3871/21

I-3772/21

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AB 091139

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

Addl. District Sub-Registrar Bidhannagar, (Salt Lake City)

25 NOV 2021

DEVELOPMENT AGREEMENT

This Agreement is made on this 24th day of November, 2021

BETWEEN

11 AUG 2021

SL. No. 10927 DATE.....
NAME.....
ADD.....
AMT. 50

BISWADEEP CHATTERJEE
ADVOCATE, HIGH COURT AT CALCUTTA

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA
OFFICE

Siddhi Mazumder

2851
V.C.T.I

Siddhi Mazumder

2852
V.C.T.I

Raj Kumar Ganguly

2853
V.C.T.I

Sisir Ganguly

2854
V.C.T.I

Identified by me :-
Ranjan Chatterjee
S/o Manas Chatterjee
113/4, Baguiati Avenue
Block - C Kol-55.

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধকের কার্যালয়
বিধাননগর, উত্তর ২৪ পরগনা
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 NOV 2021

(1) DR. RAJ KUMAR GANGULY (PAN – AGRPG5693E and AADHAAR NO. 2836 7537 1642), son of Late Jahar Lal Ganguly, by faith – Hindu, by Nationality – Indian, by occupation – Doctor, residing at BB-1, Salt Lake City, Sector – I, Kolkata – 700 064, P.O. - P.S. - Bidhannagar (North), District - North 24 Parganas, W.B., and **(2) SRI SISIR GANGULY** (PAN – ADZPG6846N and AADHAAR NO. 7502 9936 2047), son of Late Jahar Lal Ganguly, by faith – Hindu, by Nationality – Indian, occupation – Business, residing at 4/38, Block - 'D', Bangur Avenue, Kolkata - 700 055, P.O. - Bangur Avenue, under P. S. – Lake Town, in the District of North 24 Parganas, hereinafter jointly called and referred to as the **OWNERS** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, successors, administrators, executors and assigns) of the **ONE PART**

AND

SNS INFRA (PAN – AEJFS4640F), a Partnership Firm, having its registered office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, Kolkata – 700046, represented by its managing Partner, **SRI SIDDHARTH MANPURIA** (PAN – AMRPM8789K and AADHAAR NO. 8058 9843 2471), son of Sri Sohan Lal Manpuria, having office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, Kolkata – 700046, hereinafter called and referred to as the **DEVELOPER** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, legal representatives, administrators, executors and assigns) of the **OTHER PART**.

WHEREAS by virtue of a Deed of Sale, dated 10th February, 1967, registered at the office of Sub-Registrar at Cossipore Dum Dum, and recorded in Book No. I, Volume No. 25, Pages from 13 to 22, Deed No. being 985 for the year 1967, made between one Amalgamated Development Limited (being described as the Vendor therein) and Sri Raj Kumar Ganguly along with his two brothers (being described as the Purchasers therein), said Raj Kumar Ganguly along with his two brothers, namely, Sukumar Ganguly and Sisir Kumar Ganguly lawfully purchased ALL THAT piece and parcel of Land, being known and numbered as Plot No. 4/38, Bangur Avenue, Block – 'D', Kolkata – 700 055, covering total area measuring about 17 (seventeen) Kottahs, 06 (six) Chittacks and 14 (fourteen) Square Feet, within which 6 (six) Kottahs, 09 (nine) Chittacks and 24 (twenty four) Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98 and remaining 10 (ten) Kottahs, 12 (twelve) Chittacks and 35 (thirty five) Square Feet of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, lying within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), together with all easements and other appertaining rights thereto and thereupon, in equal ratio, against valuable consideration mentioned herein.

AND WHEREAS being absolutely seized and possessed of and otherwise well and sufficiently entitled to the aforesaid property, Raj Kumar Ganguly, Sukumar Ganguly and

Sisir Kumar Ganguly mutated their names in the records of the Municipality concerned under present Municipal Holding No. 1143 as the lawful joint-owners thereof.

AND WHEREAS said Raj Kumar Ganguly, Sukumar Ganguly and Sisir Kumar Ganguly thereafter caused construction of a dwelling house over the said plot of land as per the Sanctioned Building Plan thereof issued by the Municipal Authority concerned and thereafter, started holding the same by paying all the taxes, rates, levies and other impositions thereof regularly to the appropriate authorities.

AND WHEREAS being lawfully seized and possessed of his undivided 1/3rd share in the aforesaid property, said Sukumar Ganguly died intestate on 28th day of April, 2021, leaving behind surviving his widow, Sucharita Ganguly, and his three married daughters, namely, Indira Bhadra, Sukanya Batavyal and Suchira Ganguly, who thereby jointly inherited the undivided 1/3rd share left by the said deceased in the aforesaid property.

AND WHEREAS as such, said Raj Kumar Ganguly, Sisir Kumar Ganguly, Sucharita Ganguly, Indira Bhadra, Sukanya Batavyal and Suchira Ganguly became the present joint owners of the said property.

AND WHEREAS said Raj Kumar Ganguly and Sisir Kumar Ganguly, that is, the Owners herein are now in possession and enjoyment of ALL THAT undivided 2/3rd share in the piece and parcel of Land, being known and numbered as Plot No. 4/38, Bangur Avenue, Block – 'D', Kolkata – 700 055, covering total area measuring about 17 (seventeen) Kottahs, 06 (six) Chittacks and 14 (fourteen) Square Feet, within which 6 (six) Kottahs, 09 (nine) Chittacks and 24 (twenty four) Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98 and remaining 10 (ten) Kottahs, 12 (twelve) Chittacks and 35 (thirty five) Square Feet of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, being Holding No. 1143 (N) within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), together with the existing two storied residential building structure thereon, along with all easements and other usual appertaining rights thereto and thereupon, more fully and particularly described in the 'FIRST SCHEDULE' written hereunder and hereinafter referred to as the 'SAID PROPERTY', free from all sorts of encumbrances, charges, liens, lis-pendenses, demands, claims, attachments, debts, dues, acquisitions and requisitions as well as without any interference, disturbance, obstruction and hindrance from any person in any manner, whatsoever,

AND WHEREAS being lawfully seized and possessed of and otherwise well and sufficiently entitled to the said property, the Owners herein, with the mutual understanding and settlement with their other co-sharers, now have decided to develop their said property by way of construction of a new multi-storied building thereon as per Municipal sanction therefor by demolishing the existing building structures over there with the assistance of a reputed Developer having vast experience in developing lands and constructing multi-storied buildings.

AND WHEREAS with such desire, the Owners herein have approached the Developer herein with their proposal of development of their said property, the Developer has also agreed to develop the said property by accepting the said proposal of the Owners herein in terms of these presents, relying upon the representation of the Owners herein that they have already settled this issue of development of the property with their other co-sharers, namely, Sucharita Ganguly, Indira Bhadra, Sukanya Batavyal and Suchira Ganguly (that is, the surviving legal heirs and successors of Late Sukumar Ganguly), who also have the consensus for such development of the entire property by the Developer herein.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of these presents appearing hereunder and the terms used hereunder, unless excluded by or repugnant to the subject or context, shall mean the following:

ARTICLE: I

1.1 **OWNERS: (1) DR. RAJ KUMAR GANGULY** (PAN – AGRPG5693E and AADHAAR NO. 2836 7537 1642), son of Late Jahar Lal Ganguly, by faith – Hindu, by Nationality – Indian, by occupation – Doctor, residing at BB-1, Salt Lake City, Sector – I, Kolkata – 700 064, P.O. - P.S. - Bidhannagar (North), District - North 24 Parganas, W.B., and (2) SRI SISIR GANGULY (PAN – ADZPG6846N and AADHAAR NO. 7502 9936 2047), son of Late Jahar Lal Ganguly, by faith – Hindu, by Nationality – Indian, occupation – Business, residing at 4/38, Block - 'D', Bangur Avenue, Kolkata - 700 055, P.O. - Bangur Avenue, under P. S. – Lake Town, in the District of North 24 Parganas.

1.2 **DEVELOPER: SNS INFRA** (PAN – AEJFS4640F), a Partnership Firm, having its registered office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, Kolkata – 700046, represented by its managing Partner, SRI SIDDHARTH MANPURIA (PAN – AMRPM8789K and AADHAAR NO. 8058 9843 2471), son of Sri Sohan Lal Manpuria, having office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, Kolkata – 700046.

1.3 **PREMISES:** ALL THAT undivided 2/3rd share in the piece and parcel of Land, being known and numbered as Plot No. 4/38, Bangur Avenue, Block – 'D', Kolkata – 700 055, covering total area measuring about 17 (seventeen) Kottahs, 06 (six) Chittacks and 14 (fourteen) Square Feet, within which 6 (six) Kottahs, 09 (nine) Chittacks and 24 (twenty four) Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98 and remaining 10 (ten) Kottahs, 12 (twelve) Chittacks and 35 (thirty five) Square Feet of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, being Holding No. 1143 (N) within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), together with the existing two storied residential building structure thereon, along with all easements and other usual appertaining rights thereto and

thereupon, more fully and particularly described in the 'FIRST SCHEDULE' written hereunder and hereinafter referred to as the 'SAID PROPERTY'.

1.4 **DEVELOPMENT AGREEMENT**: These presents as made and executed by and between the parties hereto.

1.5 **BUILDING**: A Multi-Storied Building as to be constructed by the Developer herein on the entire plot of land in accordance with the Building Plan to be sanctioned and/or approved by the competent Municipal and other Authorities concerned.

1.6 **PLAN**: The sanctioned or approved plan of construction of the proposed multi-storied building over the entire property at the costs and expenses of the Developer herein with such additions, alterations and modifications of the same as would be deemed necessary by the Developer herein for the betterment of the project.

1.7 **ARCHITECT**: The person and/or firm to be appointed by the Developer herein for planning, designing and supervising the proposed building.

1.8 **ADVOCATE OF THE ENTIRE PROJECT**: Mr. Biswdeep Chatterjee, Advocate, High Court, Calcutta.

1.9 **OWNERS' ALLOCATION**: ALL THAT share to be delivered to the Owners herein within the proposed new Multi-Storied Building to be constructed and completed in habitable condition over the entire Plot of Land in accordance with the plan of construction to be sanctioned by the competent Authorities concerned, together with proportionate undivided share in the land underneath as well as that in the common areas and common facilities thereof, the same being more fully and particularly described in the 'SECOND SCHEDULE' written hereunder.

1.10 **DEVELOPER'S ALLOCATION**: Save and except the Owners' Allocated share and areas, the Developer herein shall be entitled to the remaining share and/or portion in proposed new Multi-Storied Building as to be constructed and completed over the entire Plot of Land together with proportionate undivided share in the land underneath as well as that in the common areas and common facilities thereof, the same being more fully and particularly described in the 'THIRD SCHEDULE' written hereunder.

1.11 **CONSTRUCTED AREA**: Constructed Area of the building means the total measurement of construction as to be calculated after finishing of the super-structure of the building of by joint measurement of the ultimate roof thereof by the Owners and the Developer herein.

1.12 **SALEABLE AREA** : All the portions in the proposed building pertaining to the Developer's allocation and the portions of the Owner's allocation on their written consent together with proportionate undivided share in the land underneath as well as that in the common areas and common facilities attached thereto, save and except the flats, units and car-parking-spaces specifically reserved for the exclusive use and occupation of the Owners herein as per the terms of the Supplementary Agreement to be executed therefor.

1.13 **COMMON SERVICE AREAS**: All the common service and facilities to be enjoyed by the Owners, the Developer and the future purchasers/occupiers in the proposed building, as more fully and particularly described in the 'FOURTH SCHEDULE' written hereunder.

1.14 **CONSIDERATION**: The cost of development of the said property to be incurred by the Developer herein will be treated as the consideration to be given to the Owners herein against which the Owners hereby transfer the Developer's Allocation to the Developer herein along with undivided proportionate share in the land underneath the proposed building as well as that in the common areas of the new building.

1.15 **DELIVERY OF POSSESSION OF LAND AND PREMSIES**: In the context shall mean that the Owners herein will hand over to the Developer herein the vacant physical possession of the said property soon after the sanction of the proposed building plan by the competent Authority with the reasonable period of time to be provided to the owners by the Developer for their peaceful shifting to suitable temporary accommodation in the same locality to be arranged by the Developer at its cost. In any case, however, the Developer shall not demand the delivery of possession of the premises by the Owners herein before May, 2022.

1.16 **TIME**: The Developer herein will complete the building and shall deliver the physical possession of the Owners' Allocation within a period of 36 (thirty six) months from the date of sanction of the proposed building plan and required permissions for construction thereon from all the Authorities concerned or from the date of handing over of vacant physical possession of the said premises by the Owners in the hand of the Developer for the purpose of inception of the development work thereon, whichever is later. The Developer shall, however, get another 12 (twelve) months of grace period for fulfilling its promise above.

1.17 **POWER OF ATTORNEY**: Simultaneously with the execution of these presents, the Owners herein also undertakes to execute a Registered Development Power of Attorney in favour of the said Developer herein, appointing it as their lawful Constituted Attorney for the Owners herein to do all the acts, deeds and things stipulated therein.

1.18 **COMMON EXPENSES**: The expenses and costs of maintaining the common parts of the building which would be borne or paid proportionately by the Owners and the Developer and/or by their respective nominees, as more fully and particularly described in the 'FIFTH SCHEDULE' hereunder written.

1.19 **UNDIVIDED SHARE OF LAND**: The undivided proportionate share or interest in the land of the premises attributable to the flats/car parking spaces/garages/covered-spaces/shops/show-rooms pertaining to the Developer's allocation and the Owners' allocation.

1.20 **MANNER OF WORK AND SPECIFICATIONS**: The materials and accessories which are to be used for construction of the building, as particularly described in the 'SIXTH SCHEDULE' written hereunder.

1.21 **PROJECT**: The work of development of the said property undertaken by the Developer herein at its own cost.

1.22 **UNIT**: Any independent unit of flat/car parking space/shop-room in the new building, which can be exclusively owned, used and/or enjoyed by any unit owner and which will not be treated within the common service areas.

1.23 **UNIT OWNER**: Any person, who acquires, holds and/or owns or agrees to acquire, hold and/or to own any unit in the proposed building and shall include the Owners herein and the Developer herein in respect of the units in the proposed building respectively held by them, which are to be used from time to time as per the guide-lines of user described in the 'SEVENTH SCHEDULE' written hereunder.

1.24 **DIVISION OF RESPECTIVE ALLOCATIONS**: The divisions and demarcation of respective allocations over different areas and portions on the different floors in the building to be constructed, erected, promoted, built and developed by the Developer herein as per the terms, conditions, enumerations, provisions herein mentioned, would be mutually decided later on by the Parties hereto after sanction of the building plan and on completion of the super structure, as may be time to time settled by and between them in terms of Supplementary Agreement(s) thereto.

ARTICLE – II

2. OWNERS represent as follows:

2.1 The Owners herein, being the lawful joint owners of the said premises more fully described in the 'FIRST SCHEDULE' written hereunder, are now enjoying absolute physical possession thereof.

2.2 There is no dispute in the title of the property whatsoever in nature.

2.3 The rights, titles and interests of the Owners herein in the said premises are free from all sorts encumbrances, charges, liens, lis pendenses, damages, claims, hindrances, attachments, debts, dues, disturbance, acquisition and requisitions whatsoever and the Owners herein have free and marketable title thereto.

2.4 The premises or any part thereof has not been subjected to any requisitions, acquisition or alignment by any authority or authorities under any law. Moreover, the Owners hereby confirm that no such notice or intimation about any such proceedings has been issued by any authority.

2.5 That no suit or proceeding is pending in any court of law relating to the said premises or any part thereof.

2.6 The said premises do not come under the purview of the Urban Land (Ceiling and Regulation) Act, 1976.

2.7 That no part of the said premises has fallen under any Development Scheme of Government or any statutory authority.

2.8 Neither the said premises nor any part thereof has been attached and/or is liable to be attached due to any decree/order of any Court of law or due to any order from Income Tax or Revenue Department or from any other public authority.

2.9 The Owners hereby represents that they have not entered into any agreement for development, sale, lease, exchange, gift or any kind of transfer of the said premises with any other person or body of persons or company before entering into this Agreement or they have not in any way dealt with the said premises or issued any power, whereby the rights, titles and interests of the Owners herein as to the ownership, use, development and enjoyment thereof may be affected in any manner whatsoever.

2.10 The Owners herein have already settled this issue of development of the entire property at this Plot Number with their other co-sharers, namely, Sucharita Ganguly, Indira Bhadra, Sukanya Batavyal and Suchira Ganguly (that is, the surviving legal heirs and successors of Late Sukumar Ganguly), who have their full consent for appointing the Second Party herein as the Developer of the entire property for the purpose of development and/or construction of a Multi-Storied Building thereon by way of execution and registration of necessary Development Agreement and Development Power of Attorney in favour of the Developer herein at their earliest (presumably within 20th December, 2021).

ARTICLE III: OWNERS' RIGHTS:

3.1 In their respective Owner's Allocation within the proposed new Multi-Storied Building, the Owner No. 1 and the Owner No. 2 each shall get 16.66% of constructed area in the whole new building including any additional floor as may be constructed over the roof of the building, subject to the terms hereunder written regarding refund of the security deposit below. For the sake of more clarity the respective Owner's Allocation is more fully and particularly in details in the 'SECOND SCHEDULE' written hereunder.

3.2 The Owners No. 1 and 2 will be entitled to get proper shifting to two separate suitable temporary accommodations in the locality as to be arranged by the Developer at its own cost until delivery of the Owners' Allocation in the new building in complete habitable condition.

3.3 It is settled by and between the parties hereto that the Developer herein has to pay to the Owner No. 1 and to the Owner No. 2 herein a total sum of Rs.4,00,00,000/- (Rupees Four Crores) only in equal ratio as interest free refundable Security Deposit under these presents, which has to be refunded (without interest) to the Developer herein at the time of handing over of the possession of the Owners' Allocated Areas within the proposed new multi-storied building to the Owner No. 1 as well as to the Owner No. 2 herein in terms of these presents. Now, out of the total sum of refundable Security Deposit payable to the Owner No. 1 and the Owner No. 2 herein, as aforesaid, the Developer has paid Rs.2,00,00,000/- (Rupees Two Crores) only to them in 50:50 ratio on this date of execution and registration of theses presents, promising to pay the balance sum of Rs.2,00,00,000/- (Rupees Two Crores) only to them in same ratio at the time of delivery of the vacant physical possession of the premises

concerned in the hand of the Developer for the purpose of inception of the proposed construction work thereon. It is, however, specifically covenanted here that in case of non-refund of such Security Deposit or any part thereof by the Owner No. 1 or by the Owner No. 2 herein before handing over of their respective Owner's Allocation, the due sum will be adjusted by the Developer from their respective Owner's Allocated Areas at the fixed rate of Rs.6000/- (Rupees Six Thousand) per Square Feet of constructed area thereof.

3.4 The Owners shall be entitled to get at their own choice all the wooden and electrical fixtures, fittings, installations, furniture existing in the said premises.

ARTICLE IV: OWNERS' OBLIGATION:

4.1 The Owners herein shall answer and comply with all queries and requisitions made by the Ld. Advocate of the Developer herein regarding the titles and rights of the Owners herein to the said premises. The Owners herein shall also have to make out a marketable title in the said premises and undertakes to rectify the defects in the title, if any, at their own costs and expenses.

4.2 The Owners herein undertake to deliver the physical possession of the said premises to the Developer herein, as and when that may be demanded by the Developer after sanction of the proposed Building Plan thereof by the competent Municipal Authority.

4.3 The Developer herein shall be entitled to construct and complete the building in accordance with the sanctioned building plan without any interference or hindrance from the side of the Owners herein.

4.4 The Owners herein will not let out, grant, lease, mortgage and/or create any charge in respect of the Owners' Allocation or any portion of the said premises and building until full implementation of all terms of these presents or that of any supplementary agreement hereto, as may be required to be executed by and between the parties hereto in future.

4.5 The Owners herein undertake to execute registered Development Power of Attorney in pursuance of these presents unto and in favour of the Developer herein, authorizing the Developer to do, perform and execute all the necessary acts, deeds and things lawfully for the purpose of development of the said premises in terms of these presents. By such Power of Attorney, the Owners will empower the Developer to obtain the necessary sanction, permission, no objection certificate or clearance certification from the authorities concerned for the purpose of the proposed construction, and to deal with any portion under Developer's Allocation with intending purchaser(s) as the attorney may think fit and proper, and also, to enter into agreements for sale of any portion, flat, car-paring-space, garage and any saleable area in the proposed new building pertaining to Developer's Allocation in terms of these presents as well as to receive advance payments and other payments in respect thereof and to give possession or to execute deed of conveyance and to get the documents, agreements, deeds of conveyance registered as and when necessary on such terms and conditions as the Developer may think fit and proper, and to do all things lawfully in connection therewith.

4.6 The Owners herein hereby transferred the undivided proportionate share of land pertaining to the Developer's allocation to the Developer herein. The Developer thus, being the constituted attorney of the Owners, shall have the right to execute all agreements and deeds of conveyance for transferring portions within the Developer's Allocation in the proposed new building along with undivided proportionate share of land as well as that in the common areas thereof.

4.7 The Owners herein will not object in any way the Developer to sell/convey/transfer the flats/units/car parking spaces pertaining to the Developer's Allocation in the proposed building along with undivided proportionate share in the land to third party purchasers or to their nominees. However, the Owners' Allocation is required to be handed over to the Owners herein, as per the terms, conditions, provisions existing by and between the Parties herein. The cost of preparation, stamping, and registration of the conveyances shall be borne and paid by the unit owners.

4.8 The Owners have made the Developer satisfied about the title of the subject premises by showing all the documents of title thereof, photocopies of which have been produced by the Owners to the Developer. The Owners herein undertakes to produce the original title deeds and documents before any competent authority, personnel or agent of any loan sanctioning bank as well as before any intending purchaser, if so required for by the Developer in order to achieve the ends of these presents.

4.9 The Owners herein shall from time to time on request of the Developer, grant such further power or authority to the Developer herein and/or its nominee/s concerning the project for the Developer herein for constructing additional floors over the roof of the building as well as for doing the various works envisaged hereunder, including power of entering into agreements for sale of portions of the proposed building and to receive all amounts in pursuance thereof. The Owners will, however, be entitled to get their allocation in the additional floors (if any) as may be constructed by the Developer as particularly stated in the 'SECOND SCHEDULE' written hereunder. The entire cost of sanction and construction of all such floors and areas will be borne by the Developer.

4.10 Subject to prior refund or adjustment of the whole amount of said Security Deposit, as aforesaid, the Owners shall at any point of time after getting Owners' Allocation in the new Building can sell, convey, transfer, lienate, grant, demise any part and/or portion of the Owner's Allocation to any party of their choice.

ARTICLE – V: DEVELOPER'S RIGHT:

5.1 The Owners herein hereby grants exclusive right to the Developer to build and complete the proposed building as per sanctioned building plan and/or as per the due approval of the competent sanctioning authority thereof.

5.2 The Owners herein hereby grants exclusive right to the Developer herein to commercially exploit the Developer's allocation without any obstruction and/or claim from the Owners herein. The Developer herein will have full right and absolute authority to enter into any

agreement with any purchaser in respect of the Developer's allocation at any price of its sole discretion and receive advance/consideration in full thereof.

5.3 The Developer herein shall be entitled to occupy and use the premises subject to the terms of these presents for the duration of the project. The Developer herein shall be entitled to use the said premises for setting up a temporary site office and/or quarters for the guard and other staffs thereto and shall further be entitled to put up sign boards and advertisement in the project and post its watch staffs therein.

5.4 Upon being inducted into the premises, the Developer herein shall be at liberty to do all works as be required for the project and to utilize the existing electricity and water, if any, in the premises, at its costs and expenses. The Developer herein shall have the right to obtain temporary connection of utilities for the project and the Owners herein shall sign and execute all papers and documents necessary therefor.

5.5 The Developer herein would be entitled to receive, collect and realize all money out of the Developer's Allocation without any right or liability of the Owners.

5.6 The Developer herein shall cause such changes to be made in the plans as the architect may approve and/or shall be required by the concerned authorities, from time to time.

5.7 The Developer herein shall apply for and obtain quota of cement, steel, brick and other building materials for construction of the building.

5.8 The Developer herein shall have right to deliver unit pertaining to the Developer's allocation to the intending and/or prospective purchaser/s and/or buyer/s.

5.9 The Developer herein will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the Developer's Allocation in the building at its own cost.

5.10 The Developer herein will appropriate all the materials and debris of the existing building on its demolition, save and except the wooden and electrical fittings, fixtures, installations, furniture of the choice of the Owners at their discretion.

5.11 The Owners herein shall give such co-operation to the Developer herein and sign all the papers, confirmation and/or authorities as may be reasonably required by the Developer herein from time to time for the project at the cost and expenses of the Developer.

5.12 The Owners herein will bear all taxes and impositions on the premises and/or part thereof till they deliver the possession of the premises to the Developer herein.

5.13 The Developer herein shall be entitled for all times to come to obtain loans from Banks and/or Financial Institutions and/or Private Finances towards the cost of construction of the said project and if necessary can create a mortgage of the Developer's Allocation or any portion under the same. Provided that it is the sole responsibility of the Developer herein to hand over the Owners' allocation to the Owners herein free from all sorts of encumbrances,

charges, liens, lis pendens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions, whatsoever, without any interference, disturbance and obstruction whatever from any person, whomsoever, and corner and manner whatever, subject to prior refund or adjustment of the security deposit under these presents.

5.14 The Developer herein shall be exclusively entitled to sell, alienate, grant, provide and give to different prospective purchaser/s and/or buyer/s and/or transferee/s the different parts and portions of the Developer's allocation. And if the Owners herein shall intend to sell, alienate, grant, provide and give any portion of their allocation unto and in favour of different prospective purchaser/s and/or buyer/s and/or transferee/s for valuable consideration/s, the Developer herein shall confirm the same by joining as a confirming party in the relevant deeds of conveyances thereof (if required by law).

5.15 The Developer herein shall be entitle to acquire, purchase, seize, possess, own and have landed property and/or landed properties adjacent and/or adjoining the subject land property as per its choice and discretion in order to have expansion and/or addition in the instant project on the terms, conditions, enumerations, provisions, considerations and others with the owner(s) of the said property and/or properties, as the case may be, and the Owner herein shall not raise any objection, claim, demand thereof as well as shall not obstruct, hinder or disturb the same in any manner whatsoever for all times to come for the purpose of betterment of the instant project.

ARTICLE – VI: DEVELOPER'S OBLIGATION:

6.1 The Developer herein will deliver the Owner's allocation in complete habitable condition to the Owners herein within 36 (thirty six) months from the date of sanction of the Building Plan with other necessary permissions thereof or from the date of handing over of vacant physical possession of the premises by the Owners, whichever is later. Provided that the Developer herein must so positive endeavour to get such sanction as soon as possible. Notwithstanding that the Developer herein would be entitled to another 12 (twelve) months as additional grace period for fulfilling the above promise on its part.

6.2 All the costs, charges, and expenses for construction of the building and/or the development of the said premises shall be borne and paid by the Developer herein exclusively.

6.3 The Developer herein will complete the Owner's allocation with the specification written hereunder.

6.4 The Developer herein shall construct the building with standard materials available in the market.

6.5 The Developer herein will bear all costs of construction and sanction of the proposed multi-storied building with modern fittings and installations in the flats as well as in the common areas therein.

6.6 The Developer shall try to provide common club, gymnasium and other modern facilities and amenities in the project as may be permitted by the authority concerned.

ARTICLE – VII: OWNER'S INDEMNITY:

7.1 The Developer herein indemnifies the Owners herein against all claims, actions, suits and proceedings arising out of any act of the Developer herein in connection with the construction of proposed building or for any accident at the site or for any third party claim during the completion of the project.

7.2 The Developer herein shall indemnify and keep the Owners herein always indemnified in respect of all the costs, expenses, claims, proceedings, litigations, third party claims arising out of any misdeed or illegal and/or unauthorized construction by the Developer as well as for any sub-standard construction work during or after the development of the project herein.

7.3 The Developer herein shall keep the Owners saved harmless and indemnified in respect of any loss and damage that may cause due deliberate breach of condition of these presents.

7.4 The Developer herein indemnifies the Owners herein against all the claims and demands of the suppliers, contractors, workmen and agents of the Developer herein.

7.5 The Developer herein indemnifies the Owners herein against any demand and/or claim made by the unit holder or financers in respect of the Developer's allocation.

7.6 The Developer herein indemnifies the Owners herein against any action taken by the municipality and/or other authority for any illegal or faulty construction.

ARTICLE VIII – COMMON UNDERSTANDINGS:

8.1 The Premises will not be handed over by the Owners to the Developer herein for inception of development work before 1st day of May, 2022.

8.2 In case it is required to pay any outstanding dues to the municipality or any other outgoings in respect of the premises till the date of handing over of the vacant and peaceful possession of the said premises to the Developer herein, then the Owners herein shall clear such dues and bear the costs and expenses thereof and the Developer herein shall be liable for the subsequent period. In other words, the Developer herein shall pay the municipal rates and taxes and electricity bills from the date of taking possession of the said premises till the date of handing over possession of the Owner's allocation to the Owners herein.

8.3 The Owners herein shall be solely and exclusively entitled to the Owner's allocation and the Developer shall be solely and exclusively entitled to the Developer's allocation, subject to common restrictions in the building. The parties hereto shall mutually choose their respective allocations in the new building by entering into Supplementary Agreement(s) therefor after sanction of the proposed building plan. However, the final demarcation and apportionment of respective allocations of the parties hereto would be made after completion of the super-

structure of the proposed building by way of joint measurement of the ultimate roof of the building in presence of both the sides as per the usual practice thereof prevailing in the locality lying under the Municipality. Be it specified here that the respective allocations of the Owners and the Developer in the proposed new building shall be separated in every alternate floor basis, unless otherwise agreed by and between them in future mutually in writing.

8.4 The Owners herein and the Developer herein shall be entitled absolutely to their respective allocations and shall be at liberty to deal therewith in the manner as written above, subject to the general restrictions for mutual advantage inherent in the Ownership Flat/Unit schemes. They will also be at liberty to enter into agreement for sale of their for their respective allocations as per terms of theses presents, save that in so far as the same relates to common areas and common expenses and other matter of common interest, the Owners and the Developer both shall adopt the same covenants and restrictions. The form of such agreement to be utilized by the Parties shall be such as be drawn by the Ld. Advocate in consultation with the parties hereto but the same shall be in accordance with the practices prevailing in the locality.

8.5 The monies payable and/or to be deposited for the common purposes as common expenses shall be receivable only by the Developer from all the Units/Flats owners till formation of the Society or any other Association of the Unit/Flat Owner and/or occupiers for proper maintenance of the building.

8.6 The Developer herein will provide electricity connection for the entirety of the building (including the Owner's allocation). The Owners herein and/or their nominees shall, however, have to reimburse the Developer herein proportionately against the total deposit and expenses towards obtaining electricity from the authority concerned.

8.7 Upon completion of the building, the Developer herein shall diligently maintain and manage the same in accordance with such rules as may be framed by the Advocate and as in conformity with other ownership buildings in the locality. The Developer, the Owners and their respective transferees shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management of the building.

8.8 If so required by the Developer herein, the Owners herein shall join as a Confirming Party in any document conveyance and/or any other document of transfer that the developer may enter into with any person who desire to acquire units comprised in the Developer's allocation and similarly, the Developer herein shall join in respect of the Owner's allocation.

8.9 In case of any unfortunate incident like death of any party to these presents, his or her legal heirs and successors will replace the deceased person and will get his/her respective sharers and benefits under these presents. In that case such legal heirs and successors shall also have to immediately grant required Power of Attorney in the name of the Developer for the purpose of satisfaction of this project and shall also sign other papers and documents as may be required by law. No legal heir and/or successor can, however, make any unreasonable delay or dilemma in grating such Power of Attorney in favour of the Developer, causing unwarranted delay in completion of the project. Similarly, the Owners or their legal heirs

and/or successors (as the case may be) shall not cause any kind of delay or negligence in execution of necessary Supplementary Agreement(s) for demarcation, separation and/or settlement of their respective allocations within the proposed new building as and when that may be required by the Developer herein. The Developer, however, cannot be held liable for any such delay on the part of the Owners or by their legal heirs and successors (as the case may be). The Developer hereby reserves its right to proceed against the Owners or their legal heirs and successors (as the case may be) in case of any unnecessary and/or inordinate delay on their part causing hindrance in progress of the project.

8.10 Subject to the Force Majeure and other unforeseen situations beyond its reasonable control, the Developer has to deliver the Owners' Allocation in complete condition within the maximum stipulated time limit stated herein above, failing which the Developer will be liable to pay appropriate damages to the Owners for such deliberate breach of contract on its part.

8.11 It is specifically agreed by and between the parties hereto that the respective allocations of the Owners and the Developer in the proposed new building shall be separated in every alternate floor basis, unless otherwise agreed by and between them in future mutually in writing.

ARTICLE IX: COMMON RESTRICTIONS:

9.1 Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupiers of the building.

9.2 Neither party shall demolish or permit to demolish any wall or make any structural alteration to the building.

9.3 Both parties shall abide by all laws, by-laws, rules and regulations of the competent authority in enjoying the occupation of the building.

9.4 Both parties will jointly form an ad-hoc common body committee to look after the maintenance of the building. But with the Owners taking possession of the Owner's allocation and the Developer selling major portions of its allocation, the Developer will have no liability to the said committee and/or to any other association of unit owners which may be formed.

9.5 Neither party shall use or permit to use of their respective allocation or any portion of the said building for storing articles which may be detrimental to the free ingress and egress to the building or any part thereof.

9.6 Both parties will allow one another at their respective allocations for maintenance of the building.

9.7 Both parties will bear proportionately common expenses of the building.

ARTICLE X : MISCELLANEOUS :

10.1 The Owners and the Developer herein have entered into these presents purely on independent status and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

10.2 Save and except these presents no agreement and/or oral representation between the parties hereto exists or will have any validity.

ARTICLE XI : FORCE MAJURE:

11.1 Force Majeure shall mean any Acts of God including, but not limited to flood, earthquake, riot, war, storm, tempest, fire, civil commotion, strike, lock-down, pandemic situation, disruption in supply of building materials, such as cement, steel, sand, stone-chips, bricks etc. or labour unrest or any political or communal unrest or prohibitory order of any court or tribunal or suspension of work by order of any local body or other authorities. Be it specified here that neither of the parties hereto shall be regarded to have committed any kind of breach of terms under these presents, if the party at fault is prevented from discharging any obligation due to any condition amounting to Force Majeure or due to any circumstances beyond his, her, their or its reasonable control.

ARTICLE XII: JURISDICTION:

12.1 The Courts having territorial jurisdiction over the said property will always have the ordinary civil jurisdiction over any matter relating to this project in pursuance of this agreement.

ARTICLE XIII: ARBITRATION:

13.1 All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred to the Arbitration of the Arbitrator to be appointed by both the parties. Such Arbitration shall otherwise be in accordance with the Arbitration and Conciliation Act (as amended upto date) and the Rules framed there under.

THE FIRST SCHEDULE ABOVE REFERRED TO:

PART - I

ALL THAT piece and parcel of Bastu Land, being known and numbered as Plot No. 4/38, Bangur Avenue, Block – 'D', Kolkata – 700 055, covering total area measuring about 17 (seventeen) Kottahs, 06 (six) Chittacks and 14 (fourteen) Square Feet (i.e. equivalent to 12524 Square Feet), be the same a little more or less, within which more or less 6 (six) Kottahs, 09 (nine) Chittacks and 24 (twenty four) Square Feet (i.e equivalent to 4749 Square Feet) of land area being comprised in Part of Dag No. 1307 under Khatian No. 98, and remaining 10 (ten) Kottahs, 12 (twelve) Chittacks and 35 (thirty five) Square Feet (i.e

equivalent to 7775 Square Feet) of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, lying within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), together with a Ground-plus-One (G+1) Storied Residential Building standing thereon, having total constructed area measuring about more or less 3000 Square Feet (having 1500 Square Feet area in each floor), along with all easements and other appertaining rights thereto and thereupon, which is butted and bounded by:–

ON THE NORTH	: By 40 feet wide Municipal Road;
ON THE EAST	: By Plot Nos. 4 and 52/2 , Bl-D, Bangur Avenue;
ON THE SOUTH	: By 20 feet wide Municipal Road;
ON THE WEST	: By Plot Nos. 1/3 and 52/1 , Bl-D, Bangur Avenue.

PART – II

ALL THAT undivided 2/3rd share in the piece and parcel of Bastu Land, being known and numbered as Plot No. 4/38, Bangur Avenue, Block – 'D', Kolkata – 700 055, comprising a share of area of 8349.33 Square Feet, be the same a little more or less, within which 3166 Square Feet Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98, and remaining 5183.33 Square Feet Square Feet of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, lying within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), together with undivided 2/3rd proportionate share in the a Ground-plus-One (G+1) Storied Residential Building thereon, having a share of area of more or less 2000 Square Feet (having 1000 Square Feet share area in each floor), along with all easements and other appertaining rights thereto and thereupon.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALLOCATION OF THE OWNER NOS. 1 AND 2: The Owner No. 1 and 2 each shall get 16.66% of constructed area in the whole new building including any additional floor as may be constructed over the roof of the building in accordance with the plan of construction as to be sanctioned by South Dum Dum Municipality, together with proportionate undivided share in the land underneath, and together with proportionate undivided share in the common areas and common facilities therein.

Moreover, the Developer herein has also agreed to pay to the Owner No. 1 and to the Owner No. 2 herein a total sum of Rs.4,00,00,000/- (Rupees Four Crores) only in equal ratio as interest free refundable Security Deposit under these presents, which has to be refunded (without interest) to the Developer herein at the time of handing over of the possession of the Owners' Allocated Areas within the proposed new multi-storied building to the Owner No. 1 as well as to the Owner No. 2 herein in terms of these presents.

Now, out of the total sum of refundable Security Deposit payable to the Owner No. 1 and the Owner No. 2 herein, as aforesaid, the Developer has paid Rs.2,00,00,000/- (Rupees Two Crores) only to them in 50:50 ratio on this date of execution and registration of theses presents, promising to pay the balance sum of Rs.2,00,00,000/- (Rupees Two Crores) only to them in same ratio at the time of delivery of the vacant physical possession of the premises concerned in the hand of the Developer for the purpose of inception of the proposed construction work thereon.

THE THIRD SCHEDULE ABOVE REFERRED TO

DEVELOPER'S ALLOCATION: Save and except the shares and/or portions respectively allocated to the Owners herein (as aforesaid), the Developer shall get all that remaining constructed areas, erections and extensions within the proposed new Multi-Storied Building to be constructed over the entire Plot of Land, together with proportionate undivided share in the land underneath, and also, together with proportionate undivided share in the common areas and common facilities therein.

THE FOURTH SCHEDULE ABOVE REFERRED TO [DESCRIPTION OF THE COMMON AREAS, COMMON FACILITIES]

1. Proportionate undivided share in the land underneath the proposed building whether improved or unimproved.

2. Electric meter, all wirings, fittings and accessories for lighting of staircase, lobby, common passage, pump room, main entrance water pumps, lift and roof.

3. Drains, rain-water pipes, service pipes, sewers and gutters in the proposed building.

4. Staircases, landings, lobbies, lift, roof, paths, passages, driveways, boundary wall and main entrance of the proposed building.

5. Water reservoir, overhead water tank, water pipes (save those inside any flat), water pump and other common plumbing installations.

6. Lateral, vertical, overhead and underneath supporting beams, columns, rafters, plinth and roof fixtures in and upon all the main load bearing, separating and common walls in the proposed building including those inside the said flat hereby conveyed.

7. Caretaker's or gatekeeper's room/quarter, if any.

8. The proportionate undivided share and interest in all the fittings, fixtures, sanitary fittings, electrical wirings and common walls starting from the main entrance up to the roof, together with the undivided proportionate interest in all the equipments in the common areas for common facilities in the proposed building including the water supplied by the Municipality, and the same interest in all ancient or other rights, liberties, easements, privileges, advantages, appendages and appurtenances, whatsoever in nature, attached to the said land and building.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF COMMON EXPENSES)

1. The expenses for administration, maintenance, repair replacement of the common parts, equipments, accessories, common areas and facilities including white washing, painting and decorating the exterior portion of the proposed building along with the boundary walls, entrance, the stair cases, the landing, the gutters, rain water pipes, motors, pumps, water gas pipe, electric wiring, installations, sewers, drains and all other common parts fixtures fittings and equipments in under or upon the building enjoyed or used in common by the Owner, Transferees, Purchasers, co-purchaser or other occupiers thereof.
2. The costs of cleaning, maintaining and lighting the main entrance, passages, landings, staircase and other parts of the building as enjoyed or used in common by the occupiers of the proposed building.
3. Cost and charges of reasonably required for the maintenance of the proposed building and for watch and ward duty, and other incidental costs.
4. The cost of decorating and exterior of the proposed building.
5. The cost of repairing and maintenance of water pump, electrical installations, over lights, and service charges and supplies of common utilities.
6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lighting, Civil Commotion etc.
7. Proportionate Municipal taxes, multi-storied building tax, if any, and other similar taxes save those separately assessed on the respective flat.
8. Litigation expenses as may be necessary for protecting the right, title and possession of the land and the building.
9. Such other expenses as are necessary or incidental for maintenance, up-keep and security of the building, and Govt. duties as may be determined by the flat and/or Unit Owners' Association, as shall be formed by the unit owners, inclusive of the owners as

soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of the West Bengal Apartment Ownership Act and bye laws, thereof as amended from time to time being obligatory on their part in the fullest legal sense of the term.

10. The share of the Owner, Transferee, purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of the unit hereunder sold as against the total amount as may be incurred in any of the heads of such expenses in accordance with the proportion of the area within the same as against the total area within the building to be covered thereunder.

THE SIXTH SCHEDULE ABOVE REFERRED TO:
GENERAL SPECIFICATIONS OF CONSTRUCTION

(THE SECOND SCHEDULE)
(General Specifications of construction)

i Structure	:	R.C.C. framed structure as per sanction and permission from the competent authority. [Construction building materials to be used in the project would be of Standard quality, viz. in case of Cement : ACC, Ultratech or equivalent quality and in case of Rod: Sail, Shyam Steel or equivalent]
i Doors	:	Quality wooden frames and solid core flush doors/panel shutters.
i Windows	:	Aluminum paneled standard glass fitted shutter windows.
i Living/Dining	:	(a) Flooring: Vitrified tiles. (b) Electricals: Concealed copper wiring with latest switches. Provision for telephone, television and intercom.
· Bedrooms	:	(a) Flooring: Vitrified/Rectified tiles. (b) Electricals: Concealed copper wiring with latest switches. Provision for telephone and A. C. points in master bedroom.

· Kitchen	:	(a) Flooring: Ceramic tiles. (b) Electricals: Conceals copper wiring with latest switches. Provision for adequate plug points for appliances. (c) Counter: Granite slab with stainless steel sink. (d) Wall tiles: Ceramic tiles Upto 2' (two feet) height above Counter.
· Toilets	:	(a) Flooring: Anti-skid Ceramic tiles. (b)Electricals: Concealed copper wiring with latest switches. Provision for adequate light and geyser point. (c) Wall Tiles: Wall dados in ceramic tiles upto door height. (d) Sanitaryware: Quality chromium plated fittings of any renowned company.
· Lifts	:	Lifts of suitable capacity of "KONE" or any other equivalent company to be installed in each block.
i Exterior	:	Durable outer finish with weather coat.
Water supply	:	The flat will be provided with water supply line from R.C.C. overhead tank, which will be filled with water pumped up from the underground reservoir which will store water supplied by the Municipality.

SEVENTH SCHEDULE ABOVE REFERRED TO

(THE GUIDANCE OF USER OF THE FLAT HEREBY AGREED TO CONVEYED)

The Owner, Transferee, purchaser or purchasers and other occupiers, if any, of the building, shall not be entitled to use the aforesaid flat for the following purpose:-

1. To use the flats or roof or terrace or any portion thereof in such manner which may or is likely to cause injury damage, nuisance, or annoyance to the owners or occupiers of the other units.

2. To use the flats for any illegal or immoral purpose in any manner whatsoever.

3. To carry on or permit to be carried on upon the flats/units any offensive or unlawful business whatsoever.

4. To do or permit to be done anything in the said flat which may be illegal or forbidden under any law for the time being in force.

5. To demolish or cause to be demolished the Units or any pat thereof.

6. To do or permit to be done any act deed or thing which may render void or voidable any insurance of any flat, and/or unit, any part thereof.

7. To claim division or partition of the said land and/or the building thereon and common areas within the same.

8. To throw or accumulate any dirt rubbish or other refuse or permit the same to be thrown or accumulated in any common portion of the building.

9. To avoid the liability or responsibility of repairing any portion or any component part of the flat hereunder sold and transferred, or fittings and fixtures therein for storing water, sewerages etc. in the event of such portion or part, or fixtures and fittings within the flat, and/or unit demanding repairs thereby causing inconvenience and injuries to other flat owners.

10. To paint outer walls or portion of their flat, common walls or common portions of the building, violation the colour scheme of the proposed building.

11. The Owners/Transferees/Purchasers the flats/units shall have to form an association of such unit owners according to the provisions of Apartment Ownership Act and bye Laws as amended upto date. The decisions of the said association will be taken by unanimous resolution of the members thereof, which shall always be binding upon the members thereof for the purpose of proper maintenance, upkeep, safety and security of the building.

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

Signed sealed and delivered by the Owners at Kolkata in presence of the WITNESSES:-

1. Subhasish Ganguly
4/38, Bangur Avenue,
Block-D,
Kolkata - 700055.

2. Debashree Ganguly
BLOCK - BB ; PLOT NO :- 1
SECTOR I ; 2nd FLOOR
SALT LAKE
KOLKATA 700064

Rajkumar Ganguly

Sisir Ganguly

OWNERS

Signed sealed and delivered by the Developer at Kolkata in presence of the WITNESSES:-

1. Subhasish Ganguly

2. Debashree Ganguly

SNS INFRA

Partner

DEVELOPER

Drafted by me:

BISWADEEP CHATTERJEE
Advocate, High Court, Calcutta
Enrolment Number: WB/1537/2006

MONEY RECEIPT

RECEIVED from the within-named Developer herein a sum of Rs.2,00,00,000/- (Rupees Two Crores only) towards advance part payment of the refundable security deposit in terms of these presents, in the manner as shown in details below:

"MEMO OF CONSIDERATION"

	RTGS No.	DATE	BANK	AMOUNT (INR)
1.	HDFCR52021103074435417	30/10/21	HDFC BANK	7500000=00
2.	HDFCR52021112479219775	24/11/21	HDFC BANK	2500000=00
3.	HDFCR52021112479244329	24/11/21	HDFC BANK	10000000=00
			TOTAL:	20000000=00 only

Raj Kumar Ganguly

WITNESSES:-

1. Subhasish Ganguly

Sisir Ganguly

2. Debashree Ganguly

OWNERS

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

GRN Details

GRN:	192021220119538231	**Payment Mode:**	Online Payment
GRN Date:	24/11/2021 11:18:36	**Bank/Gateway:**	HDFC Bank
BRN :	1630629867	**BRN Date:**	24/11/2021 11:11:18
Payment Status:	Successful	**Payment Ref. No:**	2002417093/3/2021 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	SNS Infra
Address:	Topsia
Mobile:	9903139662
Depositor Status:	Buyer/Claimants
Query No:	2002417093
Applicant's Name:	Mr B Mandal
Identification No:	2002417093/3/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3

I-3772/21

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002417093/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2002417093/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	200021
			Total	**275042**

IN WORDS: **TWO LAKH SEVENTY FIVE THOUSAND FORTY TWO ONLY.**

Seal of the Additional District Sub Registrar Bidhannagar, North 24 Pgs.

SPECIMEN FORM FOR TEN FINGERPRINTS

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

Sisir Ganguly

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

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

PHOTO

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

VC-8933

सत्यमेव जयते

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15042002417093/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dr Raj Kumar Ganguly BB-1, Salt Lake City, Sector–I, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Land Lord			Raj Kumar Ganguly 24/11/2021
Sl No.	**Name of the Executant**	**Category**	**Photo**	**Finger Print**	**Signature with date**
2	Shri Sisir Ganguly 4/38, Block - 'D', Bangur Avenue, City:- , P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Land Lord			Sisir Ganguly 24/11/2021
Sl No.	**Name of the Executant**	**Category**	**Photo**	**Finger Print**	**Signature with date**
3	Shri SIDDHARTH MANPURIA 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, City:- , P.O:- Topsia, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046	Representative of Developer [SNS INFRA]			24/11/2021

Seal of the Additional District Sub-Registrar

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ranjan Chatterjee Son of Late Manas Kumar Chatterjee 113/4, Bangur Avenue, Block -C, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	Dr Raj Kumar Ganguly, Shri Sisir Ganguly, Shri SIDDHARTH MANPURIA			Ranjan Chatterjee 24/11/2021

(Debajyoti Bandyopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Seal of the Additional District Sub Registrar, Bidhannagar, North 24 Pgs

Query No:-15042002417093/2021, 24/11/2021 12:47:48 PM BIDHAN NAGAR (A.D.S.R.)

Major Information of the Deed

Deed No :	**I-1504-03772/2021**	**Date of Registration**	**25/11/2021**
Query No / Year	**1504-2002417093/2021**	**Office where deed is registered**	
Query Date	**22/11/2021 9:41:20 PM**	1504-2002417093/2021	
Applicant Name, Address & Other Details	B Mandal Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9775587842, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,00,000/-]	
Set Forth value		Market Value	
		Rs. 4,51,84,054/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,071/- (Article:48(g))		Rs. 2,00,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-D, Mouza: ShyamNagar, Premises No: 4/38, , Ward No: 029 Jl No: 32, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1307 (RS :-)	LR-98	Bastu	Bastu	3166 Sq Ft		1,66,21,527/-	Width of Approach Road: 40 Ft.,
L2	LR-1308 (RS :-)	LR-88	Bastu	Bastu	5183.33 Sq Ft		2,72,12,527/-	Width of Approach Road: 40 Ft.,
		TOTAL :			**19.1339Dec**	**0 /-**	**438,34,054 /-**	
	Grand Total :				**19.1339Dec**	**0 /-**	**438,34,054 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	2000 Sq Ft.	0/-	13,50,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**2000 sq ft**	**0 /-**	**13,50,000 /-**	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Dr Raj Kumar Ganguly** Son of Late Jahar Lal Ganguly BB-1, Salt Lake City, Sector–I, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AGxxxxxx3E, Aadhaar No: 28xxxxxxxx1642, Status :Individual, Executed by: Self, Date of Execution: 24/11/2021 , Admitted by: Self, Date of Admission: 24/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2021 , Admitted by: Self, Date of Admission: 24/11/2021 ,Place : Pvt. Residence
2	**Shri Sisir Ganguly** Son of Late Jahar Lal Ganguly 4/38, Block - 'D', Bangur Avenue, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx6N, Aadhaar No: 75xxxxxxxx2047, Status :Individual, Executed by: Self, Date of Execution: 24/11/2021 , Admitted by: Self, Date of Admission: 24/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2021 , Admitted by: Self, Date of Admission: 24/11/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SNS INFRA** 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, City:- , P.O:- Topsia, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AExxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri SIDDHARTH MANPURIA (Presentant)** Son of Shri Sohan Lal Manpuria 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, City:- , P.O:- Topsia, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx9K, Aadhaar No: 80xxxxxxxx2471 Status : Representative, Representative of : SNS INFRA

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranjan Chatterjee Son of Late Manas Kumar Chatterjee 113/4, Bangur Avenue, Block -C, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055			
Identifier Of Dr Raj Kumar Ganguly, Shri Sisir Ganguly, Shri SIDDHARTH MANPURIA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Dr Raj Kumar Ganguly	SNS INFRA-3.62771 Dec
2	Shri Sisir Ganguly	SNS INFRA-3.62771 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Dr Raj Kumar Ganguly	SNS INFRA-5.93924 Dec
2	Shri Sisir Ganguly	SNS INFRA-5.93924 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Dr Raj Kumar Ganguly	SNS INFRA-1000.00000000 Sq Ft
2	Shri Sisir Ganguly	SNS INFRA-1000.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-D, Mouza ShyamNagar, Premises No: 4/38, , Ward No: 029 Jl No: 32, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1307, LR Khatian No:- 98		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1308, LR Khatian No:- 88		Seller is not the recorded Owner as per Applicant.

On 23-11-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,51,84,054/-

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 24-11-2021

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

Presented for registration at 18:19 hrs on 24-11-2021, at the Private residence by Shri SIDDHARTH MANPURIA ,.

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

Execution is admitted on 24/11/2021 by 1. Dr Raj Kumar Ganguly, Son of Late Jahar Lal Ganguly, BB-1, Salt Lake City, Sector–I, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Professionals, 2. Shri Sisir Ganguly, Son of Late Jahar Lal Ganguly, 4/38, Block - 'D', Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business

Indetified by Mr Ranjan Chatterjee, , , Son of Late Manas Kumar Chatterjee, 113/4, Bangur Avenue, Block -C, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Business

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

Execution is admitted on 24-11-2021 by Shri SIDDHARTH MANPURIA,

Indetified by Mr Ranjan Chatterjee, , , Son of Late Manas Kumar Chatterjee, 113/4, Bangur Avenue, Block -C, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Business

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 25-11-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,00,021/- (B = Rs 2,00,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,00,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2021 11:20AM with Govt. Ref. No: 192021220119538231 on 24-11-2021, Amount Rs: 2,00,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1630629867 on 24-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10927, Amount: Rs.50/-, Date of Purchase: 11/08/2021, Vendor name: M Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2021 11:20AM with Govt. Ref. No: 192021220119538231 on 24-11-2021, Amount Rs: 75,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1630629867 on 24-11-2021, Head of Account 0030-02-103-003-02

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

4 NOV 2021

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
Bidhannagar, North 24 Pgs.

भारत सरकार
GOVERNMENT OF INDIA

राज कुमार गाङ्गुली
Raj Kumar Ganguly
जन्मतारिख/ DOB: 25/01/1942
पुरुष / MALE

2836 7537 1642

आमार आधार, आमार परिचय

RKGanguly

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
বিধাননগর, উত্তর ২৪পরগনা
Bidhannagar, North 24 Pgs.

[redacted] पहचान प्राधिकरण

[redacted]

आधार

Download Date : 26/04/2017

ঠিকানা:
এস/ও: জহরলাল গাঙ্গুলী, ব্লক বীবী-1,
সল্ট লেক সেক্টর -1, বিধাননগর (এম),
উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700064

Address

S/O: Jaharlal Ganguly, Block BB- 1, Salt Lake Sector -1, Bidhannagar(M), North 24 Parganas,
West Bengal - 700064

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Jkbanguly

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADZPG6846N

नाम /NAME

SISIR GANGULY

पिता का नाम /FATHER'S NAME

JAWAHARLAL GANGULY

जन्म तिथि /DATE OF BIRTH

17-04-1948

हस्ताक्षर /SIGNATURE

Sisir. Ganguly

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Sisir Ganguly

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

Sisir Ganguly

Seal of the Additional District Sub Registrar, Bidhannagar, North 24 Pgs.

ভারত সরকার

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/49151/00412

To
শিশির গাঙ্গুলী
Sisir Ganguly
4/38 BLOCK -D BANGUR AVENUE
BANGUR AVENUE
South Dum Dum (M)
Bangur Avenue
North 24 Parganas
West Bengal 700055

30/08/2014

166090324

ML660903242FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

7502 9936 2047

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

শিশির গাঙ্গুলী
Sisir Ganguly
পিতা : জহরলাল গাঙ্গুলী
Father : JAHARLAL GANGULY
জন্মতারিখ / DOB : 17/04/1948
পুরুষ / Male

7502 9936 2047

আধার – সাধারণ মানুষের অধিকার

Government of India

AADHAAR

তথ্য

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

INFORMATION

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

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

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
4/38 ব্লক -ডি, বাঙ্গুর এভিনিউ, বাঙ্গুর এভিনিউ, সাউথ দমদম (এম), বাঙ্গুর এভিনিউ, উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ, 700055

Address:
4/38 BLOCK -D, BANGUR AVENUE, BANGUR AVENUE, South Dum Dum (M), Bangur Avenue, North 24 Parganas, West Bengal, 700055

7502 9936 2047

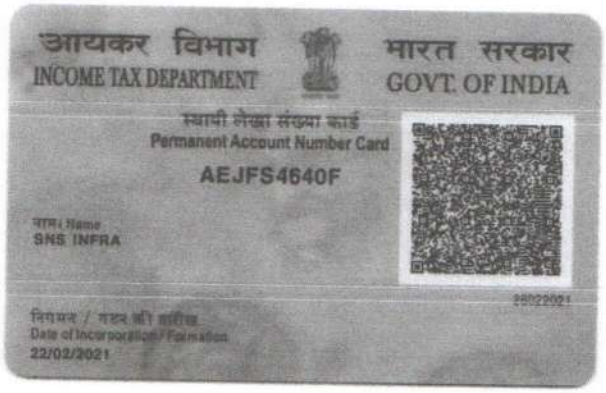
1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sisir Ganguly

Seal of the Additional District Sub Registrar, Barasat, North 24 Pgs.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

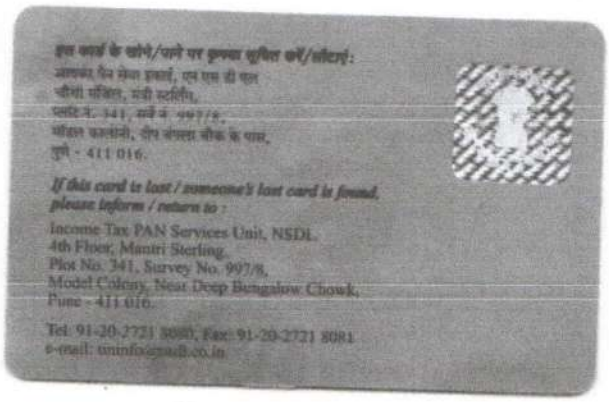
AEJFS4640F

नाम/ Name
SNS INFRA

निगमन / गठन की तारीख
Date of Incorporation/ Formation
22/02/2021

SNS INFRA

Partner



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

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

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

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

Seal of the Additional District Sub Registrar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SIDDHARTH MANPURIA

SOHAN LAL MANPURIA

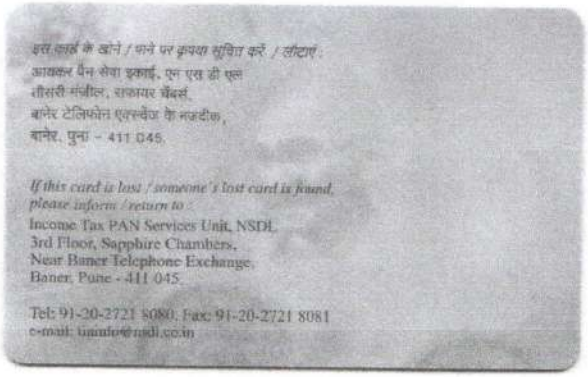
20/08/1983

Permanent Account Number

AMRPM8789K

Signature

10/06/2011



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंज़िल, सफायर चैंबर्स,
बानेर टेलिफोन एक्सचेंज के नज़दीक,
बानेर, पुणे - 411 045.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

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

Siddhartha Manpuria

Seal of the Additional District Sub Registrar

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 1088/47425/00429

To
सिद्धार्थ मनपुरिया
Siddharth Manpuria
S/O: Sohan Lal Manpuria
Flat No 6E/F, Block 5, Lobby 1, Avani Oxford Phase 1
136, Jessore road
Near Laketown Swimming Pool Laketown
Bangur Avenue
Bangur Avenue
Jessore Road North 24 Parganas
West Bengal 700055
9903139662

08/10/2015

294979224

MP949792242FT

आपका आधार क्रमांक / Your Aadhaar No. :

8058 9843 2471

आधार - आम आदमी का अधिकार

भारत सरकार

Government of India

सिद्धार्थ मनपुरिया
Siddharth Manpuria
जन्म तिथि / DOB : 20/08/1983
पुरुष / Male

8058 9843 2471

आधार - आम आदमी का अधिकार

Siddhar Mpuria

Additional District Sub Registrar

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

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

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:
आत्मज: सोहन लाल मनपुरिया, फ्लैट न 6ई4/एफ़, ब्लॉक 5, लोबबय 1, अवनी ऑक्स्फर्ड फेस 1, 136, जेस्सोरे रोड, लाकेतोवन स्विम्मिंग पूल के पास, लाकेतोवन, बंगुर आवन्यू, नॉर्त 24 परगानास, बंगुर आवन्यू, वेस्ट बंगाल, 700055

Address:
S/O: Sohan Lal Manpuria, Flat No 6E/F, Block 5, Lobby 1, Avani Oxford Phase 1, 136, Jessore road, Near Laketown Swimming Pool, Laketown, Bangur Avenue, North 24 Parganas, Bangur Avenue, West Bengal, 700055

8058 9843 2471

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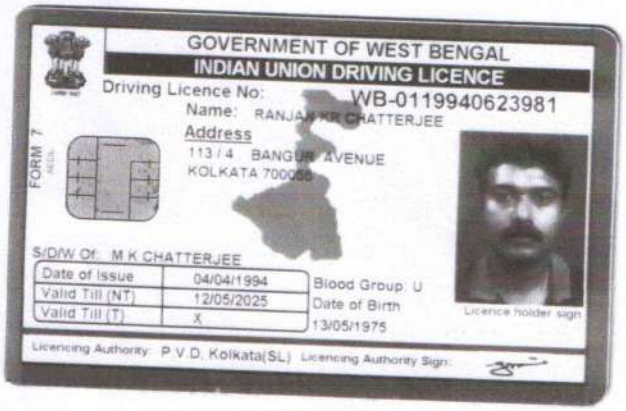
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Siddhar Mpuria



GOVERNMENT OF WEST BENGAL

INDIAN UNION DRIVING LICENCE

Driving Licence No: WB-0119940623981

Name: RANJAN KR CHATTERJEE

Address

113 / 4 BANGUR AVENUE

KOLKATA 700055

FORM 7

S/D/W Of M K CHATTERJEE

Date of Issue	04/04/1994
Valid Till (NT)	12/05/2025
Valid Till (T)	X

Blood Group: U

Date of Birth 13/05/1975

Licence holder sign

Licencing Authority: P.V.D. Kolkata(SL) Licencing Authority Sign:

Ranjan Chatterjee

Seal of the Additional District Sub Registrar, Barasat, North 24 Pgs.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2021, Page from 172638 to 172684

being No 150403772 for the year 2021.

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধকের দপ্তর
বিধাননগর, উত্তর ২৪ পরগনা
Bidhannagar, North 24 Pgs.

Digitally signed by DEBAJYOTI BANDHYOPADHYAY
Date: 2021.12.03 14:34:18 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 2021/12/03 02:34:18 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR

West Bengal.

(This document is digitally signed.)