

2499/2021

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AB 002182

Certified that this document is admitted to Registration. The signature, seal and the endorsement attached to the document are correct to the document.

Additional Dy. Sub Regs. Secy

14/07/2021

**DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** made this the 14th day of July..... Two Thousand and Twenty One (2021) **BETWEEN** [1] **MR. SHRIRAM BODHAK @ MR. SREERAM BODHAK (PAN: FAAPB9290J) (Aadhaar No.8013 1993 1788)** son of Late Judhisthir Bodhak, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 28, Anandapur, P.O. E.K.T.P., P.S. Tiljala now Anandapur, Kolkata - 700 107, [2] **MR. LAKHAN BODHAK (PAN: EZUPB3331J) (Aadhaar No.4746 4650 6091)** son of Late Judhisthir Bodhak, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 28, Anandapur, P.O. E.K.T.P., P.S. Tiljala now Anandapur, Kolkata -

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700 107, [3] **MR. DHARAT BODHAK** (PAN: EZRPB5851C) (Aadhaar No.2394 2263 1081) son of Late Judhisthir Bodhak, by faith – Hindu, by occupation – Service, by Nationality – Indian, residing at 28, Anandapur, P.O. E.K.T.P., P.S. Tiljala now Anandapur, Kolkata – 700 107, [4] **MR. HARIDAS BODHAK** (PAN: ESYPB7015J) (Aadhaar No.6187 7777 1046) son of Late Judhisthir Bodhak, by faith – Hindu, by occupation – Service, by Nationality – Indian, residing at 28, Anandapur, P.O. E.K.T.P., P.S. Tiljala now Anandapur, Kolkata – 700 107, [5] **MR. DEBDAS BODHAK** (PAN: FAJPB0411A) (Aadhaar No.9728 0611 3241) son of Late Judhisthir Bodhak, by faith – Hindu, by occupation – Service, by Nationality – Indian, residing at 28, Anandapur, P.O. E.K.T.P., P.S. Tiljala now Anandapur, Kolkata – 700 107, [6] **MRS. BINA HATI @ MRS. BINA PANI HATI** (PAN: AUGPH8181D) (Aadhaar No.4224 1869 0595) wife of Sri Tapan Hati, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 1, Bidhan Nagar (M), P.O. Now Bhanga, P.S. Now Bhanga, Kolkata – 700 105 and [7] **MRS. RADHA RANI DHARA** (PAN: BWLPD8110L) (Aadhaar No.2767 1101 4361) wife of Sri Golak Dhara, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 17/48, Jaharlal Dutta Lane, P.O. Ultadanga, P.S. Ultadanga, Kolkata – 700 067, hereinafter called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, representatives, administrators and / or assigns) of the **FIRST PART**.

**A N D**

**M/S. PUJA CONSTRUCTION** a Proprietorship Firm, having its office at 127, Anandapur, P.O. E.K.T.P., P.S. Tiljala now Anandapur, Kolkata – 700 107, represented by its Proprietor **MR. SHYAM MAHATO (PAN: AIMP6589L) (Aadhaar No.5440 0211 8724)** son of Late Ganour Mahato, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 127, Anandapur, P.O. E.K.T.P., P.S. Tiljala now Anandapur, Kolkata -- 700 107, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives, administrators and / or assigns) of the **SECOND PART**.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-**

**ARTICLE – I : DEFINITIONS**

[1] **THE OWNERS :** The Owners will mean the legal title holder of the land mentioned in the First Part of this Agreement unless excluded by / or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors and / or assigns.

[2] **THE DEVELOPER :** The Developer mean the Developer of the Second Part unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators, assigns and nominees.

[3] **THE SAID PROPERTY :** The said property shall mean 4(Four) Cottahs 5(Five) Chittaks and 0(Zero) square feet more or less of land being K.M.C. Premises No.28, Anandapur, P.S. Tiljala now Anandapur, Kolkata – 700 107, Mouza - Madurdaha, within the jurisdiction of Sub - Registry office Sealdah,

under Police Station : Anandapur within the District of South 24 Parganas, within the local limits of the Kolkata Municipal Corporation under Ward No.108 is shall be known, numbered, called, distinguished and / or described fully and particularly written hereunder in Schedule "A".

[4] **THE NEW BUILDING :** The new Building shall mean the G+III storied building to be constructed at the said property alongwith the boundary wall 4'-6" height with entrance gate.

[5] **COMMON FACILITIES :** Common facilities shall mean and include corridors, Stairways, Landings, Stair case, Passage, Roof and common conveniences whatsoever required for the beneficial enjoyment, use and occupation by the occupiers thereof.

[6] **SALEABLE SPACE :** Saleable space shall mean the space in new building available for independent use and occupation, other than the space allowable to the Owners or other occupiers along with the right to use and enjoy the common facilities and conveniences provided in the new building.

[7] **OWNERS' ALLOCATION :** Owners' allocation shall mean the 50% Constructed area and common service area in the newly constructed G+III storied building i.e. 50% Constructed area on Ground floor North-West-South side (including Two Shop Rooms on Ground floor North-East side measuring 36 sq. ft. each), 50% Constructed area on First floor North-West-South side, 50% Constructed area on Second floor North-West-South side and 50% Constructed area on Third floor North-West-South side of the said building as per KMC sanctioned plan along with undivided proportionate share of land which is free from all encumbrances and Rs.30,00,000/- (Rupees Thirty Lakh) only as non refundable money / forfeited money, which is fully and particularly described in SCHEDULE – B herein under written.

[8] **DEVELOPER'S ALLOCATION :** Developer's allocation shall mean the 50% Constructed area and common service area in the newly constructed G+III storied building i.e. 50% Constructed area on Ground floor North-East-South side (excluding Two Shop Rooms on Ground floor North-East side measuring 36 sq. ft. each of Owners' allocation), 50% Constructed area on First floor North-East-South side, 50% Constructed area on Second floor North-East-South side and 50% Constructed area on Third floor North-East-South side of the said Building along with undivided proportionate share of land together with all common easement rights and facilities attached thereto as well as said building as fully and particularly described in SCHEDULE – C hereunder written.

[9] **THE ENGINEER / ARCHITECT :** The Engineer shall mean as the consulting Engineer who has been appointed by the Developer for designing and planning of the New Building or any other persons, firm or company who may be appointed hereinafter, for the similar purpose.

[10] **THE BUILDING PLAN :** The Building Plan to be prepared by the Architect / Engineer appointed by the Developer for the construction of the New Building and to be submitted duly signed by the Owners or their Attorney.

#### **ARTICLE – II : OWNERS' REPRESENTATIONS**

**WHEREAS** one Haromohan Bodhak was the Owner of **ALL THAT** piece or parcel of a plot of land measuring 4(Four) Cottahs 5(Five) Chittaks and 0(Zero) square feet be the same a little more or less, lying and situates at and comprised in Dag No.233/364 under Khatian No.209 in Mouza – Madurdaha, J.L. No.12, P.S. Tiljala now Anandapur, now within the local limits of the Kolkata Municipal Corporation under Ward No.108, registering jurisdiction S.R. Sealdah in the District of South 24 Parganas, purchaser form Sri Bhagya Dhar Mondal son of Late Nadi Ram Mondal of Anandapur, by way of a registered Bengali Sale Deed which was executed and registered on 08.02.1955, registered at the office of S.R. Alipore Sadar, 24 Parganas and recorded in Book No.I, Volume No.28, Pages from 51 to 54, Being No.957 for the year 1955.

**AND WHEREAS** by way of purchase the said Haromohan Bodhak was the absolute Owner of the aforesaid property, thereafter he mutated the aforesaid plot in the record of the Calcutta Municipal Corporation and the said authority recorded his name in their mutation books and allotted him the Premises No.28, Anandapur, Kolkata – 700 107.

**AND WHEREAS** the said Haromohan Bodhak died intestate him leaving behind his only son Judhisthir Bodhak as his survivor, legal heir and successor.

**AND WHEREAS** after demise of Haromohan Bodhak his successor Judhisthir Bodhak was the sole and absolute Owner of the aforesaid property by way of inheritance.

**AND WHEREAS** the said Judhisthir Bodhak died on 03.10.2001 intestate him leaving behind his five sons namely Sri Sreeram Bodhak, Sri Lakshan Bodhak, Sri Bharat Bodhak, Sri Haridas Bodhak, Sri Debdas Bodhak and two married daughter namely Smt Bina Pani Hati wife of Sri Tapan Hati and Smt Radha Rani Dhara wife of Sri Golak Dhara as his survivors, legal heirs, heiress and successors (his wife Kajal Bala Bodhak who also predeceased on 09.07.1996).

**AND WHEREAS** after demise of Haromohan Bodhak, Judhisthir Bodhak and Kajal Bala Bodhak their successors Sri Sreeram Bodhak, Sri Lakshan Bodhak, Sri Bharat Bodhak, Sri Haridas Bodhak, Sri Debdas Bodhak, Smt Bina Pani Hati and Smt Radha Rani Dhara were the joint Owners of the aforesaid property by way of inheritance, which is morefully described in Schedule-A and enjoying the said premises free from all encumbrances

**ARTICLE – III : DEVELOPER’S REPRESENTATIONS**

[1] In execution of this agreement and delivering the Vacant possession of the Owners’ occupied portion of the said property by the Owners to the Developer and to start construction of the New Building thereon with a further right, inter-alia, to exploit commercially its own saleable space mean Developer’s allocation in the manner as provided herein subject to the terms and conditions contained herein.

[2] Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof or interest in respect thereof in favour of the Developer, save as herein expressly provided, except the right of the Developer to commercially exploit its own allocation of saleable space in the New Building in terms hereof and to deal with the same in the manner hereinafter stated.

**ARTICLE – IV : CONSIDERATION**

[1] In consideration of the Owners having agreed to grant the Developer and exclusive contract to develop and commercially exploit the Developer’s allocation out of said property as provided herein, according to the Schedule – B herein written, besides the allocation of saleable space in the Building comprising distribution of Built-up area in favour of the Owners.

[2] That it is hereby agreed by and between the land Owners and Developer that the total consideration against the developing of the said Schedule referred to B & C following manner: -

Owners’ allocation shall mean the 50% Constructed area i.e. 50% Constructed area on Ground floor North-West-South side (including Two Shop Rooms on Ground floor North-East side measuring 36 sq. ft. each), 50% Constructed area on First floor North-West-South side, 50% Constructed on area Second floor North-West-South side and 50% Constructed area on Third floor North-West-

South side of the said building of the said building as per building sanctioned plan as mentioned herein above in the OWNERS' allocation provided the land Owners taken the responsibility free from all encumbrances. The Owners as aforesaid allotted himself the aforesaid Owners' share of allocation after completion of the said newly constructed Building fully mentioned in the Schedule - B.

Developer's allocation shall mean the 50% Constructed area i.e. 50% Constructed area on Ground floor North-East-South side (excluding Two Shop Rooms on Ground floor North-East side measuring 36 sq. ft. each of Owners' allocation), 50% Constructed area on First floor North-East-South side, 50% Constructed on area Second floor North-East-South side and 50% Constructed area on Third floor North-East-South side of the said building which the Developer shall be entitled to sell, transfer, lease and / or otherwise deal with it deems fit and proper and it shall be entitled to enter into agreements and other commitments with any other party or parties in regard to disposal strictly for residential purpose thereof fully mentioned in the Schedule - C.

[3] In consideration of the Developer having agreed to bear the cost of construction having of the Owners' allocated portion in full, as mentioned in clause herein above and as per SCHEDULE - B herein below written, the Owners will transfer to the Developer and / or its nominee / nominees undivided proportionate share of the land in conformity with the saleable space to be sold, transferred and conveyed to such parties by the Developers.

[4] The Deed or Deeds of conveyance of the undivided proportionate share of land in terms hereof shall be executed by the Owners in such part or parts as shall be required to the Developer within its favour and or the nominee / nominees and such completion of the construction of the New Building, as the case may be. **PROVIDED ALWAYS** the Owners shall have no claim on the consideration amount thereof passed between the Developer and its nominees. This clause is applicable only in respect of Developer's allocation.

**ARTICLE – V : COMMENCEMENT & VALIDITY**

[1] This Agreement shall be deemed to have commenced from the date of signing these presence and shall remain in force for a period of 24(Twenty Four) months from the date of sanction of building plan, unless otherwise altered by the parties hereto mutually. If the building is not completed within this period and an extension of time for another 6(Six) months to be granted to the Developer and after that if the construction is not completed then the both parties shall decide by mutual understanding.

[2] This Agreement shall cease to operate earlier than the aforesaid period in the event of complete transfer of all the allocated saleable space from Developers' share of allocation in New Building by the Developers after complete construction thereof in the manner as provided herein and the Developers will bear all Taxes and other expenses till their allocation portion.

**ARTICLE – VI : PROCEDURE**

[1] The Owners or their attorney have at the cost of the Developer, submitted any rectification of plan to the KMG for necessary sanction, permission.

[2] All applications referred to in the clause 1 and 2 above have been made in the name of the Owners or Developer and the necessary permissions if any shall be obtained in the name of the Owners or Developer, which shall be retained by the Developer till the construction of the New Building is completed and a photocopy thereof to be given to the Owners soon obtaining the same.

[3] In as much as the parties hereto have agreed to allocate amongst themselves the built-up area in the New Building in the manner herein before stated, the Owners and Developer shall be entitled to proportionate undivided share and interest in the land comprised in the said property, such proportionate area to be determined as per SCHEDULE – 'B' & 'C'.

[4] The Owners shall bound to produce all Xerox copy of Title Deed and other papers and documents relating to the said premises as are in possession of the Owners and agrees and covenants to produce or cause to be produced or handover the same to the Developer, the Owners agreed to show the original Title Deed to the appropriate authority as and when required and asked by the Developer.

[5] The Developer shall bear all the expenses whatsoever to obtain necessary sanction, permissions or rectification or modification of Plan, together with all other expenses as mentioned herein without any-re-imburement of same from the Owners.

[6] The Owners will render to the Developer all reasonable assistance to obtain all permissions, approvals as and when required by the Developer and the Owners hereby agree, assure, declare that he will sign and execute necessary documents, applications and other papers and Deeds and documents, including a Development Power of Attorney as may be required by the Developer from time to time at the costs and expenses of the Developer.

#### **ARTICLE – VII : INITIATION OF THE DEVELOPMENT PROGRAMME**

[1] The Developer will start the construction and shall continue the construction strictly in terms of the sanctioned building plan and in accordance with law at his own costs and risk.

[2] The Developer shall be authorized by the Owners to construct the proposed building and for such reason he can apply for and obtained quotas, entitlements and other allocations of such buildings, materials allocable for the construction of the New Building at own risk and liability of the Developer.

[3] The Developer shall be authorized by the Owners to apply for and to obtain temporary and / or permanent connections of water, electricity, gas and / or other facilities required of the New Building in the name of Owners only.

[4] All costs, charges and expenses including Architect's fees shall be paid and discharged by the Developer and the Owners will have no responsibility whatsoever therefore.

#### **ARTICLE – VIII : SPACE ALLOCATIONS**

[1] On completion of the New Building, the Owners will be entitled to the saleable space as particularly mentioned in Schedule – 'B' herein contained. However, the Developer shall make such arrangements at its own cost so that the Owners may shift his residence to the New Building within 24(Twenty Four) months from the date of sanction of building plan.

[2] On completion of the construction of the New Building the Developer shall be entitled to the saleable space, particularly mentioned in Schedule – 'C' herein contained, PROVIDED ALWAYS that the Developer shall be at liberty to enter into such agreements for sale of the apartments as it would deem fit and proper at his own risk and liabilities.

[3] The saleable space as stated herein shall be the Super built-up area of the New Building, including the common utility areas.

[4] The common areas of the New Building shall be controlled by the Owners and the Developers and the Purchasers of the apartment jointly in such manner as may decide.

**ARTICLE – IX : RATES AND TAXES**

[1] The Developer will pay all arrear / outstanding taxes of K.M.C. and other dues (if any) of the existing plot of land including the existing structure. After handover of Owners' allocation to the Owners, they shall pay their K.M.C. Taxes of their allocated portion.

[2] The Developer shall be liable to pay all Electricity bills and other dues from the date of taking possession of the land from the Owners and during the construction of the New Building.

**ARTICLE -- X : SERVICE & CHARGES**

[1] On completion of the New Building and upon getting the possession letter from the Developer, the Owners will take possession of his allocated flats / area in the New Building, and on taking possession, he will be responsible to pay and bear the proportionate maintenance charges for the common facilities in the New Buildings.

[2] Additional services charges may also be charged for such other services as may provide over and above those mentioned in Clause 1 above.

**ARTICLE – XI : OWNERS' OBLIGATION**

[1] The Owners hereby agree and covenant with the Developer not to cause any hindrance in the matter of construction of the New Building by the Developer subject to fulfillment of the terms and conditions mentioned herein and in Schedule – 'B', but the Owners shall have every liberty to supervise the quality of building materials to be used by the Developer for construction.

[2] The Owners hereby agree and covenant with the Developer not to do any unreasonable act or Deed or thing whereby the Developer may be prevented from selling, assigning and / or disposing of any of the Developer's allocated portion in the New Building provided the Developer's allocated portion to be disposed of only after handover over the Owners' allocation and this clause is essence of contract.

[3] The Owners hereby agree and covenant with the Developer not to let out grant, lease, mortgage and / or change the said property or any portion thereof without consent in writing of the Developer, save and except his own allocated portion or space in New Building.

[4] The Owners hereby agree and covenant with the Developer that at the time of Registration of Developer's allocation, with request of Developer the Owners will sign in the relative Deed of Conveyance and either they or their Attorney will appear before the Registration Authority without any further claim or claims subject to fulfillment of the terms and conditions of this agreement.

#### **ARTICLE – XII : DEVELOPER'S OBLIGATIONS**

[1] The Developer hereby agree and covenant with the Owners to complete the construction of the New Building within 24(Twenty Four) months from the date of sanction of building plan.

[2] The Developer hereby agree and covenant with the Owners not to violate or contravene any of the provisions or rules applicable for construction of the New Building. If any penalty made by K.M.C. for deviation of the building then the Developer shall be liable to pay the entire penalty charge and the Owners shall not be liable for the same.

[3] The Developer hereby agree and covenant with the Owners not to do any act, Deed or thing by which the Owners may be prevented from enjoying, selling, assigning and / or disposing their allocated portion in the New Building.

The Owners shall execute a registered Development Power of Attorney in favour of Developer to receive the advance / earnest money and full consideration from any intending purchasers for the Developer's share of allocation save and except the Owners' share of allocation and shall appear before the D.S.R., A.D.S.R., Registrar of Assurance of Calcutta etc. and to sign in the agreement for sale and sale Deed (part) on behalf of the Owners save and except the Owners' share of allocation.

#### **ARTICLE – XIII : OWNERS' INDEMNITY**

The Owners hereby undertake that the Developer shall be entitled to construct, complete and development of the said property and enjoy its allocated space without any interference and / or disturbance provided all terms and conditions are maintained by the Developer as per agreement. The Owners hereby agree to indemnify the Developer against all allocation, suits, costs, proceedings and claims that may arise in respect of or relating to the Owners' title in the said property.

#### **ARTICLE – XIV : DEVELOPER'S INDEMNITY**

[1] The Developer hereby undertakes to keep the Owners indemnified against all claims and action, demands, suits and proceedings arising out of the Developments work in terms hereof.

[2] The Developer hereby undertakes to keep the Owners indemnified against all action, suits, costs, proceedings accidents, any damage or losses and claims that may arise out of the Developer's actions with regard to the development of the said property.

**ARTICLE – XV : TITLE DEEDS**

The title deeds in respect of the said property shall remain in the custody of the Owners, the original Title deed may be shown to the K.M.C. or any other concerned authority as and when required.

**ARTICLE – XVI : MISCELLANEOUS**

[1] The Owners and the Developer have entered into this Agreement purely as a contract of Joint Venture Scheme and nothing contained herein which shall be deemed or contracted as a partnership between them and the parties hereto do not constitute as association or persons.

[2] It is understood that from time to time to facilitate the construction of the New Building by the Developer, various Deeds, matters and things, not here in specified may be required to be done and / or executed by the Developer and for which the Developer may require the authority of Owners and also various application and other documents may be required to be signed or made by the Owners or their Attorney, relative to which specific provisions may have not been herein, the Owners hereby authorize the Developer to execute and sign all such Deeds and documents and at the request and at the cost of the Developers without hampering any interest of the Owners. The Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, Deeds, matters and things do not in any way, prejudice the rights of the Owners and / or go-against the spirit of this Agreement. All cost in this regards shall be borne by the Developer.

[3] Any notice required to be given by the Owners will without prejudice to any other mode of service available, deemed to have been served on the Developer, if delivered by hand or sent by registered post with acknowledgement due at the last known addresses of the Developers recorded with the Owners.

[4] Any notice required to be given by the Developer shall without prejudice to any other mode of service available, deemed to have been served on the Owners if delivered by hand or send by registered with A/D post to.

[5] The roof shall be commonly used by all Flat Owners of the New Building.

[6] The Developer will not sell any of its allotted share to any purchasers until the Owners' allocation is peacefully handed over to him but the Developer may enter into agreement for sale to any intending Purchaser/s and may get earnest money / part consideration from the Developers' share of allocation only.

[7] The Developer shall demolish the existing building at his own cost and the old building materials shall belongs to the Developer.

[8] The Developer shall pay shifting accommodation charges for the Owners from the date of taking possession of the Owners' area and shall bear the rent from the date of such possession to till completion and handover the physical possession of the Owners' allocation.

[9] Agreed by and between the parties that the both parties shall use the side car parking from west to east on the Ground floor for their common purpose so that the both parties agree not to parking or disturbing the said car parking way i.e. from road (west side 10' feet wide) to east side on Ground floor upto back side of Shop Owners.

[10] If any extra floor shall be constructed by the Developer in this case 20% belongs to Owners and 80% for Developer.

#### **ARTICLE – XVIII : JURISDICTION**

Only the courts having Territorial Jurisdiction over the premises shall have Jurisdiction in all matters relating to or arising out of this Agreement.



**SCHEDULE : B**

**[ALLOCATION OF SPACE TO THE OWNERS]**

Owners' allocation shall mean the 50% Constructed area and common service area in the newly constructed G+III storied building i.e. 50% Constructed area on Ground floor North-West-South side (including Two Shop Rooms on Ground floor North-East side measuring 36 sq. ft. each), 50% Constructed area on First floor North-West-South side, 50% Constructed area on Second floor North-West-South side and 50% Constructed area on Third floor North-West-South side of the said building as per KMC sanctioned plan along with undivided proportionate share of land which is free from all encumbrances and Rs.30,00,000/- (Rupees Thirty Lakh) only as non refundable money / forfeited money. The amount shall be paid by the Developer to the Owners by belowsaid installments:

- Rs.3,50,000/- (Rupees Three Lakh and Fifty Thousand) only shall be paid on or before registration of Development Agreement.
- And balance for Rs.26,50,000/- (Rupees Twenty Six Lakh and Fifty Thousand) only shall be paid at the time of starting of flooring works of the said building.

**SCHEDULE : C**

**[ALLOCATION OF SPACE TO THE DEVELOPER]**

Developer's allocation shall mean the 50% Constructed area and common service area in the newly constructed G+III storied building i.e. 50% Constructed area on Ground floor North-East-South side (excluding Two Shop Rooms on Ground floor North-East side measuring 36 sq. ft. each of Owners' allocation), 50% Constructed area on First floor North-East-South side, 50% Constructed area on Second floor North-East-South side and 50% Constructed area on Third floor North-East-South side of the said Building along with undivided proportionate share of land together with all common easement rights and facilities attached thereto as well as said building.

**SCHEDULE : D**

**[SPECIFICATION]**

PROJECT TIME	::	24(Twenty Four) months from the date of sanction of building plan.
TYPE OF CONSTRUCTION	::	R.C.C. frame structure made by L.T. / Ultratech / Ambuja / Lafarge cement.
PLASTERING	::	Inside and outside with cement mortar in (6:1) and inside outside plaster and inside wall Paris / Putty. External Wall will be colour wash
FLOORING	::	Floor white Marble with 5" skirting with top design with different colour marble.
BRICK WORKS	::	8", 5" and 3" thickness brick works will be done on outside and inside walls in cement mortar in (5:1).
CONCRETE	::	All R.C.C. works in fittings, columns, beams, slabs, lintels, chajja etc. will be done in (1:2:3).
WINDOWS	::	Alluminium Sliding window with glass and grill fittings.
DOORS	::	3"x2".1/2 size Sal wood frame with commercial solid flush doors.
KITCHEN	::	Flooring shall be Marble with black stone cooking platform and glazed tiles upto 4' feet with one sink and water facilities.

-:: [20] ::-

TOILETS & SANITARY	:: Flooring will be done with Marble and wall tiles other than white colour 6.5" feet from floor level, 1(One) Western type commode / Indian type pan Hindustan Brand with one low down cistern in W.C. All sanitary fittings will be of best quality. Water lines be of PVC pipe concealed arrangement. All the cistern, pan, commode, will be of Hindustan make and outside all pipe will be PVC pipe. In toilet one shower, two taps will be fitted, one basin to be fitted at a suitable place.
ELECTRICAL	:: 3 light points, 1 fan point & 1 plug 5(amp) point in each bed room. 3 light points, 2 fan points & 1 plug 5(amp) point in drawing & dining, 2 light point & 1 plug point in Kitchen & Toilet each. Electrical wiring shall be of concealed type having copper wiring (standard). 15 amp plug point in Drawing, Toilet, Kitchen and master bed room shall installed. 1 calling bell point should be provided for each flat. One A.C. point in each master bed room should be provisioned.
EXTRA WORK	:: Any extra work other than out of this specification shall be extra charged as decided by our Engineer and such amount shall be deposited before the execution of such work.

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**IN WITNESS WHEREOF** the parties hereto have executed these presents on the day, month and year first above written.

SIGNED SEALED AND DELIVERED  
AT KOLKATA IN THE PRESENCE OF:

[1] Ram Bahadur Mahato  
64A, Kankuria Rd  
Kolkata - 29.

1. श्रीराम बहदुर
2. लक्ष्मण बहदुर
3. लाल बहदुर
4. रमेश चन्द्र
5. श्रीराम
6. श्रीराम
7. श्रीराम

[2] Arabintha Das  
42-5, 24 Rd  
Kolkata - 38







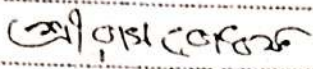





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SIGNATURE OF THE OWNERS







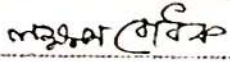





Shyam Mahato













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SIGNATURE OF THE DEVELOPER












Drafted, Read Over & Explained By:












Arabintha Das  
Advocate  
MR. ARABINDA DHAN DAS, ADVOCATE  
HIGH COURT, KOLKATA  
Enrl. No. WB/1083/81












	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
						
NAME: ..... SIGN: 	R.H.					

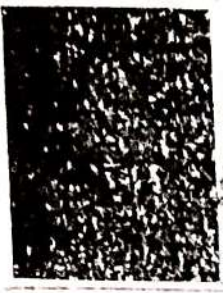










	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
						
NAME: ..... SIGN: 	R.H.					












	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
						
NAME: ..... SIGN: 	R.H.					


 NAME: _____ SIGN: <u>रामानंद</u>	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	R.H.					
						
						

 NAME: _____ SIGN: <u>रामानंद</u>	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	R.H.					
						
						

 NAME: _____ SIGN: <u>बिनशति</u>	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	R.H.					
						
						

	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
						
NAME: ..... SIGN: <u>शश शशी शश</u>	R.H.					

	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
						
NAME: ..... SIGN: <u>Shyam Mahab</u>	R.H.					

	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
NAME: ..... SIGN: .....	R.H.					

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVERNMENT OF INDIA**

**आयकर विभाग**  
**Permanent Account Number Card**  
**FAAB02501**

**SHRADDHA**  
**SHRADDHA DOONAK**  
**SHRADDHA DOONAK'S Name**  
**SHRADDHA DOONAK**  
**SHRADDHA DOONAK**  
**SHRADDHA DOONAK**

**Signature**

श्री श्रद्धा दूनक

**भारत**  
**संख्या**

**यदि इस कार्ड को खोने/चोरी करने पर कृपया पुलिस को /**  
**पुलिस को सूचना देना, पता नमूना निम्न है -**  
**आयकर विभाग, नई दिल्ली - 110 016**  
**फोन नं. 241, नई दिल्ली - 110 016**  
**फैक्स नं. 411 016**

**If this card is lost / stolen or lost card is found**  
**please inform / return to -**  
**Income Tax Department, New Delhi - 110 016**  
**Phone No. 241, New Delhi - 110 016**  
**Fax No. 411 016**



भारत सरकार  
GOVERNMENT OF INDIA



श्रीराम बोधक  
Shriram Bodhak  
पिता : युधिष्ठिर बोधक  
Father : YUDHISTHIR BODHAK  
जन्म वर्ष / Year of Birth : 1963  
पुरुष / Male



8013 1993 1788

आधार - साधारण मानुषेअर अधिकार

श्रीराम बोधक



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:  
२८, अनन्दपुर, ई.के.टी.पी.  
ई.के.टी.एस.ओ., कोलकाता,  
पश्चिम बंगाल, ७००१०७

Address:  
28, ANANDAPUR, E.K.T.P.,  
E.K.T.S.O., E.k.t, Kolkata,  
West Bengal, 700107

1947  
1800 199 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947  
Bengaluru-560 001

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA

स्थायी लेखा मुख्य कार्ड  
 Permanent Account Number Card  
 EZUPB33311



नाम/Name  
 LAKHAN BOOHAK

पिता का नाम/Father's Name  
 JODHISHIBH BOOHAK

जन्म तिथि/Date of Birth  
 07/01/1967

लखन बुहक

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

Income Tax Officer, Secy. to Dir. of Insp. & Inv. (IT),  
 Plot No. 10, Survey No. 1007,  
 Model Colony, Near Dena Bungalow,  
 Pune - 411 004.

भारत सरकार



भारत सरकार  
GOVERNMENT OF INDIA



লক্খন বোধক  
Lkhan Bodhak  
পিতা : যুধিষ্ঠীর বোধক  
Father : JUDHISTHIR BODHAK  
জন্ম মাল / Year of Birth : 1967  
পুরুষ / Male



4746 4650 6091

আধার - সাধারণ মানুষের অধিকার

লক্খন বোধক



ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
২৮, অনন্দপুর, ই.কে.টি.পি.  
ই.কে.টি.এন.ও, কোলকাতা,  
পশ্চিমবঙ্গ, ৭০০১০৭

Address:  
28, ANANDAPUR, E.K.T.P.  
E K T S.O, E.k.t, Kolkata,  
West Bengal, 700107

1947  
1000 1947 1947

help@uidai.gov.in

www.uidai.gov.in

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





স্বাধীনতা সংস্থা  
GOVERNMENT OF INDIA



ভরত বোধক  
Bharat Bodhak  
পিতা : যুজিষ্টির বোধক  
Father : JUDHISTHIR BODHAK  
জন্ম সাল / Year of Birth : 1972  
পুরুষ / Male



2394 2263 1081

আখার - সাধারণ মানুষের অধিকার

৩৫৬ করক

৩৫৬ করক



স্বাধীনতা সংস্থা  
UNDEPENDENT AUTHORITY OF INDIA

ঠিকানা:  
২৮, অনন্দপুর, ই.কে.টি.পি.  
ই.কে.টি.এস.ও, কোলকাতা,  
পশ্চিমবঙ্গ, ৭০০১০৭

Address:  
28, ANANDAPUR, E.K.T.P.  
E.K.T.S.O, E.k.t, Kolkata,  
West Bengal, 700107

1947  
1802 180 1947

help@udai.gov.in

www.udai.gov.in


P.O. Box No. 1947,  
Bengaluru-500 001

आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT OF INDIA

आयकर विभाग  
Income Tax Department

पंजीकृत आयकर विभाग  
Registered Income Tax Officer

पंजीकरण क्रमांक  
Registration Number (Gen)  
IESYPB7015




नाम  
NAME  
HARIDAS BOCHAK

पिता का नाम / Father's Name  
YUDHISHTHIR BOCHAK

जन्म तिथि / Date of Birth  
01/01/1973

संलग्न कार्य



In case this card is lost, cancelled and rendered invalid.


Income Tax No. IESYPB7015

11/00 No. 3, Sector 11, CBD Belapur  
Navi Mumbai - 400606

आयकर विभाग  
Income Tax Department

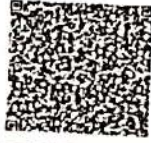
पंजीकृत आयकर विभाग  
Registered Income Tax Officer

पंजीकरण क्रमांक  
Registration Number (Gen)  
IESYPB7015





ভারত সরকার  
 Government of India  
 হরিদাস বোধক  
 HARIDAS BODHAK  
 জন্মতারিখ / DOB : 01/01/1975  
 পুরুষ / Male



6187 7777 1046

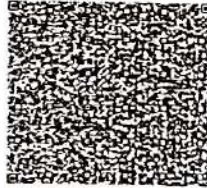
আমার আধার, আমার পরিচয়

হরিদাস বোধক



ভারত সরকার  
 Unique Identification Authority of India

ঠিকানা: ২৮, অনন্দপুর, ই.কে.টি.পি,  
 ই.কে.টি.এস.ও, কোলকাতা, পশ্চিমবঙ্গ,  
 700107



Address: 28, ANANDAPUR, E.K.T.P, E.K.T  
 S.O, E.k I Kolkata, West Bengal, 700107

6187 7777 1046



1947



http://uidai.gov.in



www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVERNMENT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
FAJPB04TTA



नाम (Name)  
DEBDA BOCHAN

पिता का नाम (Father's Name)  
JUDHISHIR BOCHAN

जन्म की तिथि (Date of Birth)  
30/12/1981

*Debit*

इस कार्ड के लोभ/पतन पर कृपया सूचित करें।  
If this card is lost/stolen, please inform the following:  
Income Tax Officer, New Delhi  
Phone: 011-2619163  
Model: 1000, Near Deer Bungalow  
Please inform the following:  
Tel: 011-2619163  
e-mail: [income@india.gov.in](mailto:income@india.gov.in)

भारत  
सरकार



भारत सरकार  
GOVERNMENT OF INDIA

দেবদাস বোধক  
Debdas Bodhak  
পিতা : যুধিষ্ঠির বোধক  
Father : JUDHISTHIR BODHAK  
জন্ম মাস / Year of Birth : 1961  
পুরুষ / Male



9728 0611 3241

আধার - সাধারণ মানুষের অধিকার

*Debdas*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
২৮, অনন্দপুর, ই.কে.টি.পি,  
ই.কে.টি.এস.ও. কোলকাতা,  
পশ্চিমবঙ্গ, ৭০০১০৭

Address:  
28, ANANDAPUR, E.K.T.P.,  
E.K.T.S.O, E.k.t, Kolkata,  
West Bengal, 700107

1947  
REGD 190 1947

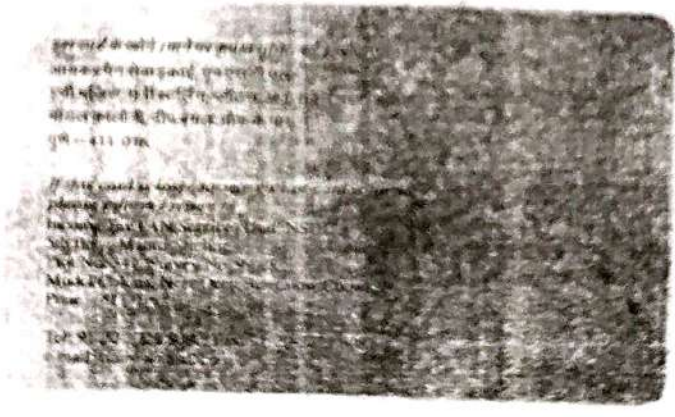
help@uidai.gov.in

www.uidai.gov.in

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



वी नम २५ डि





ভারত সরকার  
Government of India



বীনা হাতি  
Bina Hati

মাতৃগোষ্ঠী (DOB) 12/04/1971  
মহিলা / Female



4224 1869 0595

আধার - সাধারণ মানুষের অধিকার

বীনা হাতি



সীকন / বীনা হাতি, এ  
বিধাননগর (এম), নোবহাঙ্গা  
উত্তর ২৪ পর্গনা, পশ্চিম বঙ্গ

ভারত সরকার  
Unique Identification Authority of India

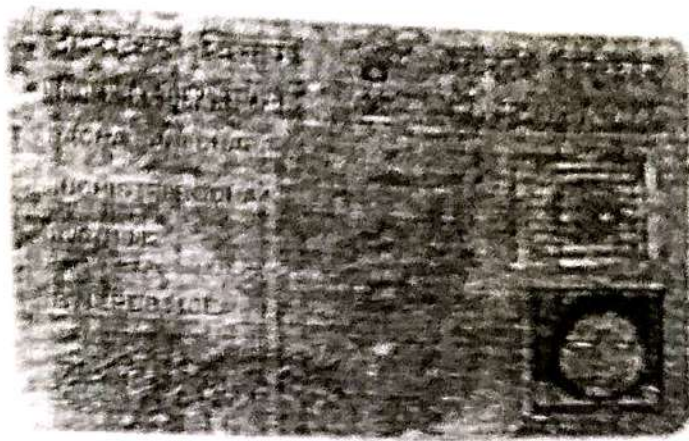
Address: W/O Tapan Hati, at  
1, Bidhannagar(M),  
Nowbhang, North 24  
Parganas, West Bengal,  
700195

4224 1869 0595

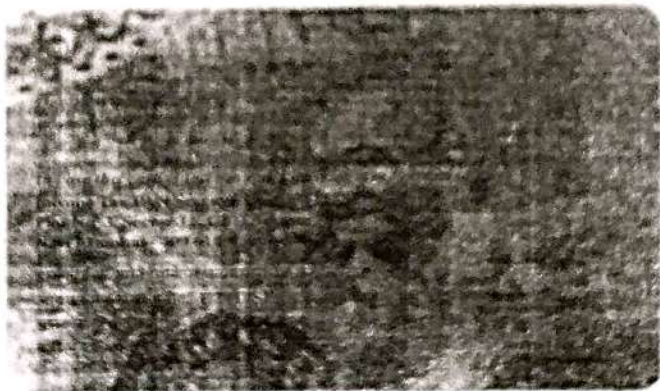
1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



श्री श्री श्री श्री श्री





भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

ভালিকাঙ্কিত নম্বর/Enrollment No.: 1040/19965/02805

Radha Rani Dhara (রাধা রাণী ধারা)  
17/48, JAHAR LAL DUTTA LANE, ULTADANGA MAIN  
ROAD, Ultadanga Main Road S.O, Kolkata,  
West Bengal - 700067

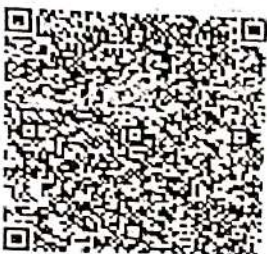
তথ্য

- ☑ আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- ☑ পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করান
- ☑ এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- ☑ Aadhaar is a proof of identity, not of citizenship.
- ☑ To establish identity, authenticate online.
- ☑ This is electronically generated letter.

সংখ্যা/Your Aadhaar No.:  
**2767 1101 4361**



সমাধারণ মানুষের অধিকার



Signature valid  
Digitally signed by Radha Rani Dhara,  
Date: 2015.06.25 10:30:25 IST

- ☐ সারা দেশে বলা
- ☐ আধারের জন্য আপনার প্রকারই তালিকাঙ্কিত করার আবশ্যিকতা আছে।
- ☐ অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাবার সম্ভাবনা আছে।

- ☑ Aadhaar is valid throughout the country.
- ☑ You need to enrol only once for Aadhaar.
- ☑ Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

রাধা রাণী ধারা  
Radha Rani Dhara  
জন্মতারিখ/ DOB: 20/07/1934  
মহিলা / FEMALE



ঠিকানা:

Address:

১৭/৪৮, অহর লাল দুত লেন, 17/48 JAHAR LAL DUTTA LANE,  
উল্টাডাঙ্গা মেন রোড, উল্টাডাঙ্গা ULTADANGA MAIN ROAD,  
মেন রোড স.ও. কোলকাতা, West Bengal - 700067  
পশ্চিমবঙ্গ - 700067

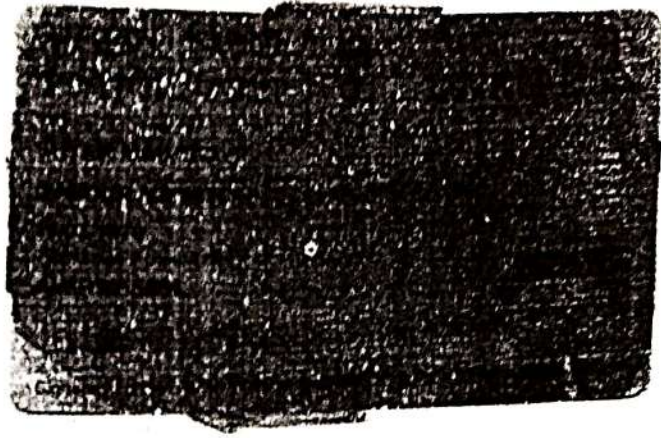
2767 1101 4361

2767 1101 4361

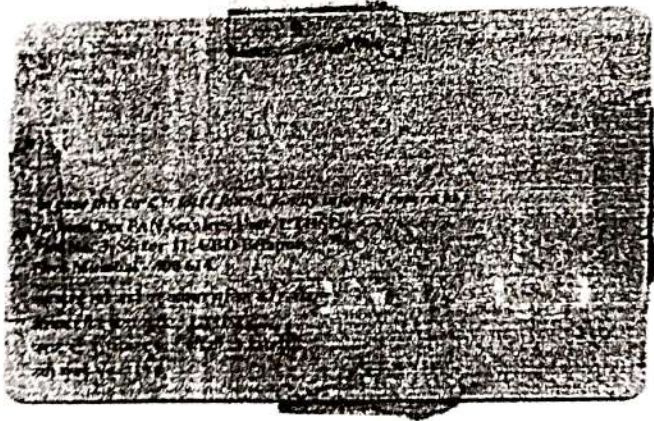
-সমাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

রাধা রাণী ধারা



Shyam Mahal





ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19882/00211

To  
শ্যাম মাহাত  
Shyam Mahato  
127 ANANDAPUR  
E.K.T.P E.K.T.S.O  
E.k.t Kolkata  
West Bengal 700107  
5007199672

15829/42

MN156297429DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5440 0211 8724**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



শ্যাম মাহাত  
Shyam Mahato  
পিতা : গনৌর মাহাত  
Father : GANOUR MAHATO  
জন্ম সাল / Year of Birth : 1970  
পুরুষ / Male

**5440 0211 8724**



আধার - সাধারণ মানুষের অধিকার

*Shyam Mahato*



ভারতীয় পরিচয় পরিষদ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19882/00212

To  
 রাম বাহাদুর মাহাতো  
 Ram Bahadur Mahato  
 127 ANANDAPUR  
 E.K.T.P E.K.T.S.O  
 E k l Kolkata  
 West Bengal 700107

1562937  
 MN156293736DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5186 7503 9176**

আধার - সাধারণ মানুষের অধিকার



সংসদ সরকার  
 GOVERNMENT OF INDIA



রাম বাহাদুর মাহাতো  
 Ram Bahadur Mahato  
 পিতা : গনৌর মাহাতো  
 Father : GANOUR MAHATO  
 জন্ম সাল / Year of Birth : 1969  
 পুরুষ / Male



**5186 7503 9176**

আধার - সাধারণ মানুষের অধিকার

M-9433337097

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

BRN Details

BRN: 192021220018329472  
BRN Date: 21/06/2021 19:26:39  
BRN : 90037623  
Payment Status: Successful

Payment Mode: Counter Payment  
Bank/Gateway: State Bank of India  
BRN Date: 22/06/2021 00:06:00  
Payment Ref. No: 2001003204/1/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SHYAM MAHATO  
Address: 127, ANANDAPUR, KOLKATA - 700107  
Mobile: 8481078269  
Depositor Status: Others  
Query No: 2001003204  
Applicant's Name: Mr Arabinda Dhan Das  
Identification No: 2001003204/1/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001003204/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	39971
2	2001003204/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	30021
Total				69992

IN WORDS: SIXTY NINE THOUSAND NINE HUNDRED NINETY TWO ONLY.

## Major Information of the Deed

Deed No :	I-1606-02387/2021	
Query No / Year	1606-2001003204/2021	Date of Registration : 14/07/2021
Query Date	21/06/2021 7:18:08 PM	Office where deed is registered
Applicant Name, Address & Other Details	Arabinda Dhan Das 177/11/8, Picnic Garden Road, Kolkata, Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700039, Mobile No. : 9830662396, Status : Advocate	
Transaction	[0110] Sale, Development Agreement or Construction	
Set Forth value	Rs. 2/-	Additional transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]
Stamp duty Paid (SD)	Rs. 40,021/- (Article:48(g))	Market Value Rs. 2,46,11,247/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	
		Registration Fee Paid Rs. 30,021/- (Article:E, E, B)

### Land Details :



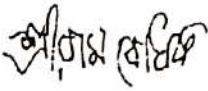


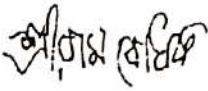


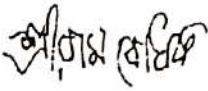

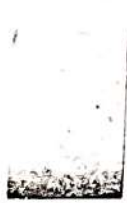
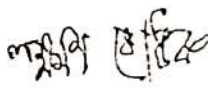

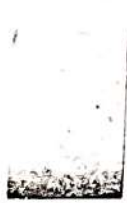
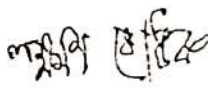

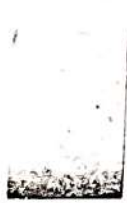
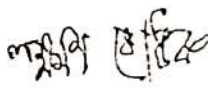


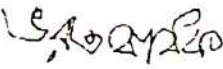


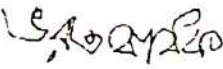


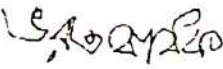
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: ANANDAPUR, Road Zone : (Kasba Ind. Est. - Canal) , , Premises No: 28, , Ward No: 108 Pin Code : 700107



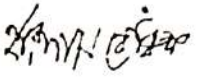
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 5 Chatak	1/-	2,45,81,247/-	Width of Approach Road: 17 Ft.,
Grand Total :				7.1156Dec	1 /-	245,81,247 /-	

### Structure Details :




Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

and Lord Details :


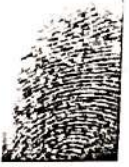
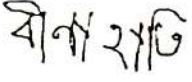
Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Shriram Bodhak, (Alias: Mr Shreeram Bodhak) (Presentant)</b>                      Son of Late Judhisthir Bodhak                      Executed by: Self, Date of Execution: 14/07/2021                      , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office                 </td> <td>                       14/07/2021                 </td> <td>                       LTI                      14/07/2021                 </td> <td>                       14/07/2021                 </td> </tr> </tbody> </table> <p>28, Anandapur, Kolkata, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FAXxxxxx0J, Aadhaar No: 80xxxxxxxx1788, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Shriram Bodhak, (Alias: Mr Shreeram Bodhak) (Presentant)</b> Son of Late Judhisthir Bodhak Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office	 14/07/2021	 LTI 14/07/2021	 14/07/2021
Name	Photo	Finger Print	Signature						
<b>Mr Shriram Bodhak, (Alias: Mr Shreeram Bodhak) (Presentant)</b> Son of Late Judhisthir Bodhak Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office	 14/07/2021	 LTI 14/07/2021	 14/07/2021						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Lakhan Bodhak</b>                      Son of Late Judhisthir Bodhak                      Executed by: Self, Date of Execution: 14/07/2021                      , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office                 </td> <td>                       14/07/2021                 </td> <td>                       LTI                      14/07/2021                 </td> <td>                       14/07/2021                 </td> </tr> </tbody> </table> <p>28, Anandapur, Kolkata, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EZxxxxxx1J, Aadhaar No: 47xxxxxxxx6091, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Lakhan Bodhak</b> Son of Late Judhisthir Bodhak Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office	 14/07/2021	 LTI 14/07/2021	 14/07/2021
Name	Photo	Finger Print	Signature						
<b>Mr Lakhan Bodhak</b> Son of Late Judhisthir Bodhak Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office	 14/07/2021	 LTI 14/07/2021	 14/07/2021						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Bharat Bodhak</b>                      Son of Late Judhisthir Bodhak                      Executed by: Self, Date of Execution: 14/07/2021                      , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office                 </td> <td>                       14/07/2021                 </td> <td>                       LTI                      14/07/2021                 </td> <td>                       14/07/2021                 </td> </tr> </tbody> </table> <p>28, Anandapur, Kolkata, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EZxxxxxx1C, Aadhaar No: 23xxxxxxxx1081, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Bharat Bodhak</b> Son of Late Judhisthir Bodhak Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office	 14/07/2021	 LTI 14/07/2021	 14/07/2021
Name	Photo	Finger Print	Signature						
<b>Mr Bharat Bodhak</b> Son of Late Judhisthir Bodhak Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office	 14/07/2021	 LTI 14/07/2021	 14/07/2021						

Name	Photo	Finger Print	Signature
<b>Mr Haridas Bodhak</b> Son of Late Judhisthir Bodhak Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office	 14/07/2021	 LTI 14/07/2021	 14/07/2021



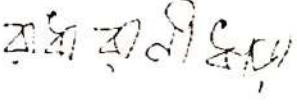
28, Anandapur, Kolkata, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ESxxxxx5J, Aadhaar No: 61xxxxxxxx1046, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr Debdas Bodhak</b> Son of Late Judhisthir Bodhak Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office	 14/07/2021	 LTI 14/07/2021	 14/07/2021

28, Anandapur, Kolkata, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: FAxxxxxx1A, Aadhaar No: 97xxxxxxxx3241, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mrs Bina Hati, (Alias: Mrs Bina Pani Hati)</b> Wife of Shri Tapan Hati Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office	 14/07/2021	 LTI 14/07/2021	 14/07/2021

1, Bidhan Nagar, Kolkata, City:- , P.O:- Now Bhanga, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx1D, Aadhaar No: 42xxxxxxxx0595, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office



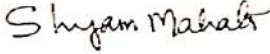
Name	Photo	Finger Print	Signature
<b>Mrs Radha Rani Dhara</b> Wife of Shri Golak Dhara Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office	 14/07/2021	 LTI 14/07/2021	 14/07/2021

17/48, Jaharlal Dutta Lane, Kolkata, City:- , P.O:- Ultadanga, P.S:-Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700067 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.:: BWxxxxxx0L, Aadhaar No: 27xxxxxxxx4361, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Office



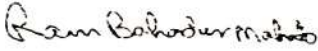
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Puja Construction</b> 127, Anandapur, Kolkata, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: Alxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> Mr Shyam Mahato Son of Late Ganour Mahato Date of Execution - 14/07/2021, , Admitted by: Self, Date of Admission: 14/07/2021, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Jul 14 2021 12:27PM	LTI 14/07/2021	14/07/2021	
127, Anandapur, Kolkata, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx9L, Aadhaar No: 54xxxxxxxx8724 Status : Representative, Representative of : Puja Construction (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ram Bahadur Mahato</b> Son of Mr Ganour Mahato 127, Anandapur, Kolkata, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107			
	14/07/2021	14/07/2021	14/07/2021
Identifier Of Mr Shriram Bodhak, Mr Lakhan Bodhak, Mr Bharat Bodhak, Mr Haridas Bodhak, Mr Debdas Bodhak, Mrs Bina Hati, Mrs Radha Rani Dhara, Mr Shyam Mahato			

**Transfer of property for L1**

No	From	To. with area (Name-Area)
1	Mr Shriram Bodhak	Puja Construction-1.01652 Dec
2	Mr Lakhan Bodhak	Puja Construction-1.01652 Dec
3	Mr Bharat Bodhak	Puja Construction-1.01652 Dec
4	Mr Haridas Bodhak	Puja Construction-1.01652 Dec
5	Mr Debdas Bodhak	Puja Construction-1.01652 Dec
6	Mrs Bina Hati	Puja Construction-1.01652 Dec
7	Mrs Radha Rani Dhara	Puja Construction-1.01652 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Shriram Bodhak	Puja Construction-14.28571400 Sq Ft
2	Mr Lakhan Bodhak	Puja Construction-14.28571400 Sq Ft
3	Mr Bharat Bodhak	Puja Construction-14.28571400 Sq Ft
4	Mr Haridas Bodhak	Puja Construction-14.28571400 Sq Ft
5	Mr Debdas Bodhak	Puja Construction-14.28571400 Sq Ft
6	Mrs Bina Hati	Puja Construction-14.28571400 Sq Ft
7	Mrs Radha Rani Dhara	Puja Construction-14.28571400 Sq Ft

Endorsement For Deed Number : I - 160602387 / 2021

On 30-06-2021

**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 2,46,11,247/-



Kaushik Ray  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

On 14-07-2021

**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.

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

Presented for registration at 12:12 hrs on 14-07-2021, at the Office of the A.D.S.R. SEALDAH by Mr Shriram Bodhak Alias Mr Shreeram Bodhak, one of the Executants.

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

Execution is admitted on 14/07/2021 by 1. Mr Shriram Bodhak, Alias Mr Shreeram Bodhak, Son of Late Judhisthir Bodhak, 28, Anandapur, Kolkata, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business. 2. Mr Laxhan Bodhak, Son of Late Judhisthir Bodhak, 28, Anandapur, Kolkata, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business. 3. Mr Bharat Bodhak, Son of Late Judhisthir Bodhak, 28, Anandapur, Kolkata, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Service. 4. Mr Haridas Bodhak, Son of Late Judhisthir Bodhak, 28, Anandapur, Kolkata, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Service. 5. Mr Debdas Bodhak, Son of Late Judhisthir Bodhak, 28, Anandapur, Kolkata, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Service. 6. Mrs Bina Hati, Alias Mrs Bina Pani Hati, Wife of Shri Tapan Hati, 1, Bidhan Nagar, Kolkata, P.O: Now Bhanga, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife. 7. Mrs Radha Rani Dhara, Wife of Shri Golak Dhara, 17/48, Jaharlal Dutta Lane, Kolkata, P.O: Ultadanga, Thana: Ultadanga, , North 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession House wife

Identified by Mr Ram Bahadur Mahato, , Son of Mr Ganour Mahato, 127, Anandapur, Kolkata, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Business

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

Execution is admitted on 14-07-2021 by Mr Shyam Mahato, Proprietor, Puja Construction (Sole Proprietorship), 127, Anandapur, Kolkata, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr Ram Bahadur Mahato, , Son of Mr Ganour Mahato, 127, Anandapur, Kolkata, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,021/- ( B = Rs 30,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,021/-

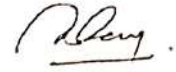
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2021 12:00AM with Govt. Ref. No: 192021220018329472 on 21-06-2021, Amount Rs: 30,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90037623 on 22-06-2021, Head of Account 0030-03-104-001-16

**Statement of Stamp Duty**

certified that required Stamp Duty payable for this document is Rs 40,021/- and Stamp Duty paid by Stamp Rs 50/-, by  
Online = Rs 39,971/-  
Description of Stamp

1. Stamp Type: Impressed, Serial no 465731, Amount: Rs.50/-, Date of Purchase: 06/03/2021, Vendor name: I  
Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/06/2021 12:00AM with Govt. Ref. No: 192021220018329472 on 21-06-2021, Amount Rs: 39,971/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. 90037623 on 22-06-2021, Head of Account 0030-02-103-003-02



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2021, Page from 96291 to 96341

being No 160602387 for the year 2021.



Digitally signed by Kaushik Ray  
Date: 2021.07.20 13:18:06 +05:30  
Reason: Digital Signing of Deed.

*Kaushik Ray*  
(Kaushik Ray) 2021/07/20 01:18:06 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)