or portion of the **OWNER'S ALLOCATION** in the new building at the said premises.

- 12.4 The **DEVELOPER** do hereby agree and covenants with the **OWNER** not to part with possession of the **DEVELOPER'S ALLOCATION** or any portion thereof and to put the **OWNER** in possession of his allocated portion agreed upon but before delivery the **Owner's Allocation** the **DEVELOPER** shall have right to receive the advance and advances or part or full i.e. entire consideration money from the intending purchasers of the relative flats and/or all other portions of the building from the **DEVELOPER'S ALLOCATION** as per its terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Argument for sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**. It is noted that after completion of the entire building with habitable condition at first the **DEVELOPER** shall give an offer in writing with a 3 (Three) weeks notice period to the **OWNER** to take the possession of the **OWNER'S ALLOCATION** and after expiry of the such 3 (Three) weeks notice period to be counted from the date of receiving the said



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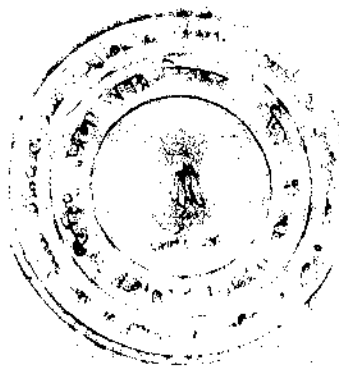
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offer letter the **DEVELOPER** may execute and register the final Deed of Conveyance in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION** without any "objection.

12.5 The **DEVELOPER** do hereby agree and covenants with the **OWNER** that the **DEVELOPER** shall procure the completion certificate from Rajpur-Sonarapur Municipality before delivery of **OWNER'S ALLOCATION**.

12.6 It is also to be mentioned that the **DEVELOPER** herein as per this agreement shall execute and register the Deed of Conveyance in favour of the intending Purchaser or Purchasers only from the Developer's allocated portions Flat or Flats or Car Parking Space or Garage Spaces after delivery of Owner's Allocation. The **OWNER** shall have to give separate registered Development Power of Attorney to the **DEVELOPER** as soon as possible for the interest and welfare of the project.

12.7 The **DEVELOPER** doth hereby agree and covenant with the **OWNER** that if due to any reasons the construction as per this agreement may not be completed within 36 (Thirty-Six) months from the date of sanctioning in the building plan as mentioned above but the **DEVELOPER** herein shall be liable to pay Rs. 5,000/- (Rupees Five Thousand) only per month after expiry of



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~~CONFIDENTIAL~~

SECRETARY OF DEFENSE
WASHINGTON, D.C.

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stipulated period but the force Majure clause as mentioned in the clause 16.1 below shall be then counted.

ARTICLE -XIV

OWNER'S INDEMNITY

- 13.1 The **OWNER** do hereby undertake that the **DEVELOPER** shall be entitled to the said construction and shall enjoy its allocated portion without any interference or disturbance, provided that the **DEVELOPER** performs and fulfils all the terms and conditions, herein, contained and/ or their part to be observed and performed.
- 13.2 The **OWNER** always remain liable to give the marketable title of the property to be promoted in favour of the **DEVELOPER**.
- 13.3 During promotion work if the **OWNER** leaves this material world, his legal heirs shall have to abide by all the terms and conditions of this Development Agreement, such legal heirs shall then give full co-operation to the **DEVELOPER** herein by executing and registering a Supplementary Agreement together with a Power of Attorney in favour of the **DEVELOPER** herein for smooth running of the proposed project.



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- 13.4 At the time of execution of this Development Agreement, the **DEVELOPER** has not paid any money to the **OWNER**.
- 13.5 The **OWNER** shall be always liable to give the marketable title of the property under promotion in favour of the **DEVELOPER**.

ARTICLE-XV

DEVELOPER'S INDEMNITY

- 14.1 The **DEVELOPER** do hereby undertakes to keep the **OWNER** indemnified against all third party claims, demands and actions arising out of any sort of act or commission on the part of the **DEVELOPER** in relation to the construction of the said building.
- 14.2 The **DEVELOPER** do hereby undertakes to keep the **OWNER** indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the development of the said holding and/or in the matter of construction of the said building and/or for any defect therein.

ARTICLE-XVI

MISCELLANEOUS

- 15.1 The **OWNER** and the **DEVELOPER** have entered into this agreement purely as a contract and nothing contained herein



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shall be deemed to construed as a Partnership between the parties hereto in any manner nor shall the parties hereto constituted an Association of persons.

15.2 Immediately after obtaining vacant possession of the said premises the **DEVELOPER** shall start construction of the building as per sanctioned plan, design and specification.

15.3 It is understood that from time to time to facilitate the uninterrupted construction of the building by the **DEVELOPER** various deeds, matters and things not herein specified may be required to be done by the **DEVELOPER** and for which the **DEVELOPER** may need and seek authority of the **OWNER** the various applications and other documents may be required to be signed or made by the **OWNER** relating to which specified provisions may or have been mentioned herein, the **OWNER** hereby undertakes to do all such acts, deeds and things and the **OWNER** shall execute any such documents and /or authorization as may be required by the **DEVELOPER** for the purpose and the **OWNER** also undertakes to sign execute all such additional applications and other documents as the case may be provided that all such acts, deeds and things do not in



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South 24-Pgs.

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DEVELOPER at the time of execution and registration of this Development agreement. The **OWNER** shall be liable to co-operate to construct multi storied building with the developer.

ARTICLE-VIII

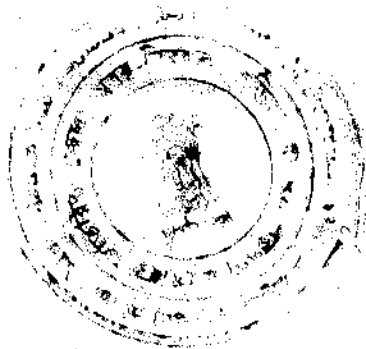
DEALINGS OF SPACE IN THE BUILDING

- 7.1 The **DEVELOPER** shall on completion of the new building hand over and/or deliver the Owner's Allocation as aforesaid to the **OWNER** within the stipulated period.
- 7.2 The **DEVELOPER** shall have exclusive right to transfer or otherwise deal with or dispose of the flats and Car Parking Space from its allocation to be constructed on the said premises without any right, claim or interest therein whatsoever of the **OWNER** and the **OWNER** shall not in any way interfere with or disturb the peaceful possession of the Developer's Allocation.
- 7.3 The **DEVELOPER** by the help of Registered Development Power of Attorney shall execute the Deed of Conveyance or Conveyances in favour of the intending Purchasers in connection with the Developer's Allocation.

ARTICLE-IX

BUILDING

- 8.1 The **DEVELOPER** at its own costs construct, erect and complete the entire multistoried building at the said holding in accordance with the sanctioned plan with such material and with such specification as are mentioned and detailed of which



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Add District Sub - Registrar Garia
South 24-Pgs.

13 5 JUN 2022

are set forth in the **SCHEDULE "F"** hereunder written and as may be recommended by the Architect from time to time.

- 8.2 The **DEVELOPER** shall erect the proposed building by using quality building materials and also as per specification.
- 8.3 The **DEVELOPER** shall install and erect water-pump, underground water-storage tanks, overhead reservoirs, electrifications, temporary electric connection and transformer if any at its own cost in the said building and other facilities as required to be provided in a residential building having self contained apartments and constructed for sale of flats therein on OWNERhip basis and as mutually agreed.
- 8.4 The **DEVELOPER** shall erect the building and make it habitable conditions and arrange therein water-supply system, electricity, power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of building. After completion of the building the **DEVELOPER** shall collect necessary Completion Certificate i.e. C.C. from the concerned Municipality at its cost and copy of the same to be supplied to the **OWNER** after obtaining the same from the concerned Municipality.
- 8.5 The **DEVELOPER** shall its own costs and expenses and without creating any financial or other liabilities upon **OWNER**,

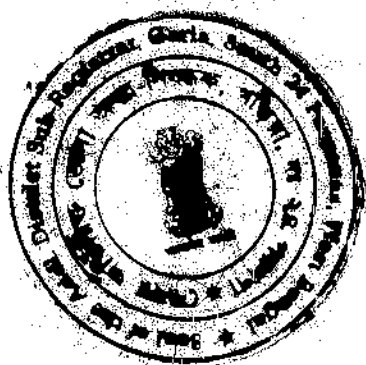


Addl District Sub-Registrar Garia
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10 5 JUN 2022

construct and complete the said new building and various units and/ or apartment therein in accordance with the sanctioned building plan design and specification and any amendment hereto or modification thereof may be made or cause to be made by the **DEVELOPER** at its cost but the **DEVELOPER** shall regularize the same at its cost. If the **DEVELOPER** charges its allocation to any financial organization, the **OWNER** shall not be liable for the same.

- 8.6 All costs, charges and expenses shall be discharged and paid by the **DEVELOPER** for this promotion work and the **OWNER** shall not bear any responsibility in this context.
- 8.7 As from the date of making over possession any liabilities becoming due on account of the rent, municipal rates and taxes as also other outgoings in respect of the said holding and till such times as the possession of the flats are given to the newly built premises is made, shall be borne and paid by the **DEVELOPER** and thereafter the same shall be borne and paid by the **OWNER** for his allocation proportionately. It is made specifically clear that all outstanding dues on account of rent, municipal rates and taxes as also other outgoings from the date of delivery of possession of the Holding by the **OWNER** to the **DEVELOPER** shall remain the liability of the **DEVELOPER** and



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UNITED STATES DISTRICT COURT - DISTRICT OF COLUMBIA
JULY 1, 1800

10 5 JUN 2022

such due shall be borne and paid by the **DEVELOPER** as and when called upon by the Authority concerned without any objection.

ARTICLE-X

COMMON FACILITIES

- 9.1 The **DEVELOPER** shall pay and bear all property taxes and other dues and outgoings in respect of the said holding accruing dues as and from the date of handing over possession of the said holding.
- 9.2 As soon as the building shall be completed, the **DEVELOPER** shall give in writing to the **OWNER** to take possession of the **OWNER'S ALLOCATION** in the building and there being no dispute regarding the completion of the building as per the terms of this agreement and according to the specification and plan thereof and thereafter on expiry of 30(Thirty) days from the date of service of such notices and at all times thereafter the **OWNER** shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of his respective allocation in the said premises. The



Addl. District Sub-Registrar, Gada,
South 24 Parganas.

5 JUN 2022

distribution system.

14. ROOF

(a) Suitable water treatment shall be done at the roof slab.

(b) A 3'-0" high parapet wall shall be erected as per elevation all round the roof slab.

(c) Suitable 4" dia PVC pipe shall be provided for proper drainage of rain water.

15. COMPOUND

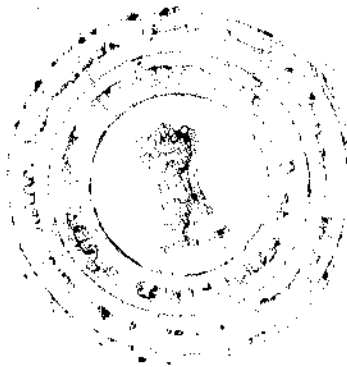
(a) Compound will be paved where required.

(b) 5'-0" high boundary wall will be erected all round.

(c) One M.S. Grill gate shall be provided.

(d) One septic tank of suitable proportion shall be provided.

(e) Garage floor is to be provided with 6 nos. of light points.



Secretary of Health and Human Services
Washington, D.C.

7 5 JUN 2022

IN WITNESS WHEREOF the parties have put their respective signature hereto the day, month, year first above written.

SIGNED SEALED AND

DELIVERED by the **PARTIES** at

Kolkata in the presence of:

Witnesses:

1. Ashim Mondal
1135, Mayabadi KOL-99

Sukanta Sarker

Signature of the OWNER

GHOROI BUILDERS

Ninkanta Ghoro
Proprietor

2. Mintu Mondal
Mokhalpala,
P.O. - Barasat P.S. - J.B. P.O.
South 24 P.S.
PIN - 743363

Signature of the Developer

Subendu Kumar Hota
Prepared by:

Subendu Kumar Hota

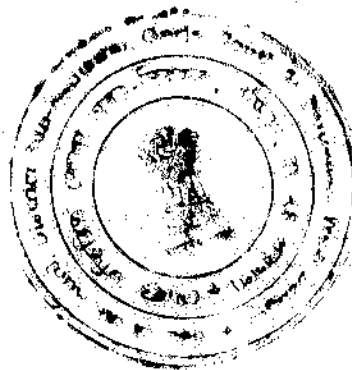
Advocate

High Court, Calcutta

ENR/F/1077/921 of 1999.

Typed by:

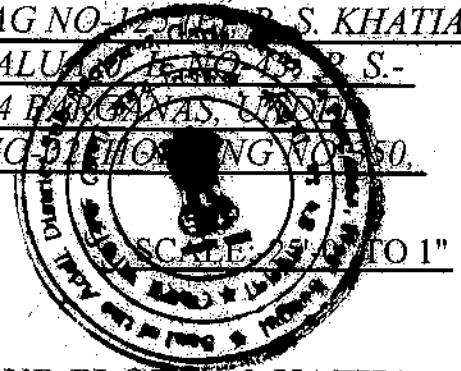
A. Mondal



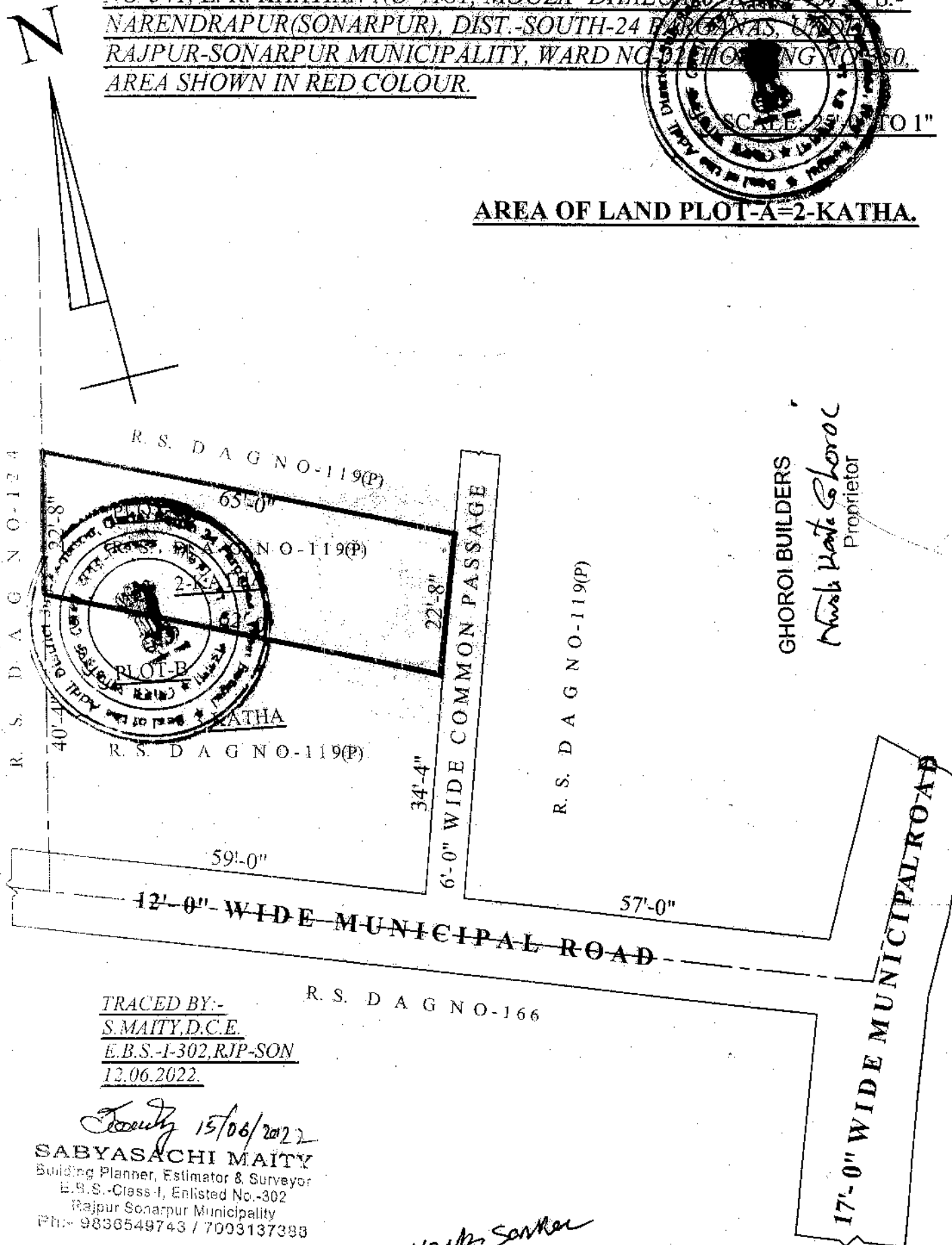
Adm. District Sup - Registrar - Cape
South 24-2022

5 JUN 2022

SITE PLAN OF R. S. DAG NO - 119(P), L. R. DAG NO-122, R. S. KHATIAN NO-341, L. R. KHATIAN NO-4181, MOUZA -DHALUA, TE NO-43, R. S.-NARENDRAPUR(SONARPUR), DIST.-SOUTH-24 BARGANAS, UNDER RAJPUR-SONARPUR MUNICIPALITY, WARD NO-01, HO NO-550, AREA SHOWN IN RED COLOUR.



AREA OF LAND PLOT-A=2-KATHA.



GHOROI BUILDERS
Musliq Hossain Ghoroi
 Proprietor

TRACED BY:-
S. MAITY, D.C.E.
E.B.S.-1-302, RJP-SON
12.06.2022.











Sd/- 15/06/2022
SABYASACHI MAITY
 Building Planner, Estimator & Surveyor
 E.B.S.-Class-I, Enlisted No.-302
 Rajpur Sonarpur Municipality
 Phn:- 9836549743 / 7003137388

Sukanta Senker
Land owner



Addl District Sub - Registrar Garia
South 24-Parg.











15 JUN 2022

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left hand					
right hand					

Name.....SUKANTA SARKAR.....

F JW 2396794

Signature.....Sukanta Sarkar.....

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left hand					
right hand					

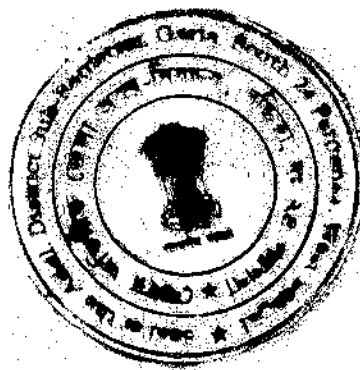
Name.....NISHIKANTA GHOROI.....

Signature.....Nishikanta Ghoro.....

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left hand					
right hand					

PHOTO





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Adol District Sub - Registrar Garia
South 24-Pgs.

15 JUN 2022

any way infringe on the right of the OWNER and/or go against the spirit of these presents.

- 15.4 The **OWNER** shall not be liable for any Income tax, Wealth tax or any other taxes in respect of the **DEVELOPER'S ALLOCATION** and the **DEVELOPER** shall be liable to make payment of the same and keep the **OWNER** indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

- 15.5 Any notice required to be given by the **DEVELOPER** shall without prejudice to any mode of service available be deemed to have been served on the **OWNER** if delivered by hand and duly acknowledged and/or sent by registered post by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the **DEVELOPER** if delivered by hand or sent by pre-paid registered post to the last known address of the **DEVELOPER**.

- 15.6 The **DEVELOPER** and the **OWNER** shall mutually frame course for the management and administration of the said building and/ or common parts thereof. The **OWNER** hereby agreed to abide by all lawful rules and regulations to be framed by any



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Ministarstvo Zdravlja
Republika Srbija

10 5 JUN 2022

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society/ association holding association and/ or any organization who will be in charge of such management of the affairs of the building and/ or common parts thereof and the parties hereto hereby give their consent to abide by such rules and regulations.

15.7 The name of the building shall be fixed up after discussion of both parties herein.

15.8 Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof to the **DEVELOPER** by the **OWNER PROVIDED HOWEVER** that the **DEVELOPER** shall be entitled to borrow money from any bank or banks without the consent of the **OWNER** without creating any financial liability upon the **OWNER** or effecting estate and interest in the said premises and it is being expressly agreed and understood that in no event either the **OWNER** and/ or his estate shall be responsible and/or be made liable for payment of any dues to such bank or banks or financier or institute and for that purpose the **DEVELOPER** shall keep the **OWNER** indemnified against all the actions, suits, proceedings and costs, charges and expenses in



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Addl District Sub - Registrar, Madia
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5 JUN 2022

respect thereof and any representation by the **DEVELOPER** as OWNER of the said holding to the outside shall render this agreement null and void.

- 15.9 It is specially made clear that apart from the payment agreed to be by the **DEVELOPER** to the **OWNER** as hereinbefore recited, the **DEVELOPER** shall hand over to the **OWNER** his allocated portion immediately on the completion of the same.
- 15.10 The proposed building to be constructed by the **DEVELOPER** in accordance with the specification mentioned in the **SCHEDULE "F"** hereunder written.
- 15.11 It is mentioned that after executing this Agreement if the **DEVELOPER** herein face any problem regarding the title of the property as mentioned in the **SCHEDULE "A"** written hereunder then the **OWNER** herein indemnify the **DEVELOPER**. But after execution of this Development Agreement if any local problems is cropped up from the club or political parties or any kind of disturbances that shall be meet up or settled by the **DEVELOPER** at its cost.
- 15.12 The **DEVELOPER** hereby confirms that it shall collect the Conversion Certificate from the Competent Authority at its cost.



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Addl District Sub - Registrar Gada
South 24-Pgs.

19 5 JUN 2022

- 15.13 That during construction if any worker dies by any accident the **DEVELOPER** shall to competent to the party and the **OWNER** shall not be liable for the same.
- 15.14 The flat OWNER shall use roof as common user.
- 15.15 During construction if any deviation is done, the **DEVELOPER** shall regularize the same at its cost from the end of the concerned Rajpur Sonarpur Municipality.
- 15.16 The **DEVELOPER** shall take at its cost the main meter with electric connection in the said Holding and to make the property a habitable condition. But the **OWNER** has to pay for his electric meter according to load and necessary security deposit in respect of his flats.

ARTICLE - XVII

FORCE MAJEURE

- 16.1 The developer shall get benefit the "**Force Majeure**" of extra 6 months.
- 16.2 The "**Force Majeure**" shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/ or any other act or commission beyond the control of the parties hereto.



Addl District Sub - Registrar Gorla
South 24-Pga.

10 5 JUN 2022

16.3 The OWNER shall deliver the possession of the Holding/Land at the time of execution of this Agreement failing which the OWNER shall have to pay the compensation to the DEVELOPER.

ARTICLE-XVIII

PENAL CLAUSE

Notwithstanding anything contained herein, if the **DEVELOPER** fails and/ or neglect to complete the said construction within the stipulated period herein contained, and takes extra period for the completion of project, the **DEVELOPER** shall pay then Rs.5,000/- (Rupees Five Thousand) only per month to the **OWNER**.

ARTICLE-XIX

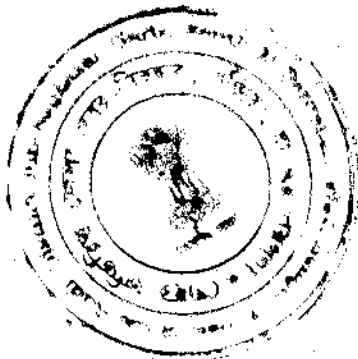
JURISDICTION

If any dispute arises between the parties in respect of this agreement they are willing to take recourse of law before the competent Court by instituting Civil and Criminal Proceeding under the jurisdiction.

THE SCHEDULE "A" ABOVE REFERRED TO

(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of land measuring more or less 2 Cottahs comprising under Ward No. 2, **Holding No. 350, Dhalua Uttar, R.S. Dag No. 119, under R.S. Khatian No. 341, L.R. Dag No. 125, L.R. Khatian No. 4181** of Mouza - Dhalua,



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Addl District Sub - Registrar Garda
South 24-Pps.

15 JUN 2022

J.L. No. 43, **Holding No. 350**, ^{*Dhalua Uttar*} within Police Station- Sonarpur at *Q/* present Narendrapur, Dist - South 24 Parganas and Butted and bounded by as follows:-

- ON THE NORTH** : Land of Amit Jana
- ON THE SOUTH** : Land of Bhadreswar Mondal
- ON THE EAST** : 6 ft. common passage nearest Dhalua main road
- ON THE WEST** : Land of Sankar Dey

THE SCHEDULE "B" ABOVE REFERRED TO

(OWNER'S ALLOCATION)

On completion of the proposed multi storied building in all respects by the **DEVELOPER** at its own cost and expenses, the **DEVELOPER** shall allocate and handover the **OWNER'S ALLOCATION** to the **OWNER** i.e. the **OWNER** will be allocated on the **Flat i.e Second Floor 2 BHK Flat (South West side)**, measuring more or less 678 Sq.ft. super built up area consisting with 2 bed room, 2 Toilet, 1 Kitchen 1 Dinning and one **1 BHK Flat (North West Side)**, measuring more or less 400 Sq.ft. super built up area consisting with 1 bed room, 1 Kitchen cum Dinning, 1 Toilet. The **OWNER** shall have right to enjoy the undivided proportionate share of land and other common rights of the building.



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South 24-Pers.

5 JUN 2022

THE SCHEDULE "C" ABOVE REFERRED TO**(DEVELOPER'S ALLOCATION)**

Excluding the OWNER's Allocation and common areas the **DEVELOPER** shall get rest of the construction area of the said project and the proposed building to be constructed as per sanction Plan to be sanctioned by the Rajpur-Sonarpur Municipality upon the land mentioned in the SCHEDULE "A" premises as hereinabove mentioned together with undivided impartible proportionate share of the land including common facilities and amenities available to the said building.

THE SCHEDULE "D" ABOVE REFERRED TO**(DESCRIPTION OF THE COMMON AREAS)**

- 1) Foundation beam, vertical beams and lateral supports, main walls, common walls, ^{lift} main entrance/ gate of the said building.
- 2) Main gate and entrance to the said building, stair cases and stair landings.
- 3) Installations of common services viz. electricity, water pipes, sewerage, drains. Water pipes and rain water pipes.
- 4) Water pump with motor and pump house.
- 5) Reservoir on the roof.



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Asstt District Sub - Registrar Garia
South 24-Pgs.

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- 6) Septic tank on the ground floor for use of all OWNER of the building.
- 7) Water supply from over head tank to the respective flats as per availability of Rajpur-Sonarpur Municipality water.
- 8) Common staircase, landings, lobbies etc.
- 9) Lighting in the common spaces, passage, staircase, including fixture and fittings.
- 10) Common electric meter and box, caretaker's room and common toilet on Ground Floor of the building.
- 11) Open space surrounding the said building.
- 12) All other parts of the said building necessary for the existing maintenance and safety for normally in common use of the OWNER of the respective flats.
- 13) Ultimate roof of the building.
- 14) All mandatory vacant space on the Ground Floor except Car parking Space, meter space common toilet.
- 15) Lift, lift room, lift well and lift lobby.

THE SCHEDULE "E" ABOVE REFERRED TO

(Common Expenses)

(Details to be settled between the Flat OWNER and/or the OWNER and the Developer/Builder).

THE SCHEDULE "F" ABOVE REFERRED TO

(Work Schedule / Specification)

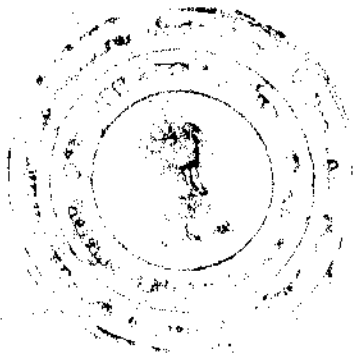
<u>Sl.No.</u>	<u>Item</u>	<u>Description</u>
1.	R.C.C. WORK	FRAME Concrete Mix (1:2:4) cement, sand and



Addl District Sub - Registrar Garia
South 24-Parg.

5 JUN 2022

- | | | |
|----|------------|--|
| | STRUCTURE | stone chips |
| 2. | BRICK WORK | All exterior brickwork and walls around the lift well shall be 8" thick & all internal walls shall be 3" thick erected in cement mortar ratio of (1:5) except the staircase interior walls and separating walls between tenements will be 5" thick. Bricks shall be of 1 st class grade. |
| 3. | FLOOR | (a) Verified tiles flooring and skirting 6" high.
(b) Kitchen to have ceramic tile flooring as per discretion of the Developer and ceramic tiles on walls finished upto 2' from cooking top all round the topping.
(c) Toilets to have ceramic tile flooring (as per discretion of the Developer) with dado of ceramic tiles upto height of 7' from the floor level. |
| 4. | LIFT | One Four passenger lift of good quality. |
| 5. | PLASTER | All external plaster shall be 1/2" thick average and all internal plaster shall be of "A" thick average of cement mortar |



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REGISTRAR GENERAL
OF INDIA

6 JUN 2022

ratio being 1:5.

6. DOORS

(a) Main entrance shall have flush door adequately designed with laminate finish on both sides and hung on 3 nos. of steel hinges on Sal wood frame and fitted with a peep hole, one 8" long tower bolt from inside, one handle from outside.

(b) All other entrances shall have flush door with painted finish on both surface and hung on 3 nos. steel hinges on Kapur wood frame and fitted with one 6" long tower bolt inside and one hatch bolt outside.

7. WINDOWS

All windows to be of aluminium sliding window 4 mm glass panels with mild steel grills of 10 mm thick square bars. The toilet glass shall be translucent.

8. PAINTS

The building shall be painted externally with cement coated paints and



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Adil District Sub - Registrar Gada
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10 5 JUN 2022

internally with covered with P.O.P.

9. STAIRCASE ROOM
 - (a) Space for electric meter & pump shall be provided.
 - (b) Stair room shall be provided with light and ventilation.
 - (c) M.S. Grill stair railing to be provided with MS railing.
 - (d) Flooring of Staircase : Marble flooring to be laid and to skirting 6" high.
10. SANITARY PLUMBING AND All plumbing lines shall be concealed.
11. TOILETS
 - (a) One shower.
 - (b) Two nos. taps.
 - (c) One water closet of white colour.
 - (d) One wash basin of white colour with taps (one toilet).

Hot and cold line in common toilet One.
12. KITCHEN
 - (a) One sink with tap.
 - (b) 2 ft. wide top as in layout.
13. WATER SUPPLY
 - (a) Water Reservoir will be provided at the Rooftop.
 - (b) Suitable electric pump will be installed



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Addl District Sub - Registrar Gada
South 24-Pga.

5 JUN 2022

at the G.F. to deliver water to overhead water reservoir from G.F. water reservoir.












14. ELECTRICAL
INSTALLATION

- (a) One suitable electrical connection and meter from CESC Ltd. for the entire building. Separate meter for individual flat at purchaser cost and persuasion.
- (b) One fan point, two light points and one 5 amp plug point in bed rooms.
- (c) G + 4 light points, two fan points, two 5 amp plug points in the living and dining room.
- (d) One light point and one exhaust fan point and one 5 amp point in kitchen.
- (e) One light point and one exhaust for point in each toilet.
- (f) Concealed T.V., Geyser point and Telephone line will be provided at the convenience of purchaser.
- (g) All electrical lines will be as per existing regulation shall be concealed,
- (h) MCB/MCCB will be provided adequately depending on the electrical














Addl District Sub - Registrar Garia
South 24-Pgs.

19 JUN 2022

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Name.....SUKANTA SARKAR.....

Signature.....Sukanta Sarkar.....

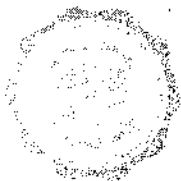
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	right hand					

Name.....NISHIKANTA GHORO.....

Signature.....Nishikanta Ghoro.....

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	right hand					





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

GRN Details

GRN: 192022230050499841
GRN Date: 15/06/2022 12:32:32
BRN: IK0BSSBUV0
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 15/06/2022 12:33:21
Payment Ref. No: 2001785714/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: GHOROI BUILDERS
Address: DHALUA
Mobile: 7439340973
Depositor Status: Buyer/Claimants
Query No: 2001785714
Applicant's Name: Mr U Halder
Identification No: 2001785714/3/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
	2001785714/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	4920
	2001785714/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				4941

IN WORDS: FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

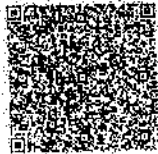
ভারত সরকার

Government of India

সুকান্ত সর্কার আইডি / Enrollment No.: 1190/00330/26980

To
S/O: সর্কার
Sukanta Sarkar
S/O: Sanat Kumar Sarkar
Dhamua
Dhamua
Magrahat - II, South 24 Parganas
West Bengal 743610

ML914862257FT



সংখ্যা / Your Aadhaar No. :

2682 9929 9971

সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

সুকান্ত সর্কার
Sukanta Sarkar
পিতা : সনাত কুমার সর্কার
Father : Sanat Kumar Sarkar
জন্মতারিখ / DOB : 10/05/1982
লিঙ্গ / Male



2682 9929 9971

সাধারণ মানুষের অধিকার



Government of India



জানা

- অধার 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.

- অধার সারা দেশে মান্য।
- অধার 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.

Unique Identification Authority of India

ঠিকানা:

S/O: সনাত কুমার সর্কার,
ধামুয়া, ধামুয়া, দক্ষিণ ২৪
পরগনা, মগরাহাট ২, পশ্চিম বঙ্গ,
743610

Address:

S/O: Sanat Kumar Sarkar,
Dhamua, Dhamua, South 24
Parganas, Magrahat - II, West
Bengal, 743610

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300 1947

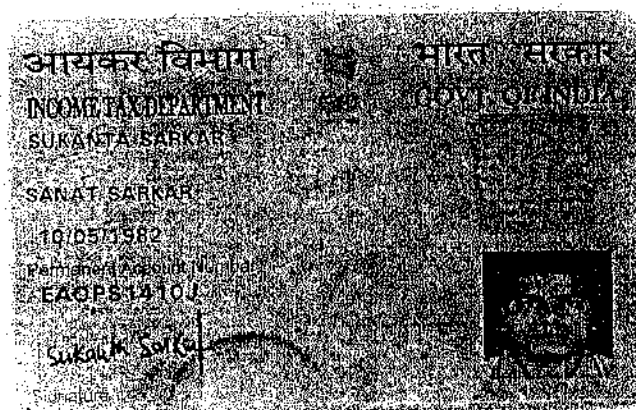


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Sukanta Sarkar



Sukanta Sarkar



भारत सरकार
GOVERNMENT OF INDIA



নিশি কান্ত ঘোড়াই
Nishi Kanta Ghose
জন্মতারিখ/DOB: 22/11/1971
পুরুষ/ MALE

3212 4073 3246

VID : 9111 7656 8393 1226



भारत सरकार
GOVERNMENT OF INDIA

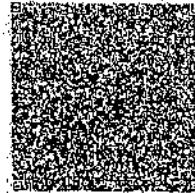


ঠিকানা:

S/O: কালীপদ ঘোড়াই, ঢালুয়া কলি মন্দির, রাজপুর
সোনারপুর, দক্ষিণ ২৪ পরগনা
পশ্চিমবঙ্গ - 700152

Address :

S/O: Kalipada Ghose, DHALUA kali mandir,
RAJPUR SONARPUR, South 24 Parganas,
West Bengal - 700152



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Nishi Kanta Ghose

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा मक्या कार्ड
Permanent Account Number Card
AGIPG0245P



निसि कान्ता गोरौ
NISHI KANTA GHORAI

पिता का नाम / Father's Name
KALIPADA GHORAI

जन्म की तिथि /
Date of Birth
22/11/1971

हस्ताक्षर / Signature

यदि कार्ड खोने/पाने पर कृपया सूचित करें/कोटाएं;
आयकर विभाग, एन एस डी एल
5वीं फ्लोर, मॉडल कोलोनी,
प्लॉट नं. 343, सर्वे नं. 997/8,
मॉडल कोलोनी, 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 Department, NSDL
5th Floor, Mutha Sterling,
Plot No. 343, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 0120-22218000, 0120-22218031
e-mail: income@nsdl.com

Nishi Kanta Ghorai

आयकर विभाग
INCOME TAX DEPARTMENT
SUKANTA SARKAR
SANAT SARKAR
10/05/1982
Participant/Member Number
EAOPS1410J
Signature: *Sukanta Sarkar*

भारत सरकार
GOVT. OF INDIA



Sukanta Sarkar



ভারত সরকার

Government of India

ভারত সরকার / Enrollment No.: 1190/00330/25980

Id
সুকান্ত সরকার
Sukanta Sarkar
S/O Sanat Kumar Sarkar
Chamua
Chamua
Magrahat - II South 24 Parganas
West Bengal 743810

1190/00330/25980



VL914862257FT



আপনার সংখ্যা / Your Aadhaar No. :

2682 9929 9971

সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সুকান্ত সরকার
Sukanta Sarkar
পিতা : সনাত কুমার সরকার
Father : Sanat Kumar Sarkar
জন্মতারিখ : DOB : 10/05/1982
সঙ্গ / Male



2682 9929 9971

সাধারণ মানুষের অধিকার

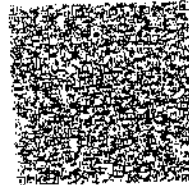
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGIPG0245P



नाम / Name
NISHI KANTA GHOROI

(पिता का नाम / Father's Name)
KALIPADA GHOROI

जन्म की तारीख /
Date of Birth
22/11/1971

हस्ताक्षर / Signature

यदि कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें:
आयकर, पिन सेवा इकाई, एन एस डी यू
5-वीं मंजिल, सुनी स्टर्लिंग,
प्लॉट नं. 34, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़दिक 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 Service Unit, NSDL
Sunilcoo Mahari Sterling
Plot No. 34, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 9110 2721 8031

आयकर विभाग, पुणे

Nishi Kanta Ghoro



भारत सरकार
GOVERNMENT OF INDIA



निशि कान्त घोड़े
Nishi Kanta Ghose
जन्मतिथि/DOB: 22/11/1971
पुरुष/ MALE

3212 4073 3246
VID : 9111 7656 8393 1226

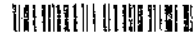
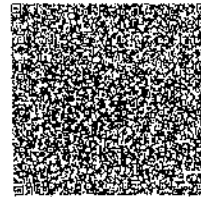


भारत सरकार
GOVERNMENT OF INDIA



ठिकाना:
S/O: कालीपद घोड़े, धालुआ कलि मन्दिर, राजपुर
सोनारपुर, दक्षिण २४ पारगना,
पश्चिम बंगाल - 700152

Address :
S/O: Kalipada Ghose, DHALUA Kali mandir,
RAJPUR SONARPUR, South 24 Parganas,
West Bengal - 700152



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Nishikanta Ghose



भारत सरकार
GOVERNMENT OF INDIA



ধীমান মন্ডল
Dhiman Mondal
পিতা : সুশান্ত মন্ডল
Father : SUSANTA MONDAL
জন্ম সাল / Year of Birth : 1987
পুরুষ / Male



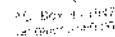
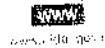
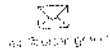
9196 7415 6577

স্বাক্ষরিত সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১১৩৫ নায়াবাদ, মুকুন্দপুর,
মুকুন্দপুর, মুকুন্দপুর, পি-২৬
দক্ষিণ চব্বিশ পরগণা, ৭০০০৯৯

Address:
1135 NAYABAD,
MUKUNDAPUR,
Mukundapur, Mukundapur,
South Twenty Four
Parganas, West Bengal,
700099



Dhiman Mondal

Major Information of the Deed

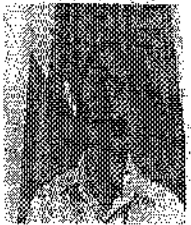

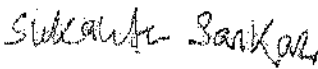
Deed No.	I-1629-03758/2022	Date of Registration	21/06/2022
Query No. / Year	1629-2001785714/2022	Office where deed is registered	
Query Date	14/06/2022 12:42:27 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	U Halder Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 7439340973, Status : Solicitor firm		
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. 1/-	Rs. 21,06,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,020/- (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: Dhulua Main Road, Mouza: Dhulua, JI No: 43, Pin Code : 700152

Sl. No.	Plot Number	Khatian Number	Land Use Proposed	Use	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-125 (R2 -119)	LR-4181, (RS-34110)	Bastu	Shall	2 Katha	1/-	21,06,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					3.3Dec	1 /-	21,06,000 /-	

Land Lord Details :




Sl. No.	Name/Address/Photo/Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUKANTA SARKAR Son of Mr. SANAT KUMAR SARKAR Executed by: Self, Date of Execution: 15/06/2022 Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office			
		15/06/2022	LTI 15/06/2022	15/06/2022

CHAMPA DAKSHIN, MAGRAHAT II, City:- , P.O:- DHAMUA, P.S:-Magrahat, District:-South 24-Parganas, West Bengal, India, PIN:- 743610 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EAXxxxxx0J, Aadhaar No: 26xxxxxxxx9971, Status :Individual, Executed by: Self, Date of Execution: 15/06/2022
Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office

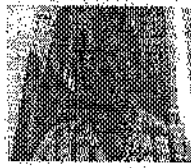

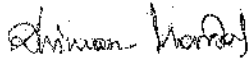
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GHOROI BUILDERS DHALUA, City:- , P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 , PAN No.:: AGxxxxxx5P,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 NISHIKANTA GHOROI (Presentant) Son of Late KALIPADA GHOROI Date of Execution - 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022, Place of Admission of Execution: Office				
		Jun 15 2022 5:16PM	LTI 15/06/2022	15/06/2022
Dhalua, City:- , P.O:- Dhalua, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx5P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GHOROI BUILDERS (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DHIMAN MONDAL Son of Mr SUSANTA MONDAL 1135, NAYABAD, City:- , P.O:- PANCHASAYAR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN- 700099			
	15/06/2022	15/06/2022	15/06/2022

Identifier Of Mr SUKANTA SARKAR, Mr NISHIKANTA GHOROI

Transfer of property for L1		
Sl No	From	To, with area (Name-Area)
1	Mr SUKANTA SARKAR	GHOROI BUILDERS-3.3 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhulua, Ji No: 43, Pin Code: 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
U1	LR Plot No:- 125, LR Khatian No:- 4181	Owner:সুকান্ত সরকার, Gurdian:সগড় সরকার, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Mr SUKANTA SARKAR

Endorsement For Deed Number : I - 162903758 / 2022

On 14-06-2022

Certificate of Market Value (WB PUVA rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,06,000/-



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

On 15-06-2022

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

Presented for registration at 17:03 hrs on 15-06-2022, at the Office of the A.D.S.R. GARIA by Mr NISHIKANTA GHOROI

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

Execution is admitted on 15/06/2022 by Mr SUKANTA SARKAR, Son of Mr SANAT KUMAR SARKAR, DHAMUA DAKSHIN, MAGRAHAT II, P.O: DHAMUA, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by Profession Service

Indetified by Mr DHIMAN MONDAL, , Son of Mr SUSANTA MONDAL, 1135, NAYABAD, P.O: PANCHASAYAR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Business

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

Execution is admitted on 15-06-2022 by Mr NISHIKANTA GHOROI, PROPRIETOR, GHOROI BUILDERS (Sole Proprietorship), DHALUA, City:- , P.O:- DHALUA, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Mr DHIMAN MONDAL, , Son of Mr SUSANTA MONDAL, 1135, NAYABAD, P.O: PANCHASAYAR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Business

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/06/2022 12:33PM with Govt. Ref. No: 192022230050499841 on 15-06-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BSSBUV0 on 15-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 27757, Amount: Rs.100/-, Date of Purchase: 14/03/2022, Vendor name: A K Maity

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/06/2022 12:33PM with Govt. Ref. No: 192022230050499841 on 15-06-2022, Amount Rs: 4,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BSSBUV0 on 15-06-2022, Head of Account 0030-02-103-003-02



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

On 21-06-2022

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

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



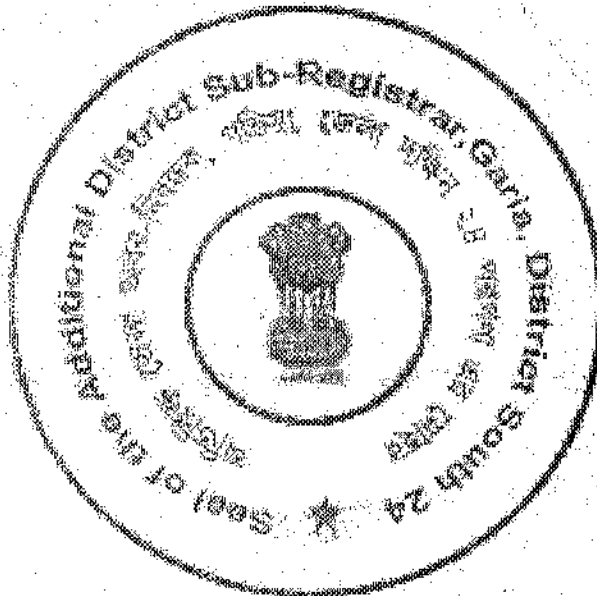
Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 123249 to 123302

being No 162903758 for the year 2022.



Digitally signed by KRISHNENDU
TALUKDAR

Date: 2022.06.22 16:30:25 +05:30

Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/06/22 04:30:25 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)