

25/2/2023

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



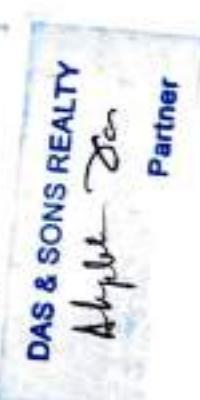
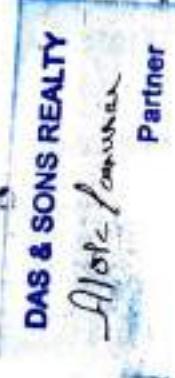
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admitted to registration. The signature  
sheet and the endorsement sheets  
attached hereto with are the parts of  
this document

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Q12) 2864/23

8/1/2023  
B. Das  
B. Das & Sons Realty

District Sub Registrar-II  
Paschim Medinipur  
11 JAN 2023



### DEVELOPMENT AGREEMENT

THIS AGREEMENT MADE THIS 11th day of January 2023.

Das

(2)

Sumita Chowdhury

Syed Babar Rashid

DAS &amp; SONS REALTY

Amit Kumar Das  
PartnerDAS & SONS REALTY  
Tajvir Singh  
PartnerDAS & SONS REALTY  
Alphonso Das  
Partner

## BETWEEN

1. **SUMITA CHOWDHURY** (PAN No. ARWPC9275G) (Aadhaar Card No. 7935 9194 9006), wife of Siddhartha Sankar Chowdhury, by religion Hindu, residing at Manikpur, Midnapore, Midnapore West, West Bengal, Pin No. 721101

2. **SYED BABAR RASHID** (PAN No. ADGPR9729N) (Aadhaar Card No. 2176 3951 2383) son of Syed Harun Rashid, by religion Muslim, residing at V-19, Sarat Pally, Medinipur (M), Paschim Medinipur, West Bengal, Pin No 721101,

both are by profession Housewife & Business, Indian citizen, hereinafter called the **OWNERS/VENDORS** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, successor or successors, executors, administrators and assigns) of the **ONE PART**.

## FINGER IMPRESSION OF SUMITA CHOWDHURY

Left Hand's Finger Impression				
Thumb	Fore	Middle	Ring	Little
				

Photograph



Sumita

Right Hand's Finger Impression				
Thumb	Fore	Middle	Ring	Little
				

Sumita Chowdhury

A

(3)

Suniti Dasthuree  
Syed Babar Rashid

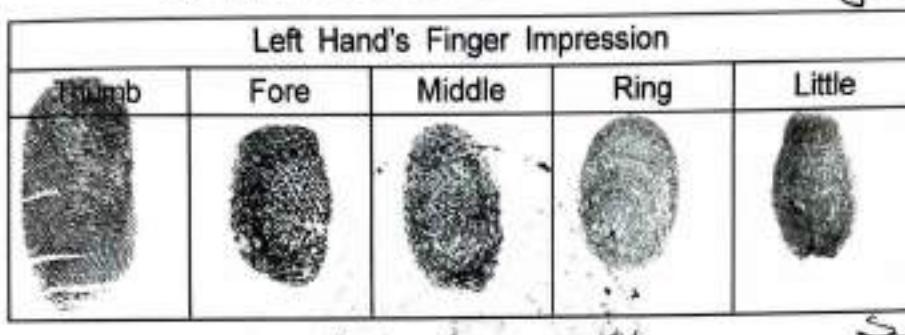
DAS & SONS REALTY  
Alok Kumar Das  
Partner

DAS & SONS REALTY  
Anjan Das  
Partner

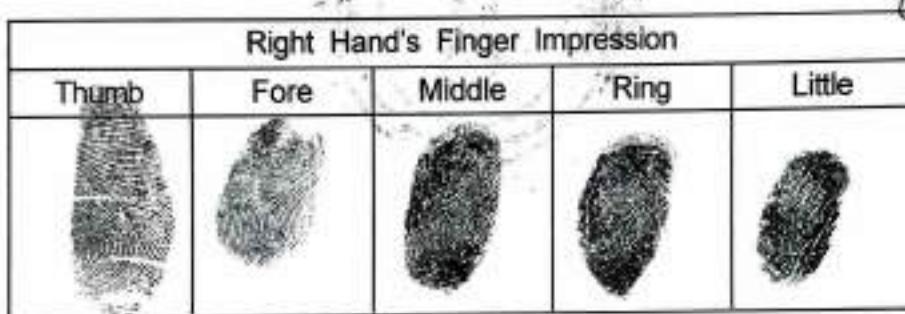
DAS & SONS REALTY  
Arkaprabha Das  
Partner

FINGER IMPRESSION OF SYED BABAR RASHID

Syed Babar Rashid



Photograph



AND

**"DAS & SONS REALTY"** a partnership firm incorporated under the Indian Partnership Act, 1932 acting through the Partners,

1. **ALOK KUMAR DAS** (PAN No. AHRPD7627G) (Aadhaar Card No. 5062 7677 5794) son of Late Bhimnath Das
2. **ANJAN DAS** (PAN No. ATTPD2632B) (Aadhaar Card No. 8850 4752 5763) son of Alok Kumar Das
3. **ARKAPRABHA DAS** (PAN No. BHYPD7937F) (Aadhaar Card No. 2453 2970 3703) son of Alok Kumar Das

all parties having its registered office at Sagar Tower, Stall No. 1D, Basudevpur: P.O. Khanjanchak, P.S. Durgachak, Sub Division Haldia, Purba Medinipur - 721602 hereinafter called "**THE DEVELOPER**" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and assns) of the **OTHER PART**.

Abu

(4)

Sunita Dasgupta  
S. Dasgupta  
S. Dasgupta

DAS & SONS REALTY  
Alok Kumar Das,  
Partner

DAS & SONS REALTY  
Alok Kumar Das,  
Partner

DAS & SONS REALTY  
Alok Kumar Das,  
Partner

FINGER IMPRESSION OF ALOK KUMAR DAS

Alok Kumar Das.

Photograph

Left Hand's Finger Impression				
Thumb	Fore	Middle	Ring	Little
				



Alok Kumar Das.

Right Hand's Finger Impression

Alok Kumar Das.

Thumb	Fore	Middle	Ring	Little
				

FINGER IMPRESSION OF ANJAN DAS

Photograph



Anjan Das.

Left Hand's Finger Impression

Thumb	Fore	Middle	Ring	Little
				

Right Hand's Finger Impression

Anjan Das.

Thumb	Fore	Middle	Ring	Little
				

Sumita Chowdhury

Rishi Das

DAS & SONS REALTY  
Alph. PartnerDAS & SONS REALTY  
Rishi DasDAS & SONS REALTY  
Rishi DasDAS & SONS REALTY  
Alph. Partner

Alph. Partner

## FINGER IMPRESSION OF ARKAPRABHA DAS

Left Hand's Finger Impression				
Thumb	Fore	Middle	Ring	Little
				

Photograph



Arkaprabha Das

Right Hand's Finger Impression				
Thumb	Fore	Middle	Ring	Little
				

Arkaprabha Das

WHEREAS, the land owner SUMITA CHOWDHURY is the owner of land measuring area 25.700 decimal Dhami soyem land of R.S & L.R. dag no. 626 and 630. under Mouza TALKUI, J.L. No. 190, purchased from Swapna Kumar Gantait son of Late Manoranjan Gantait of Toryapara, Medinipur vide Sale Deed No. 129 dated 18.01.1999 and Sale Deed No. 1692 dated 28.04.1999 and from Sisir Pramanik son of Gobardhan Pramanik of Talkui, Medinipur vide Sale Deed No. 4914 dated 28.09.2000 and Sale Deed No. 4969 dated 03.10.2000 which were registered in the office of A.D.S.R. Medinipur.

WHEREAS, since the land owner is seized and possessed of/ or otherwise well and sufficiently entitled to the aforesaid property as absolute owner there of and mutated her name in the record of the B.L. & L.R.O Medinipur Sadar after paying tax regularly. All that piece and parcel of land measuring 25.700 decimal and the hal L. R. record 395/3 No khatian was published in her name by B.L&L.R.O Medinipur Sadar.



Sumita Chowdhury  
Syed Babar Rashid

DAS & SONS REALTY  
Amit Kumar Das  
Partner

DAS & SONS REALTY  
Jatin Das  
Partner

DAS & SONS REALTY  
Abul Hasan  
Partner

WHEREAS, the land owner SYED BABAR RASHID is the owner of land measuring area 10.500 decimal Dhani soyem land of R.S & L.R. dag no. 630, under Mouza TALKUI, J.L. No. 190, purchased from Sumita Chowdhury wife of Siddhartha Sankar Chowdhury of Mallikchak, by virtue of sale deed No. 1319 dated 04.02.2003 which was registered in the office of D.S.R-I, Paschim Medinipur.

After registered said sale deed said Sumita Chowdhury was executed a declaration deed in favour of Syed Babar Rashid by virtue of Deed No. 2925 dated 24.12.2003 which was registered in the office of D.S.R-I, Paschim Medinipur.

WHEREAS, since the land owner is seized and possessed of/ or otherwise well and sufficiently entitled to the aforesaid property as absolute owner there of and mutated his name in the record of the B.L. & LRO Medinipur Sadar after paying tax regularly. All that piece and parcel of land measuring 10.500 decimal and the hal L. R. record 2913 No. khatian was published in his name by B.L&L.R.O Medinipur Sadar

AND WHEREAS as aforesaid purchase, the within named joint present OWNERS herein Viz Sumita Chowdhury, and Syed Babar Rasid herein are jointly enjoying, occupying and possessing the such total purchased 36.200 decimals more or less of the lands free from all sorts of encumbrances, whereby such present owners have free, good, clear and fair marketable title and which are also absolute fair in their possession hereof.

AND WHEREAS thus the owners herein became the absolute owners of land measuring 36.200 decimals be the same a little more or less for the sake of brevity hereinafter referred to

A  
B

*Sunita Choudhury*

*Sugata Kumar Roy*

DAS & SONS REALTY  
*Alka Kumar Das*  
 Partner

DAS & SONS REALTY  
*Jyoti Das*  
 Partner

DAS & SONS REALTY  
*Alphons Das*  
 Partner

as the "SAID PROPERTY" and seized and possessed of the same, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the owners have been in possession of the said property measuring 36.200 decimals mutated those names in the office of the B.L. & L.R.O and has been regularly paying rent therefore. The owners also mutated those name in the assessment register of the Shiromoni Gram panchayat and the said property has been numbered as Shiromoni Gram panchayat, under R.S & L.R. Plot no.626 and 630, Mouza Talkui. J.L. No. 190, under Shiromoni Gram panchayat P.S. Kotwali, Dist. Paschim Medinipur.

AND WHEREAS The owner had an intention to develop the said land by way of constructing a multi storied building. The developer herein is a reputed builder/promoter the owner herein approach the developer to develop the property described in the Schedule "A"hereunder written at his own cost and the developer has agreed to do so on the following terms & conditions.

NOW IT HAS BEEN AGREED BY AND BETWEEN THE PARTIES FOLLOWS:

The terms in these presents shall unless be contrary or repugnant to the context mean and include the following :

1. **DEFINITIONS** :- (In these presents the following expressions shall have the following meaning assigned against each one of them respectively)
  - 1.1. **ADVOCATE** :- shall mean one reliable Advocate. Haldia/ Tamluk/Medinipur Civil Bar.

*Sumita Chowdhury*  
Sumita Chowdhury  
*Syed Babar Rashid*  
Syed Babar Rashid

DAS & SONS REALTY  
Alok Kumar Das  
Partner

DAS & SONS REALTY  
*Anjan Das*  
Anjan Das  
Partner

DAS & SONS REALTY  
*Arkaprabha Das*  
Arkaprabha Das  
Partner

- 1.2. **ARCHITECT** :- shall mean such person's who are qualified Engineer and who may be appointed by the Developer for the purpose of undertaking the preparation of the Building Plan and for causing the same to be sanctioned by the Shiramani, Gram Panchayet/Zilla Parishad & MKDA/Medinipur Kharagpur DA and also for carrying out the supervision and management of the construction of the Said Building at the Said Premises.
- 1.3. **OWNER** :- 1. Sumita Chowdhury, wife of Siddhartha Sankar Chowdhury, by religion Hindu, residing at Manikpur, Midnapore, Midnapore West, West Bengal, Pin No. 721101, 2. Syed Babar Rashid, son of Syed Harun Rashid, by religion Muslim, residing at V-19, Sarat Pally, Medinipur (M), Paschim Medinipur, West Bengal, Pin No 721101, both are by profession Business, Indian citizen, (Herein after referred to as the OWNERS/VENDORS including their heirs, executors, administrators, legal representatives and assigns).
- 1.4. **DEVELOPER** :- shall "DAS & SONS REALTY" a partnership firm incorporated under the Indian Partnership Act, 1932 acting through the Partners 1. Sri Alok Kumar Das, 2. Sri Anjan Das 3. Sri Arkaprabha Das all parties having its registered office at Sagar Tower, Stall No. 1D, Basudevpur, PO. Khanjanchak, P.S. Durgachak, Sub Division Haldia, Purba Medinipur - 721602 hereinafter called and referred to as the "DEVELOPER" including their heirs, executors, administration legal representatives and/or assign/s.
- 1.5. **DEVELOPMENT AGREEMENT**:- shall mean this agreement dated - 11.01.2023 with such modifications and/or alterations as may be mutually agreed upon.

Shrimanta Choudhury  
Jyoti Choudhury

DAS & SONS REALTY  
Alak Panjaon Das  
Partner

DAS & SONS REALTY  
Anil Das  
Partner

DAS & SONS REALTY  
Alak Panjaon Das  
Partner

- 1.6. **SAID PREMISES**:- shall mean ALL THAT the piece and parcel of Bastu land totally admeasuring 36.200 Decimals a little more or less lying and situated at Mouza - Talkui, J.L 190. under Shiromoni Gram panchayat, P.S., Kotwali. Dist. - Paschim Medinipur.
- 1.7. **SAID BUILDING** :- shall mean the proposed multistoried residential building to be constructed erected and completed at the said premises in accordance with the building plan to be sanctioned by the Shiromoni Gram Panchayat consisting/Zilla Parishad of several self contained flats/commercial space/ car parking spaces capable of being held and/or transferred and/or used and enjoyed independently of each other.
- 1.8. **SAID PLAN**:- shall mean the plans which may be sanctioned by the Shiromoni Gram panchayat/Zilla Parishad or any other competent authority with such modifications and/or alterations as may be required, or which may be made and prepared by the Developer from time to time in the said premises.
- 1.9. **SPECIFICATIONS** :- shall mean the specifications of the materials to be used in course of construction of the said Buildings (details whereof will appear from the SCHEDULE - D'hereunder written).
- 1.10. **FORCE MAJEURE** :- shall mean strike, earthquakes, civil commotion, natural calamities or other irresistible forces, poor salability and/or any other circumstances beyond the control of the Developer.
- 1.11. **WORD** :- Word importing singular shall include plural and vice-versa. Word importing masculine gender shall include fentinine gender and neuter gender likewise

Suzette Chowning

Digitized by srujanika@gmail.com

DAS & SONS REALTY  
flote *louise* das -  
Partner

DAS & SONS REALTY  
  
Jim S. Das  
Partner

DAS & SONS REALTY  
Alfred Das Partner

words importing feminine and neuter gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders.

## ARTICLE - 2

TITLE REPRESENTATIONS AND WARRANTIES :

*The Owner have assured and represented the Developer as follows:*

The Owner are the absolute Owner of the R.S. & L.R. plot of Dhani Soyem land admeasuring 36.200 Decimals a bit more or less lying and situated at Mouza Talkui, JL No 190, under Shiromoni Gram panchayat, P.S. Kotwali, Dist. - Paschim Medinipur, more fully described in the SCHEDULE - "A" hereunder written.

- a) The abstract of title of the owner to the said premises as mentioned hereinabove is true and correct.
- b) The entire premises are in khas possession of the owners and no person or persons other than the owners have any right, title, interest, right of occupancy, easement or quasi easement thereon.
- c) There are no suits and/or legal proceedings and/or litigations pending in any Court involving the question of title to the said premises or any part thereof and involving the Owners/Vendors. Neither there is any separate agreement or agreements with anyone else relating to the Premises.
- d) There are no arrears of taxes and/ or dues if the owner with the Income Tax, Wealth Tax, Gift Tax and/or other appropriate body or authorities that may affect the said

Affidavit of Plaintiff

Signature Below

DAS & SONS REALTY  
Alok Tandon Deo  
Partner

DAS & SONS REALTY  
Jyoti Deo  
Partner

DAS & SONS REALTY  
Kapil Deo  
Partner

*Premises in any manner whatsoever. Neither the said premises nor any part thereof has been attached and/or is liable to be attached under any Decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand.*

- e) *There are no legal impediments or bar under any Law or statute by which the owners/vendors is prevented from selling or transferring his share, right title and interest in the said premises and as such the owners/vendors is entitled to execute necessary Deed of joint venture agreement or in respect of proportionate share of land Deeds or Conveyance in favour of The Developer and/or its nominees as the case may be in respect of the Said Building. Further the owners/ vendors has not in any way dealt with the said premises whereby the right, title and interest of the owner/vendor as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.*
- f) *The said premises is free from all encumbrances, mortgages, charges, lien, lis pendens, attachments, acquisitions, requisitions and any other encumbrances whatsoever.*
- g) *The said premises or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or authorities under any Law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the owners/vendors.*
- h) *The owners is fully and sufficiently entitled to enter into this Agreement.*

Alok Deo

Swaminatha Choudhury

Signature  
Swaminatha Choudhury

DAS & SONS REALTY  
A/Office of the Developer  
Partner

DAS & SONS REALTY  
Signature  
Partner

DAS & SONS REALTY  
Signature  
Partner

i) Irrespective of what has been stated above it shall be the obligation of the owner to make out a marketable title in respect of the said premises. Relying on the aforesaid representation and believing the same to be true, the Developer has agreed to develop the said premises, to complete the said building and do the works on the terms mentioned hereunder.

### ARTICLE - 3

#### DEVELOPMENT RIGHTS AND COMMENCEMENT :

This Agreement has commenced on and with effect from the dated of execution of this Agreement (hereinafter called the "COMMENCEMENT DATE") and shall remain valid till the completion of the project and possession of the OWNER'S ALLOCATION is delivered to the OWNER.

### ARTICLE - 4

#### PERMISSION TO CONSTRUCT:

In consideration of the various terms and conditions hereinafter provided and subject to the terms and conditions as herein contained the owner hereby grant exclusive right of Development of the said premises whereby and where under the Developer shall be entitled to and is hereby authorised and empowered to construct, erect and complete the said multi storied Building complex in the Said premises PROVIDED HOWEVER nothing herein contained shall be construed as delivery of possession in part performance of the contract within the meaning of Section 53 (A) of the Transfer of Property Act 1882 and such transfer shall take place only on conclusion of this agreement stipulated herein.

Abu

Gauri Choudhury

S. B. Roy

DAS & SONS REALTY  
Attn: Jawahar Das  
Partner

DAS & SONS REALTY  
J. S. Das  
Partner

DAS & SONS REALTY  
K. Das  
Partner

## ARTICLE - 5

### PLAN AND LICENSE :

- 5.1. Shall also do all such other acts, Deeds, execute and register such document whereby and where under the Developer can be in a position to prepare and submit the building plan to the Shiromoni Gram panchayat/Zilla Parishad for sanction thereof for the purpose of construction of the said building in the said premises and immediately thereafter the Developer shall cause building plan to be prepared by the Architect for being submitted to the Shiromoni Gram panchayat/Zilla Parishad or any competent authority in the name of the owner and before submitting the said plan And subject to the same being sanctioned by the Shiromoni Gram Panchayet/Zilla Parishad and other authorities concerned the respective allocation of the owner and the Developer shall be identified in the said plan and in the event of the said plan being required to be modified and/or altered then and in that event the parties hereto shall suitably modify or alter their respective allocation in the said plan.
- 5.2. The Developer at its own costs shall cause the said map or plan to be sanctioned in the name of the owner and for the purpose of sanctioning of the said plan the Developer shall be entitled to obtain all necessary permissions approval and/ or sanctions as may be necessary or be required from time to time.
- 5.3. The owner hereby agrees to sign and execute the said map or plan and all other necessary papers as may be required from time to time to enable the Developer to obtain the sanction of the said plan and to obtain all

Submitter's Name  
Signature

DAS & SONS REALTY  
Amit Kumar Das,  
Partner

DAS & SONS REALTY  
Amit Kumar Das,  
Partner

DAS & SONS REALTY  
Amit Kumar Das,  
Partner

necessary permissions and/or approvals and/or sanctions as may be necessary or to be required from time to time. In the event the owner makes delay or default in signing the building plan or execute any other documents for sanction of the building plan and expressed such intention in writing, the Developer shall have absolute authority to sign and execute all the necessary deeds, documents on behalf of the owner and the owner shall never raise any objection whatsoever before any authority/s in that respect.

5.4. All costs charges and expenses for obtaining the sanction of the plan and also for obtaining all necessary permissions and/or approval shall be paid and borne by the Developer and as and when the said plan is being sanctioned the same will ensure the benefit of the owner and the Developer jointly.

#### ARTICLE - 6 CONSTRUCTION :

6.1. The owner hereby authorise and empowers the Developer and the Developer hereby agrees and undertakes to construct erect and complete the said building complex in accordance with the said plan to be sanctioned by the Shiromoni Gram panchayat/Zilla Parishad with all internal and external services amenities fitting and fixtures.

6.2. It is hereby agreed by and between the parties hereto that the Said Building complex shall be constructed erected and completed in accordance with the specifications as may be approved by the Architect.

Amit  
Amit Kumar Das

Sumita Chowdhury  
Signature

DAS & SONS REALTY  
Alok Kumar Deka  
Partner

DAS & SONS REALTY  
Syed Babar Rashid  
Partner

DAS & SONS REALTY  
Khalil Son  
Partner

### ARTICLE - 7

#### COST OF CONSTRUCTION AND COMPLETION :

- 7.1 The entire cost of construction erection and completion of the Said Building to be put in the Said Premises as specified in the SCHEDULE - 'D' including the area falling to the share of the owner's Allocation shall be borne by the Developer. Such costs shall include costs of all overheads regarding construction, price rise in the cost of materials used for construction, fees payable to the Architects and Engineers in respect of the construction and other costs to be incurred for constructing the Said Building complex.
- 7.2. Unless prevented by any authority /s or any Government agency or by any order from any competent Court of Law and/or by any circumstances beyond the control of the Developer, the Developer shall complete the Said Building within a period of 36 (Thirty Six) months including extention of 6 (Six) months, i.e, maximum total period of 42 (Forty Two) months from the date of obtaining the sanctioned building plan from the Shiromoni Gram panchayat/Zilla Parishad

### ARTICLES - 8

#### OWNER'S ALLOCATION :

- 8.1. In lieu of the owner allowing the Developer to construct the Said G+6 storied building. The Developer shall handover or allot peaceful vacant possession of the owner i.e, Sumita Chowdhury and Syed Babar Rashid are get 32% of the constructed area commercial, car

*ASW*

*Suman Ha. Dangarhury*

*Suman Ha. Dangarhury*

DAS & SONS REALTY  
Alka *[Signature]* Dasi  
Partner

DAS & SONS REALTY  
*[Signature]* John  
Partner

DAS & SONS REALTY  
*[Signature]* John  
Partner

parking, and flat of the sanction building plan sanction by the competent authority. The owner will have been entitled to get flats No. 1A, 1F, 1C, 1D on First Floor, 2B, 2D on Second Floor, 3G, 3H on Third Floor, 4C, 4E on Fourth Floor, 5A, 5B on Fifth Floor and 6E, 6H on Sixth Floor and also commercial space No. D on Second Floor and Shop No. C, D, E on Ground Floor.

And also the land owners will have been entitled to get 32% share i.e, 8 (eight) Nos. of Car Parking space of that said building, which will be decided and finalised through mutual discussion of the land owners and developer.

The developer shall not allot anymore space in the said building to the owner except this owners allocation mentioned herein this Agreement and more fully described in the SCHEDULE - 'B' hereto. Apart from this, if in future another number of floors are planned to be constructed in same building additionally, in that case stakes in possession of additional flats among the land owners allocation will 35% and the Developer allocation will 65% of that said additional flats.

#### ARTICLE - 9 DEVELOPERS ALLOCATION :

After deducting the OWNER'S allocated portion, the balance remaining flats/car parking space shop and proportionate share in the undivided land more fully described in the SCHEDULE - 'C' hereto should be deemed to be the DEVELOPERS allocation. The Developer shall be exclusively entitled to sell, transfer the entire constructed sanctioned area excluding the Owner's allocation herein above mentioned in this agreement

*A. B.*

*Sunita Bandhu*  
*Signature*

DAS & SONS REALTY  
*Malcolm Soni*  
 Partner

DAS & SONS REALTY  
*John J. D.*  
 Partner

DAS & SONS REALTY  
*Stephen Soni*  
 Partner

which the developer shall be entitled to sell, transfer, and/or dispose in any manner whatsoever to any person or persons or any intending purchaser/purchasers after deducting the OWNER allocation to the OWNER:

**ARTICLE - 10**  
**OWNER'S OBLIGATIONS :**

- 10.1. Simultaneously with the execution hereof, the Owner shall handover all the original documents of title, title deeds and other documents, paper, relating to the Said Premises to the Developer under accountable receipt which will be kept with the Developer and shall be used for registering mortgage deed and mortgaging of the property to obtain project loan by the developer till the completion of the project.
- 10.2. In the event of death of the OWNER/VENDOR or the Developer during the period of construction or sale of the Said Building, the successors of the said Owner/ Vendor or the Developer shall also be bound to abide by the terms and conditions of this agreement and shall never raise any objections whatsoever.
- 10.3. The Owner/Vendor shall sign and execute all necessary applications papers documents and to do all such acts deeds and things as the Developer may require in order to legally and effectually vest in the Developer or its nominee in respect of the Developer's Allocation in the Said Premises and completing the construction erection and completion of the Said Building in accordance with the sanctioned building plan.

*A.*

Submits to the authority

J. B. Das  
Partner

DAS & SONS REALTY  
Alok Kumar Das,  
Partner

DAS & SONS REALTY  
Anjan Das  
Partner

DAS & SONS REALTY  
Anjan Das  
Partner

- 10.4. To make payment of the Shiromoni Gram panchayat/ Zilla Parishad taxes and other outgoing payable in respect of Said Premises till the date of submission of the building plan.
- 10.5. To execute and register a General Power of Attorney in favour of the Developer in terms of this agreement and the said Power of Attorney shall continue to remain in full force so long as this Agreement shall subsist a till the completion of the said project within the period as specified above.
- 10.6. The owner shall execute the Deeds of Conveyance in respect of all the flats/aprtments/car parking spaces/shop etc. in the Said Building together with the undivided proportionate share in the land comprised in the Said Premises and attributable to and/or forming part of the Developer's Allocation and the owner hereby authorizes the Developer to execute the Deeds of Conveyance in favour of the Purchaser/s. In the event the owner or his/ her/their Constituted Attorney fails to execute the Deeds of Conveyance in favour of the Purchasers of the Developer's Allocation the Developer shall sue the owner for Specific Performance of Contract and register the Deeds through Court. The Owner shall be fully responsible for any liabilities arising out of Income Tax or from any other authority or authorities relating to the Owner's Allocation.
- 10.7. The OWNERS shall execute and register a General Power of Attorney whereby Anjan Das son of Alok Kumar Das being the Partner's of the concerned will be nominated, appointed and constituted as lawful attorneys of the OWNERS/VENDORS in their names and on their

Alok  
Kumar  
Das

*Signature of Developer*

(19)

*for DAS & Sons*

DAS & SONS REALTY  
A/ste. *Parvez* Dab.  
Partner

DAS & SONS REALTY  
*Parvez*  
Partner

DAS & SONS REALTY  
*Alphra*  
Partner

behalf to do all acts and deeds and things relating to the aforesaid projects including signing all papers, making complain to the police, signing and registering agreement for sale in respect of the promoter's allocated flats more fully described in the Schedule 'C' hereto, signing and registering mortgage deed and mortgaging of the property to obtain project loan etc, execution and registration of deeds of Conveyances in favour of the intending purchasers in respect of any flat/unit/covered space/shop rooms/car parking space etc. with proportionate share the undivided and impartitive land common areas, facilities described in the Schedule 'C' hereto.

10.8. The Owners/Vendors undertake that the Owner/Vendor will not cause any hindrances in the construction of the Said Building at the Said Premises and further undertake not to take any action even in the Court of Law whereby and where under the smooth construction of the Said Building is disturbed and further shall not cancel or rescind this Agreement at any point of time and this Agreement shall remain valid till such time all the flats allocated the DEVELOPER are handed over to the purchaser/s and the Deeds of Conveyances are executed and registered in their favour:

10.9. The Owners/ Vendors shall not enter into any Agreement for Sale or transfer the Developers allotted portion in respect of the Said Premises.

10.11. Common maintenance cost of the project after completion in all respect and after handed over the owners Allocation of the project the Owners/Vendors should be responsible and liable to pay the developer for the Owner allocation portion. In case of any sold

*A*

Shri Ramchandra  
Soni

S. S. Patel  
S. S. Patel

DAS & SONS REALTY  
Alka Soni Patel  
Partner

DAS & SONS REALTY  
Arun Patel  
Partner

DAS & SONS REALTY  
Brijesh Patel  
Partner

portion from the Owner allocation portion the purchaser or the intending purchaser should be pay the maintenance cost to the developer.

10.12. Common maintenance of the entire project after completion in all respect should be the responsibility of the developer and till the project will be handed over to the association of the purchaser should be maintained by the developer:

### ARTICLE - 11

#### DEVELOPER'S OBLIGATIONS :

- 11.1. The Owners/Vendors have already put the Developer in symbolic possession of the Said premises and the Developer now shall have right and shall be entitled to enter upon the Said Premises and do soil testing, survey of the Said Premises and all other preparatory works, as may be necessary for the preparation, submission and obtaining sanction of the building plan at the costs and expenses of the Developer.
- 11.2. On getting absolutely peaceful vacant possession of the Said Premises free from all encumbrances, the Developer shall prepare the building plans for the Said Buildings to be constructed in the said Premises by a qualified Architect and obtain necessary sanction from the Shiromoni Gram panchayat/Zilla Parishad.
- 11.3. The Developer shall be entitled to enter into Agreement for Sale of flats with the intending purchasers of the Developer's Allocation.
- 11.4. The Developer hereby indemnifies the owner/vendor against all liabilities losses claims or proceedings arising under any statute or common law and/or personal law in

A. B.

*Susmita Chowdhury*  
*Susmita Chowdhury*  
*Susmita Chowdhury*

DAS & SONS REALTY  
*Alastor f. Chowdhury, A.S.*  
 Partner

DAS & SONS REALTY  
*John J. S.*  
 Partner

DAS & SONS REALTY  
*John J. S.*  
 Partner

*respect of the personal injury, accident or death of any person/ s arising out of or in the course of or caused by the carrying out of the construction works.*

- 11.5. *In case, at any time hereafter the Said Premises or any part thereof is found to be affected by any acquisition, requisition or alignment by the state or Central Government or any other Public Body, then and in such event this Agreement shall automatically stand terminated and the Developer shall be entitled to receive refund of all sums paid invested hereunder from the Owner/ Vendor. The Owner/Vendor shall, forthwith on demand from the Developer shall return the said amount as more fully described hereinabove to the Developer.*
- 11.6. *The Developer shall complete the entire construction work within a period of Forty Two months (42 months) from the date of obtaining sanctioned building plan by the Shiromoni Gram panchayat/Zilla Parishad except the Force Majeure clauses. In case of any delay for completion of the project not willfully caused by the Developer, time may be extended by mutual understanding of both the parties.*

### ARTICLE - 12

#### PERFORMANCE, DEFAULT & PENALTY:

- 12.1. *In the event the Owners/Vendors fail and/or neglect to comply with all their obligations towards fulfillment of the Said Buildings in the manner as described hereinbefore, the Developer shall at their own discretion will rescind this Agreement and the Owner/Vendor shall refund to the Developer its entire investment in the Said Premises till that date together with all costs and expenses made till*

*A.S.*

*Sunita Choudhury*

*George Raju*

DAS & SONS REALTY  
Amit Kumar Das.  
Partner

DAS & SONS REALTY  
*Amrit*  
Partner

DAS & SONS REALTY  
*Shrikant Das*  
Partner

*then along with damages as and in that event the Owner/Vendor will indemnify the Developer to pay off all the sums due or payable to the Developer within 30 (thirty) days immediately after receiving notice from the Developer in that respect. It is pertinent to mention herein that till such time the Owner/Vendor will refund the aforesaid sum to the Developer, till such time the Said Premises shall remain charged with the Developer. Time shall always be the essence of this contract and the Owner/Vendor shall not violate the time Schedule mentioned herein under any circumstances. If due to any reasons whatsoever the Owner/Vendor will fail to execute and sign necessary Deeds papers, documents the Developer shall be at liberty to sue the Owner/Vendor for Specific Performance of the contract.*

- 12.2 *If the developer is unable to complete the project and causes default, then he is liable to clear all the mortgages and release the documents and hand over to the owner and bounded to compensate the owner which loss/cost arises by the owner in that respect.*
- 12.3. *If due to any reasons excepting the force majeure clauses mentioned hereinabove the Developer will fail to complete the construction within the stipulated period as mentioned hereinabove or any period as may be mutually extended the time for completion will be extended amicably by the parties herein.*
- 12.4. *If the Developer fails to deliver owner allocation portion within aforesaid 42 (Forty Two) months the owner will get @ Rs. 15,000/- (Rupees Fifteen Thousand) only per month as penalty.*

*A  
A*

*Sunita Choudhury*

*Sugata Ray*

DAS & SONS REALTY  
Amitava Ray  
Partner

DAS & SONS REALTY  
*Ami Ray*  
Partner

DAS & SONS REALTY  
*Abir Ray*  
Partner

### ARTICLE - 13

#### MISCELLANEOUS :

- 13.1. *Nothing contained herein shall be deemed or construed as a Partnership between the Developer and the Owner/Vendor and the same will be treated as a Joint Venture between the Owner/Vendor and the Developer nor shall the Developer and Owner/Vendor in any manner constitute as association of persons. Each party shall keep the other party indemnified from and against the same.*
- 13.2. *Any notice required to be given by the Owner/Vendor or the Developer shall without prejudice to any other mode of service available be deemed to have been served either on the Owner/Vendor or the Developer it delivered by hand and duly acknowledged or sent by prepaid Registered Post with Acknowledgment due and be deemed to have been served on the Owner/Vendor or the Developer and shall be deemed to have been served on the Developer if sent to the Principal office of the Developer.*
- 13.3. *None of the parties hereto shall do any act, deed or thing whereby and where under the other parties are prevented from enjoying and/or dealing with their respective Allocation in terms of this Development Agreement.*
- 13.4. *Both the parties hereby covenant with each other to do all such other lawful acts deeds or things as may be reasonably required by the either of the parties for the purpose of giving effect to and or implementing this Development Agreement*

*Abir Ray*

Sumita Chowdhury  
S. C. Chowdhury  
S. C. Chowdhury

DAS & SONS REALTY  
Amit Kumar Deb,  
Partner

DAS & SONS REALTY  
Joy Deb  
Partner

DAS & SONS REALTY  
Biplab Das  
Partner

### ARTICLE - 14

#### ARBITRATION & JURISDICTION :-

1. All disputes and differences between the parties hereto regarding the construction interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to the arbitration of reliable Advocate, Haldia/Tamluk/ Medinipur Civil Bar, or any person nominated by him and the same shall be deemed to be a reference within the meaning of the Arbitration and conciliation Act, 1996 (previously the Indian Arbitration Act, 1940) or any statutory enactment or modification thereunder.
2. If such dispute has not settled through arbitration and it necessary to file case in that respect, jurisdiction of such cases will be Medinipur Judge's Court, Paschim Medinipur and no other Court have any jurisdiction to tried such cases.

#### **SCHEDULE "A" AS ABOVE REFERRED TO :**

- 1) Description of land under Development Agreement, ALL THAT THE divided and demarcated plot of land hereditaments tenements, R.S. & L.R. Dag No. 626 area 13.200 decimals a bit more or less lying and situated at Mouza Talkui, J.L. No. 190. L.R.Khatian Nos. 395/3 in the name of Sumita Chowdhury, under Shiromoni Gram panchayat, P.S. Kotwali, Dist - Paschim Medinipur and being butted and boundary as follows.

By the North :- Plot No. 876

By the South :- Plot No. 630

By the East :- Plot No. 627 & Nayanjuli

By the West.- Plot No. 625 & 630

A  
B

Sumita Chowdhury

Syed Babar Rashid

DAS & SONS REALTY  
Alka / Alka Das  
Partner

DAS & SONS REALTY  
Aji / Aji Das  
Partner

DAS & SONS REALTY  
Abul / Abul Das  
Partner

2) Description of land under Development Agreement, ALL THAT THE divided and demarcated plot of land hereditaments tenements, R.S. & L.R. Dag No. 630 area 12.500 decimals a bit more or less lying and situated at 'Mouza Talkui JL. No. 190, L.R.Khatian Nos. 395/3 in the name of Sumita Chowdhury, under Shiromoni Gram panchayat, P.S. Kotwali, Dist - Paschim Medinipur and being butted and boundary as follows.

By the North :- Plot No. 625 & 626

By the South :- Plot No. 641

By the East :- Plot No. 629

By the West :- Plot No. 631 & 632

3) Description of land under Development Agreement, ALL THAT THE divided and demarcated plot of land hereditaments tenements, R.S. & L.R. Dag No. 630 area 10.500 decimals a bit more or less lying and situated at Mouza Talkui, J.L No. 190. L.R.Khatian Nos. 2913 in the name of Syed Babar Rashid, under Shiromoni Gram Panchayat, P.S. Kotwali, Dist - Paschim Medinipur and being butted and boundary as follows.

By the North :- Plot No. 876

By the South :- Plot No. 630

By the East :- Plot No. 627 & Nayanjuli

By the West. - Plot No. 625 & 630

#### **SCHEDULE "B" AS ABOVE REFERRED TO:**

OWNERS/VENDOR'S ALLOCATION :- The Developer shall handover or allot peaceful vacant possession of the owners as follows:-

A  
B

Sumit Choudhury  
Signature

Sugata Roy  
Signature

DAS & SONS REALTY  
Amit Kumar Das  
Partner

DAS & SONS REALTY  
Amit Kumar Das  
Partner

DAS & SONS REALTY  
Amit Kumar Das  
Partner

The owners allowing the Developer to construct the said multi storied G+6 storied building. The Developer shall handover or allot peaceful vacant possession of the owner 32% of the constructed area commercial, car parking, and flat of the sanction building plan sanction by the competent authority. The developer shall not allot anymore space in the said building to the owner except this owner's allocation mentioned herein this agreement, together with proportionate share in the undivided and imparible land common right, common enjoyment, common facilities, common areas etc.

Apart from this, if in future another number of floors are planned to be constructed in same building additionally, in that case the allocation 35% of land owner and 65% of developer. The cost of purchasing and installing Transformer, Lift and Diesel Generator shall be born by both owner and developer in the same allocated proportion of 32% by owner and 68% by developer.

#### **SCHEDULE "C" AS ABOVE REFERRED TO :**

**DEVELOPER'S ALLOCATION :-** After deducting the OWNER'S allocated portion, i.e. 32% and the balance remaining 68% flats/car parking space/shop and proportionate share in the undivided land should be deemed to be the DEVELOPERS allocation. The Developer shall be exclusively entitled to sell, transfer the entire constructed sanctioned area excluding the Owner's allocation herein above mentioned in this agreement which the developer shall be entitled to sell, transfer, and/or dispose in any manner whatsoever to any person or persons or any intending purchaser/purchasers after deducting the OWNER allocation to the OWNER together with proportionate share in the undivided and imparible Land, common right, common enjoyment, common facilities, common areas etc.

Susmita Choudhury

Sugata Roy

DAS & SONS REALTY

Alastor J. Dasa, Dasa

Partner

DAS & SONS REALTY

John S.

Partner

DAS & SONS REALTY

Mukul Dasa

Partner

**SCHEDULE "D" AS ABOVE REFERRED TO :  
(SPECIFICATIONS OF THE BUILDING)**

**A. CONSTRUCTION :-**

- i) R.C.C. framed Super-structure with standard steel, sand, cement, stone-chips, mortar-casting in accordance with specified building rules 10" & 8"outer walls and 5" & 3" inside walls be made of quality bricks/blocks with mortar sand and cement of reputed brands,
- ii) Outer and inside plaster to be made using above quality materials.

**B. SANITARY AND PLUMBING :- All outer soil lines shall be provided of PVC outer water lines be provided with I.S.I standard fittings, inside pipelines shall be concealed, well planned and equipped with PVC outer lines to be provided and installed for underground. Drainage system, water supplementation to be made from the Ground Reservoir to overhead Reservoir through proper pump and motor system as per the specifications of the Architect.**

**C. FLOORING :- Vitrified tiles in all rooms, Kitchen and Bath rooms of standard quality and finishing.**

**D. DOORS :- All door frames will be made from standard wood, flush doors of 32mm. thickness to be provided in all doors save and except the main doors of 35 mm thickness.**

**F. WALL FINISHING :- Cement plastered wall with wall Putty finishing, inside plaster with rich mortar and outside plaster with rich cement mortar:**

AB

*Susmita Choudhury*

*Suraj Bagan Roy*

DAS & SONS REALTY  
A lot of famous Des.  
Partner

DAS & SONS REALTY  
*Suraj Bagan Roy*  
Partner

DAS & SONS REALTY  
*Suraj Bagan Roy*  
Partner

G. **PAINTINGS:-** External walls of the building with boundary wall shall be painted with weather coat, inside walls will be furnished with plaster of wall putty excluding painting. All walls of staircase and landing shall be furnished with distemper painting.

H. **ELECTRICAL FITTINGS & WAIRING :-** All electrical wirings will be made of branded cable for internal (flat) line wiring will be made by appropriate gauge wire and main line wiring will be made from standard gauges wire. Electrical points in the flats will be as follows :-

- a) *Bed Room* :- two light points, one fan point, one 5 amp. 3 pin socket, one Air conditioner point, one dish line point and one 15 amp plug point.
- b) *Drawing cum Dining Room* :- four lights, two fan points, two 5 amp. 3 pin socket, one tv point, three 15 amp's 3 pin socket, one telephone point.
- c) *Kitchen*:- Two light point, one exhaust fan point, two 15 amp plug point. Two 5 amp. Plug point & one fan point.
- d) *Toilet* :- Two light points, one geyser point and three 5 amp. Plug point, one exhaust fan point.
- e) *Verandah* :- One light point, one 5 amp. point.
- f) *Main entrance* :- One light point, One calling bell point.

I. **TOILET :-** One commode (European style), one wash basin, one P.V.C. cistern, three C.P. taps, one shower, per flat two toilet.

*A.*

Bunita - Khodkewy  
Sug. Bazar, Rishik

DAS & SONS REALTY  
A. Patel (Partner)

DAS & SONS REALTY  
J. J. Joshi  
Partner

DAS & SONS REALTY  
N. N. Patel  
Partner

- J. **KITCHEN** :- Gas counter of Kitchen will be kitchen granite slab finish, one stainless steel sink, two C.P. taps, tiles of on dado over cooking platform (up to 4').
- K. **WATER SUPPLY** :- Deep tube-well will be arranged and will be linked from the overhead water reservoir to the individual flats.
- L. **TELEPHONE** :- One point for telephone connection will be provided in the Drawing-cum-Dining room. One dish line point.
- M. **POWER SUPPLY** :- Individual metering for all flats (cost will be borne by the flat-owner).
- N. **STAIRCASE** :- Marble flooring and steel railings in one side.
- O. **ROOF** :- Water proofing (chemical) treatment with roof tiles fixing on the roof of the building.
- P. **FROM GENERATOR LINE** :- Lift, Pump, Common passage and 500 watt to each flat will be supplied and the cost will be adjusted to maintenance charge.
- Q. **WINDOW** :- All window will be covered with sliding glazed shutter steel grill on outside.

Swami Chowdhury  
Signature

DAS & SONS REALTY  
Alastor D. Das  
Partner

DAS & SONS REALTY  
John D. Das  
Partner

DAS & SONS REALTY  
Kalyan Das  
Partner

**SCHEDULE "E" AS ABOVE REFERRED TO :**  
(COMMON PROPERTIES)

Which are enjoyable by the DEVELOPER AND THE OCCUPIER in the buildings standing on demarcated more or less 36.200 Decimals described in schedule "A" as above,

- i) Land beneath the building and the said spaces,
- ii) Boundary walls,
- iii) Main entrance gate,
- iv) Surface drain,
- v) Septic tank
- vi) Sewerage line
- vii) Under ground water reservoir and over head tank with water pipe lines,
- viii) Landing in each floor with stair cases,
- ix) Columns of the building and outer walls,
- x) Electric wiring on the common areas and passage,
- xi) Roof right.

Am

Susmita Choudhury  
Sonal Basu Roy

DAS & SONS REALTY  
Alok Kumar Das,  
Partner

DAS & SONS REALTY  
Alok Kumar Das,  
Partner

DAS & SONS REALTY  
Alok Kumar Das,  
Partner

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

SIGNED, AND DELIVERED IN  
THE PRESENCE OF WITNESSES

WITNESSES :

1. Hamee Roy.  
S/o - Arun Kr. Roy.  
Rajarampur  
Subramnagar  
Sutahata  
721635

2. Mihir Das  
S/o. Sankal Das  
Wt. Alampur Jagatpur, Chaitampur  
P.S. Subtanta, Dist. Purba Medinipur  
Address no. 9907 7819 7910

3. MD Akbar Hossain

S/o MD Tarek.  
Mirzabazar  
Mymensingh.

4. Birendra Das  
Jomatauli, Sutahata  
Durgapur.  
P.M. 721635

Drafted by :

Sri Arun Kumar Bera  
Deed Writer, A.D.S.R. - Sutahata, Licence No. 1146

Computer Typed by :

Mihir Kr. Das, Digital, Sutahata

Mihir Kr. Das

The deed contains 31 sheets including 1 sheets of Non Judicial Stamp papers and 30 demi papers. Five witness in the deed including the Deed Writer

Arun



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



192022230247508841

## GRN Details

GRN:	192022230247508841	Payment Mode:	Online Payment
GRN Date:	10/01/2023 12:56:15	Bank/Gateway:	Punjab National Bank
BRN :	416139441	BRN Date:	10/01/2023 12:57:23
GRIPS Payment ID:	100120232024750881	Payment Init. Date:	10/01/2023 12:56:15
Payment Status:	Successful	Payment Ref. No:	2000002864/2/2023

[Query No\*/Query Year]

## Depositor Details

Depositor's Name:	Raju Dasadhikary
Address:	Haldia
Mobile:	6296488219
Depositor Status:	Others
Query No:	2000002864
Applicant's Name:	Mr Arun Kumar Bera
Identification No:	2000002864/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	10/01/2023
Period To (dd/mm/yyyy):	10/01/2023

## Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000002864/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	35050
2	2000002864/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	42
		Total		35092

IN WORDS: THIRTY FIVE THOUSAND NINETY TWO ONLY.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADGPR9729N

पात्र नाम / Name  
SYED BABAR RASHID

पिता नाम / Father's Name  
SYED HARUN RASHID

जन्म की तिथि / Date of Birth  
01/03/1982

Signature / दावेदार की जाति  
SYED BABAR RASHID

भारत  
सरकार



2017

यह कार्ड को बाजे/बाजे पर बुखार भूषित कर/तोड़ा:

प्राप्ति ने देता है। पर यह को रखें।

- राजी विद्युत, राजी विद्युत,  
पाटी १, १४१, पर्से नं. ९९७/१,  
भैंडल कालानी, दीप काला नगर के पास,  
पुणे - ४११ ०१६।

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

Income Tax PAN Services Unit, NSDL  
5th Floor, Maruti Starung  
Plot No. 541, Survey No. 997/5,  
Majestic Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 0120-2721 1000/1122/9120-27218081  
e-mail: [st.info@nsdl.co.in](mailto:st.info@nsdl.co.in)

*Syed Babar Rashid*



সৈয়দ বাবর রশিদ  
Syed Balbar Rashid

অবস্থান / DOB: 01/03/1982  
পুরুষ / Male

2176 3951 2383



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ବିଜ୍ଞାନ: ଏମାତ୍ର ଦେଖିବାର ପରିମାଣ  
କି, ପରମାଣୁ, ମେଲିନ୍ଦୁ (ମେ)  
ମିକ୍ରୋପ୍ରକାଶ, ପରିମାଣ କରାନ୍ତିର  
ପାଇଁମ ବଳ,

Digitized by srujanika@gmail.com

Address: S/O: Syed Harun  
Rashid, V-19, SARAT PALLY,  
Medinipur (M), Paschim  
Medinipur, Midnapore, West  
Bengal, 721101

2176 3951 2383

Sgt. Buda Rechn

2

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



SUMITA CHOWDHURY

JATINDRA NATH SEN

01/01/1971

Permanent Account Number:

ARWPC9275G

Sumita Chowdhury

Signature



Sumita Chowdhury



भारत सरकार  
GOVERNMENT OF INDIA



सुमिता चौधरी  
SUMITA CHOWDHURY  
জন্ম বর্ষ / Year of Birth : 1971  
মহিলা / Female

7935 9194 9006



ভारतीय विशिष्ट परिचय प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

W/O Siddhartha Sankar  
Chowdhury, MANIKPUR,  
Midnapore, Midnapore, West  
Midnapore, West Bengal,  
721101

Address:

W/O Siddhartha Sankar  
Chowdhury, MANIKPUR,  
Midnapore, Midnapore, West  
Midnapore, West Bengal,  
721101



P.O. Box No. 1947,  
Bengaluru-560 001

আধার - সাধারণ মানুষের অধিকার

Sumita chowdhury

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

प्रत्यापी संखा संखा कार्ड  
Permanent Account Number Card

AAQFD2623Q

नाम / Name  
DAS & SONS REALTY



संस्था/प्राप्ति की तिथि  
Date of Incorporation/Formation  
24/05/2010

20072010

यदि यह कार्ड लost/पाली पर त्रुपत भर्त/देता  
प्राप्ति की तिथि, या यह को पता  
करना चाहते हैं, तो करें।  
पट्टा नं. 341, नवी नं. 997/8,  
मॉडल कॉलनी, नई बंगला चौक के पास,  
पुणे - 411 016.



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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: [nsdlinfo@nsdl.co.in](mailto:nsdlinfo@nsdl.co.in)

**DAS & SONS REALTY**

**Partner**

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ALOK KUMAR DAS

BHIMNATH DAS

30/06/1958

Permanent Account Number

AHRPD7627G



*Alok Kumar Das*  
Signature



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

*इस कार्ड के लांबे/पाने पर कुण्डा सूचित करें/लीटाएँ :*  
आयकर वैन सेक्टर 11, पीटीटीएल, डीएस गल,  
प्लाट नं. 3, सेक्टर 11, नवी मुंबई, महाराष्ट्र  
नंबर ८००-२२-३१२

*Alok. Kumar Das*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ANJAN DAS

ALOK KUMAR DAS

18/10/1987

Permanent Account Number

ATTPD2632B

*Anjan Das*

Signature



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Income Tax PAN Services Unit, UTHTSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

*इस कार्ड को खोने/पाने पर कृपया सूचित करें/स्टॉपार्ड :*  
आयकर विभाग यन्त्र, एस.टी.एस.एल.सी.डी.एस.एल.  
प्लॉट नं. 3, सेक्टर 11, सी.डी.एस.एल.  
नवी मुंबई-400 614.

*Anjan Das*



आधार



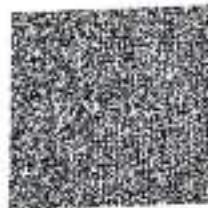
AADHAAR

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

তালিকাভুক্তির নম্বর/ Enrolment No.: 2017/80705/03551

To  
অজন দাস  
Anjan Das  
C/O Alok Kumar Das  
Sagar Apartment  
Flat no A and B, 1st Floor  
Basudevpur  
Haldia (M)  
Khanjanchak  
Purba Medinipur West Bengal - 721602  
9046212799

Digitized Date: 10/01/2018

Validity  
Unknown

QR Code for Aadhaar

আপনার আধার সংখ্যা / Your Aadhaar No. :

8850 4752 5763

VID: 9134 3256 5327 6678

আমার আধার, আমার পরিচয়

ভারত সরকার  
Government of Indiaঅজন দাস  
Anjan Das  
জন্মতারিখ/DOB: 18/10/1987  
পুরুষ/ MALE

8850 4752 5763

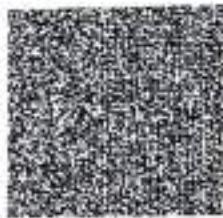
VID: 9134 3256 5327 6678

আমার আধার, আমার পরিচয়

ভারতীয় বিশিষ্ট পরিচয় আইডেন্টিফিকেশন  
Unique Identification Authority of India

নামঃ  
C/O অলক কুমার দাস, সাগর এপার্টমেন্ট, প্লাট  
নং A এ অস্ট ফ্লোর, প্রথম তেলের, বাসুদেবপুর, হাল্দিয়া  
(মুক্তি), পূর্ব মেডিনিপুর,  
পুর্ব বঙ্গ - 721602

Address:  
C/O Alok Kumar Das, Sagar Apartment, Flat  
no A and B, 1st Floor, Basudevpur, Haldia  
(M), Purba Medinipur,  
West Bengal - 721602



QR Code for Aadhaar

8850 4752 5763

VID: 9134 3256 5327 6678

Digitized Date: 10/01/2018

Signature

आयकर विभाग  
INCOME TAX DEPARTMENT



मारत सरकार  
GOVT. OF INDIA

ARKAPRABHA DAS

ALOK KUMAR DAS

19/09/1993

Permanent Account Number

BHYPD7937F

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 लोन/पात्र या कृपया सूचित करें/लौटाएं  
आयकर विभाग एवं निवास परिवार, प. दी.आर.टी. बेलपुर,  
परामर्श नं: ३, सेक्टर ११, नोवी मुंबई.  
नंबर मुख्य-४०० ६९१.





মিলন লাতুয়া  
MILAN LATUA  
পিতা : সুনীল লাতুয়া  
Father : Sunil Latua  
জন্মতারিখ / DOB : 03/04/1986  
পুরুষ / Male

9907 7819 7910



আধার - সাধারণ মানুষের অধিকার



আধার

ঠিকানা:  
চান্দমাপুর, কুণ্ডি নগর, পূর্ব  
মেদিনীপুর, চান্দমাপুর, পশ্চিম  
বঙ্গ, 721645

প্রাধিকরণ

Ministry of India

Address:  
CHAITANYA PUR, Bhupati Nagar,  
Purba Medinipur, Chaitanyapur,  
West Bengal, 721645

9907 7819 7910



1547  
1600000-1547

help@uidai.gov.in

www.uidai.gov.in

Milan Latua

### Major Information of the Deed

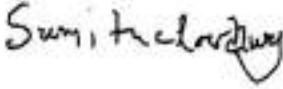
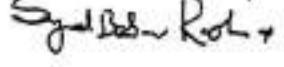
Deed No :	I-1002-00250/2023	Date of Registration	11/01/2023
Query No / Year	1002-2000002864/2023	Office where deed is registered	
Query Date	01/01/2023 9:51:52 PM	D.S.R. - II PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Arun Kumar Bera Purba Raghunathchak, Thana : Durgachak, District : Purba Midnapore, WEST BENGAL, PIN - 721602, Mobile No. : 8637514538, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 5]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 2,57,76,775/-		
Rs. 40,050/- (Article:48(g))	Registration Fee Paid Rs. 74/- (Article:E, E)		
Remarks			

### Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Gram Panchayat: SHIROMONI, Mouza: Talkui, Jl No: 190, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-626 (RS :-626 )	LR-395/3	Commercial	Dhani Soyem	13.2 Dec		93,99,266/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	LR-630 (RS :-630 )	LR-395/3	Commercial	Dhani Soyem	12.5 Dec		89,00,820/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	LR-630 (RS :-630 )	LR-2913	Commercial	Dhani Soyem	10.5 Dec		74,76,689/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
TOTAL :					36.2Dec	0/-	257,76,775/-	
Grand Total :					36.2Dec	0/-	257,76,775/-	

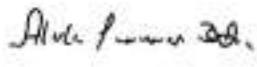
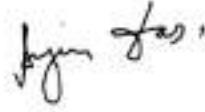
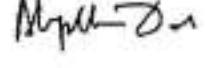
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	<b>Sumita Chowdhury</b> Wife of Siddhartha Sankar Chowdhury Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office			
11/01/2023      LTI      11/01/2023				
Village:- Manikpur, P.O:- Medinipur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx5G, Aadhaar No: 79xxxxxxxx9006, Status :Individual, Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
2	<b>Syed Babar Rashid (Presentant )</b> Son of Syed Harun Rashid Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office			
11/01/2023      LTI      11/01/2023				
V-19,sarat Pally, Medinipur, City:- Midnapore, P.O:- Medinipur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9N, Aadhaar No: 21xxxxxxxx2383, Status :Individual, Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office				

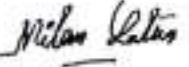
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Das &amp; Sons Realty</b> Sagar Tower, Stall No. 1D, Basudevpur, City:- Haldia, P.O:- Khanjanchak, P.S:-Durgachak, District:-Purba Midnapore, West Bengal, India, PIN:- 721602 , PAN No.:: AAxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Alok Kumar Das</b> Son of Late Bhimnath Das Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office			 11/01/2023
Sagar Tower, Stall No. 1D, Basudevpur, City:- Haldia, P.O:- Khanjanchak, P.S:-Durgachak, District:-Purb Midnapore, West Bengal, India, PIN:- 721602, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxxxx7G, Aadhaar No: 50xxxxxxxx5794 Status : Representative, Representative of : Das & Sons Realty (as Partner)				
2	<b>Anjan Das</b> Son of Alok Kumar Das Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office			 11/01/2023
Sagar Tower, Stall No. 1D, Basudevpur, City:- Haldia, P.O:- Khanjanchak, P.S:-Durgachak, District:- Purba Midnapore, West Bengal, India, PIN:- 721602, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ATxxxxxxxx2B, Aadhaar No: 88xxxxxxxx5763 Status : Representative, Representative of : Das & Sons Realty (as Partner)				
3	<b>Arkaprabha Das</b> Son of Alok Kumar Das Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office			 11/01/2023
Sagar Tower, Stall No. 1D, Basudevpur, City:- Haldia, P.O:- Khanjanchak, P.S:-Durgachak, District:- Purba Midnapore, West Bengal, India, PIN:- 721602, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BHxxxxxxxx7F, Aadhaar No: 24xxxxxxxx3703 Status : Representative, Representative of : Das & Sons Realty (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Milan Latua</b> Son of Sunil Latua Village:- Bhupatinagar, P.O:- Chaitanyapur, P.S:-Sutahata, District:- Purba Midnapore, West Bengal, India, PIN:- 721645			 11/01/2023
Identifier Of Sumita Chowdhury, Syed Baber Rashid, Alok Kumar Das, Anjan Das, Arkaprabha Das			11/01/2023

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Sumita Chowdhury	Das & Sons Realty-13.2 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Sumita Chowdhury	Das & Sons Realty-12.5 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Syed Babar Rashid	Das & Sons Realty-10.5 Dec

**Land Details as per Land Record**

District: Paschim Midnapore, P.S.: Midnapore, Gram Panchayat: SHIROMONI, Mouza: Talkui, JI No: 190, Pin Code: 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 626, LR Khatian No:- 395/3	Owner: সুমিতা চৌধুরী, Gurdian: পিকার্থ, Address: নিজ, Classification: ধানী সোয়েম, Area: 0.13000000 Acre,	Sumita Chowdhury
L2	LR Plot No:- 630, LR Khatian No:- 395/3	Owner: সুমিতা চৌধুরী, Gurdian: পিকার্থ, Address: নিজ, Classification: ধানী সোয়েম, Area: 0.13000000 Acre,	Sumita Chowdhury
L3	LR Plot No:- 630, LR Khatian No:- 2913	Owner: সৈয়দ বাবর রসিদ, Gurdian: সৈয়দ শাহজাল, Address: মালিকচক, Classification: ধানী সোয়েম, Area: 0.10000000 Acre,	Syed Babar Rashid

On 11-01-2023

**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 13:00 hrs on 11-01-2023, at the Office of the D.S.R. - II PASCIM MIDNAPORE by Syed Babar Rashid , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,57,76,775/-

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

Execution is admitted on 11/01/2023 by 1. Sumita Chowdhury, Wife of Siddhartha Sankar Chowdhury, P.O: Medinipur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife, 2. Syed Babar Rashid, Son of Syed Harun Rashid, V-19,sarat Pally, Medinipur, P.O: Medinipur, Thana: Medinipur, City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Muslim, by Profession Business

Indentified by Milan Latua, , , Son of Sunil Latua, P.O: Chaitanyapur, Thana: Sutahata, , Purba Midnapore, WEST BENGAL, India, PIN - 721645, by caste Hindu, by profession Others

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

Execution is admitted on 11-01-2023 by Alok Kumar Das, Partner, Das & Sons Realty (Partnership Firm), Sagar Tower, Stall No. 1D, Basudevpur, City:- Haldia, P.O:- Khanjanchak, P.S:-Durgachak, District:-Purba Midnapore, West Bengal, India, PIN:- 721602

Indentified by Milan Latua, , , Son of Sunil Latua, P.O: Chaitanyapur, Thana: Sutahata, , Purba Midnapore, WEST BENGAL, India, PIN - 721645, by caste Hindu, by profession Others

Execution is admitted on 11-01-2023 by Anjan Das, Partner, Das & Sons Realty (Partnership Firm), Sagar Tower, Stall No. 1D, Basudevpur, City:- Haldia, P.O:- Khanjanchak, P.S:-Durgachak, District:-Purba Midnapore, West Bengal, India, PIN:- 721602

Indentified by Milan Latua, , , Son of Sunil Latua, P.O: Chaitanyapur, Thana: Sutahata, , Purba Midnapore, WEST BENGAL, India, PIN - 721645, by caste Hindu, by profession Others

Execution is admitted on 11-01-2023 by Arkaprabha Das, Partner, Das & Sons Realty (Partnership Firm), Sagar Tower, Stall No. 1D, Basudevpur, City:- Haldia, P.O:- Khanjanchak, P.S:-Durgachak, District:-Purba Midnapore, West Bengal, India, PIN:- 721602

Indentified by Milan Latua, , , Son of Sunil Latua, P.O: Chaitanyapur, Thana: Sutahata, , Purba Midnapore, WEST BENGAL, India, PIN - 721645, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 74.00/- ( E = Rs 42.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 42/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/01/2023 12:57PM with Govt. Ref. No: 192022230247508841 on 10-01-2023, Amount Rs: 42/-, Bank: Punjab National Bank ( PUNB0010000 ), Ref. No. 416139441 on 10-01-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,050/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,050/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 483, Amount: Rs.5,000.00/-, Date of Purchase: 10/01/2023, Vendor name: Surja Kumar Roy  
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/01/2023 12:57PM with Govt. Ref. No: 192022230247508841 on 10-01-2023, Amount Rs: 35,050/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. 416139441 on 10-01-2023, Head of Account 0030-02-103-003-02



**Sudikshit Roy Barma  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II PASCIM  
MIDNAPORE  
Paschim Midnapore, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1002-2023, Page from 5899 to 5938**

**being No 100200250 for the year 2023.**



Digitally signed by Sudikshit Roy Barma  
Date: 2023.01.11 16:09:51 +05:30  
Reason: Digital Signing of Deed.

(Sudikshit Roy Barma) 2023/01/11 04:09:51 PM  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II PASCIM MIDNAPORE**  
**West Bengal.**

**(This document is digitally signed.)**

ক্রমিক নং..... ৪৮৩ হঁ তাঁ..... 10/01/2023  
 মুদ্রা..... ৮০০৫ fine hours and  
 শুল্ক..... Sunita Chowdhury  
 ঠেকানা..... Maniagar, Midnapore  
 সার্ক.....

ফার্ম..... পূর্ব মেডিনীপুর  
 স্টাম্প ভোক  
 সুর্য কুমার রায়  
 সুতাহাটা এ.ডি.এস.জার অফিস  
 লাইসেন্স নং ০২/৯২  
 পূর্ব মেডিনীপুর

১. প্রাপ্তি প্রক্রিয়া করা হয়েছে।  
 ২. প্রাপ্তি প্রক্রিয়া করা হয়েছে।  
 ৩. প্রাপ্তি প্রক্রিয়া করা হয়েছে।  
 ৪. প্রাপ্তি প্রক্রিয়া করা হয়েছে।  
 ৫. প্রাপ্তি প্রক্রিয়া করা হয়েছে।



District Sub Registrar-II  
 Paschim Medinipur

11 JAN 2023

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