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Certified that the document is admitted to registration. The signature sheet and the endorsement sheets attached to the document are the part of this document.

Joint District Sub - Registrar, District South 24 Parg.

7 5 NOV 2022

DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

THIS DEED OF AGREEMENT is made on this 25th day of November, 2022, Two thousand Twenty Two

BETWEEN 1) MR. SUBRATA NARAYAN CHOWDHURY, PAN: ADXPC3637K Aadhaar No. 360958156659, son of Late Prafulla Narayan Chowdhury, by Nationality Indian, by occupation Business, 2) MRS. MANJU CHOWDHURY, PAN: ADUPC9364Q & Aadhaar No. 885980176801, wife of Sri Subrata Narayan Chowdhury, by Nationality Indian, by occupation Business, both residing at 201, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata- 700 084. District- South 24-Parganas, West Bengal, 3) MIRZA RAFIUDDIN BEG, PAN: ACWPB6430B

নং- 2766 তার- 24-11-2011 মূল্য 500/-
খরিদদার- Mr. Subrata Narayan Chowdhury
সাং- 201 Kanungo park Garia W. 700089
শঙ্কর কুমার সরকার
স্ট্যান্ডা ভেণ্ডার
সোনারপুর এ্যা.ডি.এস.আর. অফিস
দক্ষিণ ২৪ পরগণা



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Achintya Narayan Chowdhury
Sp - Subrata Narayan Chowdhury
201, Kanungo Park, Garia.
Kolkata - 700084.
Business.

[Signature]

A.D.R. Garia
South 24 Parganas

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& Aadhaar No. 714380404655 , son of Late Mirza Shamsul Bari Beg, by Nationality Indian, by faith Islam, by occupation Retired Person, and 4) SMRITI BEG BISWAS PAN: AFIPB1216N & Aadhaar No. 801739922295, wife of Mirza Rafiuddin Beg, by Nationality Indian, by faith Islam, by occupation Housewife, both residing at Village: Jagannathpur, P.O. R.K. Palli, P.S. Sonarpur, Ward No. 7 under Rajpur-Sonarpur Municipality, District: South 24-Parganas, West Bengal, hereinafter jointly or collectively referred to as the "OWNERS" (which term or expression unless excluded by or repugnant to the context shall deem to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART

AND

ALLIED PROPERTIES, PAN-ABUFA1762C, a Partnership firm, having its office at 201A, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata-700084, District: South 24-Parganas, West Bengal, represented by its Partners, namely (1) MR. SUBRATA NARAYAN CHOWDHURY, PAN: ADXPC3637K & Aadhaar No. 360958156659, son of Late Prafulla Narayan Chowdhury, by Nationality Indian, by faith-Hindu, by occupation Business, residing at 201, Kanungo Park, P.O. Garia, P.S Patuli, Kolkata-700 084. District- South 24-Parganas, and (2) MR. PRADEEP KUMAR JHAWAR, PAN: ACVPJ5458J & Aadhaar No. 431995559298, son of Late Om Prakash Jhawar, by Nationality Indian, by faith Hindu, by occupation Business, residing at 783, Anandapur Road, Tower -7, Flat No. 3002, 30th floor, Kolkata-700107, District: South 24-Parganas, hereinafter referred to as the 'DEVELOPER/ BUILDER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and/or assigns) of the OTHER PART



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WHEREAS the said Subrata Narayan Chowdhury and Manju Chowdhury, the present Owners No. 1 and 2 jointly purchased by way of registered 'Deed of Conveyance' dated 13.09.2001 All That piece and parcel of land measuring 13 Decimal more or less along with other land lying and situated in Mouza- Teghari, Pargana Meddanmolla, J.L.No. 52, R.S. 126, Touzi No. 250, appertaining to R.S. Khatian No. 265, comprised in R.S. Dag No.447 along with all easements rights and facilities of the said land under the Rajpur -Sonarpur Municipality, Ward No. 8, from the then rightful owner named Sewakram & Co. at or for valuable consideration mentioned therein, the said deed of Conveyance was registered in the office of the Sub-registrar, Alipore, recorded in Book No. I, Volume No. 87, Page from 321 to 358, being No. 3383 for the year 2001 and while possession the said Subrata Narayan Chowdhury and Manju Chowdhury sold by way of registered 'Deed of Conveyance' dated 04.10.2001 All That piece and parcel of land measuring 2 Cottah 10 Chittaks 15 Sq.ft. more or less, out of total 13 Decimal land lying and situated in Mouza- Teghari, Pargana -Medanmolla, J.L.No. 52, R.S. 126, Touzi No. 250, corresponding to R.S. Khatian No. 265, comprised in C.S. Dag No.447 along with all easements rights and facilities of the said land under the Rajpur -Sonarpur Municipality, Ward No. 8, in favour of the present Owners Nos. 3 and 4 i.e. Mirza Rafiuddin Beg and Smriti Beg Biswas at or valuable consideration mentioned therein, the said deed of Conveyance was registered in the office of the D.S.R.-IV, Alipore, recorded in Book No. I, Volume No. 91, Page from 301 to 314, being No. 3800 for the year 2001 and subsequently the said Subrata Narayan Chowdhury and Manju Chowdhury sold by way of registered 'Deed of Sale' dated 29.11.2001 All That piece and parcel of land measuring 2 Cottah 10 Chittaks 15 Sq.ft. more or less out of total 13 Decimal land lying and situated in Mouza- Teghari, Pargana Balia, J.L.No. 52, R.S. 126, Touzi No. 250, appertaining to R.S. Khatian No. 265, comprised in R.S. Dag No.447 along with all easements rights and facilities of the said land under the Rajpur -Sonarpur Municipality, Ward No. 8, in favour of Rajpur Sonarpur Municipality for health Centre purpose, the said deed of sale was registered in the office of the A.D.S.R, Sonarpur, recorded in Book No. I, Volume No. 146, Page from 66 to 81, being No. 8622 for the year 2001 and also sold in different Dag to the other party.



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AND WHEREAS by virtue of aforesaid Deed of Sale, the said Subrata Narayan Chowdhury and Manju Chowdhury herein the absolute joint owners of the remaining area of Sali land measuring 2 Cottahs 15 Chittaks 33 Sq.ft. more or less, being Plot No. M out of 13 decimal land lying and situated in Mouza-Teghoria, J.L.No. 52, Pargana-Medanmolla, R.S. 126, Touzi No. 250, P.S. Sonarpur now Narendrapur, appertaining to R.S. Khatian No. 265 comprised in R.S. Dag No. 447, District: South 24-Parganas and thereafter mutated their names in the Rajpur-Sonarpur Municipality, Being Holding No. 1646, Street Name: Sonarpur Station Road, Ward No. 8, and also recorded their names in the office of the B.L.& L.R.O., being L.R. Khatian No. 845 and 846 comprised in L.R. Dag No. 479, classification of Land: Sali, paying taxes regularly thereon and subsequently the Sali land is converted to Bastu land vide Memo No. 41/Conv/3731/BLR-SNP/22 & 41/Conv/3738/BLR-SNP/22, both dated 12.10.2022, before the office of the Block Land & Reforms officer, Sopurpur, District: South 24-Parganas.

AND WHEREAS by virtue of aforesaid Sale Deed, the said Mirza Rafiuddin Beg and Smriti Beg Biswas herein the absolute joint owners of Sali land measuring 2 Cottahs 10 Chittaks 15 Sq.ft. more or less, being Plot No. N out of 13 decimal land lying and situated in Mouza-Teghoria, J.L.No. 52, Pargana-Medanmolla, R.S. 126, Touzi No. 250, P.S. Sonarpur, appertaining to R.S. Khatian No. 265 comprised in R.S. Dag No. 447, District: South 24-Parganas and thereafter mutated their names in the Rajpur-Sonarpur Municipality, Being Holding No. 4686, Street Name: Sonarpur Station Road, Ward No. 8, and also recorded their names in the office of the B.L.& L.R.O., being L.R. Khatian No. 2568 and 2569 comprised in L.R. Dag No. 479, classification of Land: Sali, paying taxes regularly thereon and subsequently the Sali land is converted to Bastu land vide Memo No. 41/Conv/3049/BLR-SNP/22, and 41/Conv/3047/BLR-SNP/22, both dated 31.08.2022, before the office of the Block Land & Reforms officer, Sopurpur, District: South 24-Parganas.

AND WHEREAS thereafter the above named Owners No. 1 to 2, namely Subrata Narayan Chowdhury and Manju Chowdhury jointly executed by way of registered Gift of Deed dated 09.09.2022 ALL THAT piece and parcel of undivided land measuring more or less 3 Chattaks out of 2 Cottahs 15 Chattaks 33 Sq.ft being Plot No. M situated and lying at



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Mouza-Teghoria, J.L.No.52,Pargana-Medanmolla, P.S.Narendrapur, A.D.S.R.office at Garia, R.S.No.126, Touzi No.250 comprising in R.S. Dag No. 447 corresponding to L. R. Dag No.479, appertaining to R.S.KhatianNo.265 corresponding to L.R.Khatian Nos. 845 & 846, being Holding No.1646, Street Name: Sonarpur Station Road, Ward No.8 of Rajpur-Sonarpur Municipality Road,Kolkata-700150,District-South24-Parganas in favour of Mirza Rafiuddin Beg and Smriti Beg Biswas, the Owner of 3 and 4, That the said 'Deed of Gift' was registered in the office of the A.D.S.R, Garia, recorded in Book No. I, Volume No. 1629-2022, Page from 173087 to 173105, being No. 162905458 for the year 2022.

AND WHEREAS also the above named Owners No. 3 to 4, namely Mirza Rafiuddin Beg and Smriti Beg Biswas jointly executed by way of registered Gift of Deed dated 09.09.2022 ALL THAT piece and parcel of undivided Sali land measuring more or less 3 Chattaks out of 2 Cottahs 10 Chattaks 15 Sq.ft being Plot No. N, situated and lying at Mouza-Tegharia, J.L.No.52, Pargana-Medanmolla, P.S. Narendrapur, under A.D.S.R.office at Garia, R.S.No.126, Touzi No.250 comprising in R.S. Dag No.447, corresponding to L.R. Dag No. 479, appertaining to R.S. Khatian No..265., corresponding to L. R. Khatian Nos. 2568 &2569, Holding No.4686, Street Name: Sonarpur station Road, Ward No.8 of Rajpur-Sonarpur Municipality, Kolkata-700150,District-South24-Parganas in favour of Subrata Narayan Cbowdhury and Manju Chowdhury, the Owner No. 1 and 2, That the said 'Deed of Gift' was registered in the office of the A.D.S.R, Garia, recorded in Book No. I, Volume No. 1629-2022, Page from 166962 to 166980, being No. 162905459 for the year 2022.

AND WHEREAS after execution said two no.s Deed of Gifts, in respect of their above mentioned property, being Plot No. M & N, into a single holding number, before the Rajpur-Sonarpur Municipality, being Holding No. 1646, Street Name : Sonarpur Station Road, P.S. Sonarpur now Narendrapur, Kolkata-700150 in the District of South 24-Parganas, herein after called the "SAID PROPERTY"



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AND WHEREAS the present Owners are joint owners of the said property measuring 5 Cotthas 10 Chittaks 3 Sq.ft. [2 Cottahs 15 Chitaks 33 Sq.ft. + 2 Cottahs 10 Chitaks 15 Sq.ft. more or less] being Plot No. M & N with structurelying and situated in Mouza-Teghoria, J.L.No. 52, Pargana-Medanmolla, R.S. 126, Touzi No. 250, P.S. Narendrapur, appertaining to R.S. Khatian No. 265 corresponding to L.R. Khatian No. 845, 846, 2568 and 2569 comprised in R.S. Dag No. 447 corresponding to L.R. Dag No. 479, being Holding No. 1646, Street Name: Sonarpur Station [Road, P.S. Narandrapur, Kolkata-700150 within limits of the Rajpur-Sonarpur Municipality,, Ward No. 8, in the District of South 24-Parganas the State of West Bengal (fully described in the Schedule 'A' hereunder written) being referred to as the "Said Property" and now the said property is free from all sorts of encumbrances.

AND WHEREAS the said Owners hereby declare that they are well and sufficiently entitled to and are absolutely seized and possessed of the said property, the said property is free from all encumbrances, charges, liens lispendences, attachments, trusts, acquisitions/ requisitions litigations and liabilities etc.whatsoever.

AND WHEREAS the said Owners intend to construct a multistoried building on the schedule "A" land but due to paucity of fund the above named Owners approached the Developer herein seeking help and co-operation for the said purpose of construction of a residential building of the said landed property at the cost and expenses of the Developer or out of funds to be procured by the Developer from the intending buyer or others on certain agreed terms and conditions finally approached the developer herein for developing the "A" property on the basis of sharing the constructional areas to construct as per the plan to be sanctioned by the Rajpur-Sonarpur Municipality between the Owners and the Developer.

AND WHEREAS on several discussion, the Developer thereafter took the approach of the said Owners and expressed his decision for commercial orientation in respect of the schedule "A" land by way of constructing thereon Multistoried building at its own cost and certain portion of the built up area in the form of respective residential unit in the proposed Multistoried building shall be reserved for the developer in lieu of the schedule 'A' land and the said Owners herein as for mutual benefits and being satisfied with the said offer accepted the same as per the following terms and conditions are framed.



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**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
AS FOLLOWS :-**

**ARTICLE - 1
(Definition)**

Unless in these presents it is repugnant to or inconsistent with :-

1.1. **OWNERS** : Shall mean the said **MR. SUBRATA NARAYAN CHOWDHURY**, son of Late Prafulla Narayan Chowdhury, **2) MRS. MANJU CHOWDHURY**, wife of Sri Subrata Narayan Chowdhury, , both residing at 201, Kanungo Park, P.S. Patuli, Kolkata- 700 084. District- South 24-Parganas, West Bengal, **3) MIRZA RAFIUDDIN BEG**, son of Late Mirza Shamsul Bari Beg, and **4) SMRITI BEG BISWAS**, wife of Mirza Rafiuddin Beg, both residing at Village: Jagannathpur, P.O. R.K. Palli, P.S. Sonarpur, Ward No. 7 under Rajpur-Sonarpur Municipality, District: South 24-Parganas, West Bengal,

1.2 **DEVELOPER** : Shall mean the **ALLIED PROPERTIES**, a partnership firm , having its office at 201A, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata-700084, District: South 24-Parganas, West Bengal, represented by its Partners, namely **(1) MR. SUBRATA NARAYAN CHOWDHURY**, son of Late Prafulla Narayan Chowdhury, residing at 201, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata- 700 084. District- South 24-Parganas, and **(2) MR. PRADEEP KUMAR JHAWAR**, son of Late Om Prakash Jhawar, residing at 783, Anandapur Road, Tower -7, Flat No. 3002, 30th floor, Kolkata-700107, .District: South 24-Parganas,

1.3 **SAID PREMISES** : shall mean and include the being Holding No. 1646 Street Name: Sonarpur Station Road, P.S. Narandrapur, Kolkata-700150 within limits of the Rajpur-Sonarpur Municipality, Ward No. 8, in the District of South 24-Parganas in the State of West Bengal.

1.4 **OWNERS' ALLOCATION** : shall get 40:60 revenue sharing ratio i.e. 40% of revenue sharing ratio within the proposed new building of the said premises together with undivided proportionate share and interest in the land along with rights to use the common areas & facilities of the said premises being Holding No. 1646, Street Name: Sonarpur Station Road, P.S. Narandrapur, Kolkata-700150 within limits of the Rajpur-Sonarpur Municipality, Ward No. 8, in the District of South 24-Parganas, West Bengal.

AND The Developer shall pay of Rs. 1,00,000/- (Rupees One Lac only) as the non-refundable amount to the Owners on the day signing of this agreement.



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1.5 SELF CONTAINED FLAT : Shall mean and include two/three bed rooms and one dining cum drawing room, one kitchen, one/two toilet/s, one verandah (including stairs landing) measuring constructed as per the sanctioned building plan, to be completed in all respects and in habitable condition in the said premises.

1.5 DEVELOPER'S ALLOCATION : shall mean and include the remaining 60% revenue sharing ratio within the proposed new building/premises (excluding Owners' allocation, more fully mentioned in the schedule 'B') with undivided proportionate share in the land together with right to use the common areas and facilities of the said premises being the Holding No. 1646 Street Name: Sonarpur Station Road, P.S. Narandrapur, Kolkata-700150 within limits of the Rajpur-Sonarpur Municipality, Ward No. 8, in the District of South 24-Parganas.

1.6 COMMON AREAS FACILITIES AND AMENITIES :

Shall include passages, ways corridors, stair cases, (lift, lift room, if any), landing lobbies, electrical room, water pump and motor, overhead and under ground water tank, roof, statutory open space as per the sanctioned plan, excluding the areas covered by the self contained flats and allocated shop room and also car parking spaces if any.

1.8 BUILDING : shall mean and include the proposed building to be constructed on the said land in accordance with the sanctioned building plan.

1.9 BUILDING PLAN : shall mean such plan which is to be drawn by a competent Architect and sanctioned by the Kolkata Municipal Corporation for construction of the proposed building, being the Holding No. 1646 Street Name: Sonarpur Station Road, P.S. Narandrapur, Kolkata-700150 within limits of the Rajpur-Sonarpur Municipality, Ward No. 8, in the District of South 24-Parganas

2.0 ARCHITECT : Shall mean such person or persons having requisite qualification and experience required under the relevant laws/rules to Act as Architect who will be appointed by the Developer for desiring and supervision of the building to be constructed in the SCHEDULE "A" property.



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2.1 ADVOCATE

Shall means MR. SANTANU DAS, ADVOCATE, HIGH COURT, CALCUTTA, as an Advocate and/or other Advocate being appointed by the Developer.

2.2 COMMENCEMENT

Commencement of work of construction with effect from the date of vacating possession of the said schedule property.

2.2(a): MARKETING

That the Developer shall arrange for marketing/advertising in respect of sale of Flats, other space etc within the said new building, in this matter all cost and expenses shall bear by the owners and the Developers as per their ratio.

ARTICLE – II

(Owners' Obligations)

2.3 With the execution of this Agreement, the Owners shall hand over the xerox copy of all relevant documents in respect of said property to the Developer for making out the marketable title.

2.4 The Owners has agreed to make over possession of the said land to the Developer after the Developer being satisfied about the title of the land of the Owners, subject to the terms and conditions herein contained

2.5 Subject to the proceeding clause, the Owners shall grant permission to the Developer to construct erect and complete the proposed building on the said land including Owners' allocation thereto at the entire cost and responsibilities of the Developer strictly according to sanctioned plan as agreed, for which the Owners shall give to the Developer a registered Development Power of Attorney. The Developer shall be solely liable for any construction either permanent or temporary nature in deviation of the said sanctioned building plan.

2.6 Simultaneously with the execution of these presents, the Owners shall execute a Development Power of Attorney in respect of the construction of the said building in favour of the Developer conferring Power into them and to represent the Owners and to obtain the requisite sanction plan and all necessary permission and

2.7 sanction from different appropriate authorities from time to time in connection with the construction of the proposed building and to represent them for all acts and performances relating to the execution of the said work which shall include power to make arrangement for agreement for sale from the developer's



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allocation with the intending buyer/s who would be bonafide and respectable and the Developer shall take consideration money from the said intending buyer/s for which the Owners shall co-operate with the intending buyer/s for showing in original documents if he/she/they shall take house loan for purchasing the flat/s , car parking, if any in the said premises. The Owners herein, also agrees to pay/bear any GST or any other tax or levy payable on account of the Owners' allocation provided out of this Development project.

2.6 After submitting the building plan before the Municipal Authorities, for obtaining the sanction, all the original documents of the said property will remain in the custody and possession of the Developer till completion for selling their allocation and thereafter will hand over the all original deed/s of the said property to the Owners committee/association whatsoever. The Developer in due discharge shall grant acknowledgment of receipt and the developer shall deliver certified copy of original deeds to the Owners at developers' cost, and in respect of such original documents so entrusted and return such document at earliest and shall duly indemnify the Owners committee/association of the said new building in the event of any loss or misplacement or otherwise of the aforesaid documents.

ARTICLE - III

(Owners' Right and Representation)

3.1 The Owners is absolutely seized and possessed of and/or well and sufficiently entitled to the land and structure as specifically mentioned in the Schedule – A hereunder written.

3.2 None other than the Owners have any claim right, title and /or demand over and in respect of the said land and /or any portion thereof.

3.3 The said land is free from all encumbrances, charges, liens, lispendences, trusts, attachments acquisitions/requisitions, any litigations etc. whatsoever and howsoever.

3.4 The said land is not affected by provisions of the Urban Land (Ceiling & Regulations) Act. 1976.

3.5 The Owners' allocation would exclusively belong to the Owners which they would be liberty to use, occupy and enjoy and/or to dispose of according to their will and choice and the Developer shall not create any problem in that respect, in any manner whatsoever. Subject to the covenants contained in para 4.5 herein.

3.6 The Owners shall duly join in conveyances/agreements relating to sale of Developers' allocation, if required.





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ARTICLE - IV

(Developer's Obligations & Representation)

4.1 After execution of this agreement the Developer shall cause searches to make out the marketable title of the Owners of their land and after making out the good and marketable title to the said property the Developer shall forthwith intimate such factum to the Owners and shall prepare and/or cause to prepare the building plan by his Architect or Engineer or L.B.S. in accordance with law and shall submit such plan for sanction before the Kolkata Municipal Corporation and in that connection the Owners will sign the proposed building plan, if required, all applications, declarations as required by the Developer for obtaining sanction. The Developer shall construct the building in accordance with these presents by virtue of registered Development Power of Attorney.

4.2 The proposed building plan will be approved and sanctioned by Rajpur-Sonarpur Municipality, and if any amendment modification is required to be made in the said building plan, the same shall be done by the Developer at their own costs and expenses for and on behalf of the Owners and the Developer will pay and bear all fees, including Architect's fees, all Municipal fees, charges and expenses required to be paid or deposited in that respect, and the Owners would not be liable thereof.

4.3 The Developer shall construct and complete the said building as per sanctioned plan and specification and hand over the possession of the self contained flats and car parking space, commercial spaces, if any to the Owners as per Owners' allocation complete in all respect within the time frame as agreed upon in these presents and the Owners' shall not be responsible and/or liable for any incident or accident which may occur in the said premises due to its constructional activities and or faulty design and/or any other anomaly or defect or default whatsoever and the Developer shall be liable and shall keep the Owners fully indemnified at all times against any loss or damages which may be caused to the Owners or any one

else due to any accident during construction or for any unauthorized construction in deviation of the sanctioned plan and/or due to any other cause whatsoever and the Developer hereby gives an undertaking to this effect.



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4.4 Nothing in presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said land or any part thereof to the Developer or creating any right, title or interest in respect thereof of the Developer

other than an exclusive permission to the Developer to develop the said premises in terms hereof by constructing a building on the said land and to deal with the Developers' allocation in the building in the manner stated for which separate Agreement would be executed.

4.5 The Developer and the Owners, if required shall have the exclusive right to execute, sign sale deeds in favour of the intending Purchaser/s to be procured fund by the Developer and place for registration all such deeds and the Owners shall execute appropriate development Power of Attorney in favour of the Developer for right of construction of the proposed building and to sell their allocation i.e. developer's allocation to any intending buyer/s after taking full consideration price.

4.6 The Developer shall be entitled to enter into Agreement with intending buyer/buyers for booking of flat/flats together with proportionate undivided share of land from Developer's allocation only in the proposed building and shall be entitled to receive earnest money to be paid by the intending buyer/buyers/Purchaser/s and both parties shall execute and place for registration the deed/s in favour of intending Purchaser/s.

4.7 The time as mentioned for completion of the project shall always deemed to be treated as the essence of this contract and save any force majeure recorded herein.

ARTICLE - V

(Construction and Space Allocation)

5.1 In consideration of the Owners having agreed to grant exclusive right to the Developer to develop the said premises and in addition to the Owners' allocation as herein provided.

5.2 The Developer shall complete construction of said building and deliver the Owners' allocation complete in all respect and in habitable condition with all facilities and or amenities attached thereto as described in the Schedule 'B' hereunder written within 30 months from the date of sanction building plan in respect of said premises.

5.3 The Developer shall be exclusively entitled to the remaining portion



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excluding Owners' allocation in the proposed building with the right to execute Agreement for sale deed and sale deed or otherwise deal with the same and the Owners shall sign in such Agreement for sale and deed of sale without receiving any consideration money as the Owners of the Developers' allocation share together with proportionate share in the land without any interference and/or disturb provided that the Developer has complied with all the terms and conditions which are to be observed and performed by the Developer under these presents and also the developer shall sign any agreement deed/sale deed as the 'Developer' in respect of the Owners' allocation share without claiming any consideration money or any type of consideration money from the Owners.

5.4 The Owners shall be entitled to sale or transfer and/or otherwise deal with the Owners' allocation in the proposed building, if necessary the Developer shall sign in such transfer deed or deeds or agreement for sale as Developer/Confirming Party without receiving any consideration money.

5.5 In so far as necessary shall be in the name of the Owners for which purpose the Owners hereby undertakes to give to the Developer a Power of Attorney in the form and manner reasonably required by the Developer with clear understanding that such dealings shall not in any way fasten or create any financial liability upon the Owners and the Developer shall always keep the Owners fully indemnified in every manner whatsoever. The Developer shall strictly act within the periphery of the Power so conferred by dint of the said Development Power of Attorney and shall not act in excess of the same.

ARTICLE - VI

(Building)

6.1 The Developers shall at their own costs and expenses construct, erect and complete the building on the said land within 30 months from the date of sanction building plan, issued by the Rajpur-Sonarpur Municipality. The Developer shall construct and erect the said building at their own costs and expenses together with its pump overhead reservoirs, electrifications, permanent electric connection from

WBSEDL and until getting electric connection is obtained, temporary electric connection shall be provided and other necessary facilities as are required shall be provided in the said building having self-contained apartments thereto by the Developer.



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A.D.S.R. Garla
24 November 2022

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6.2 The Developer shall be authorized in the name of the Owners in so far as is necessary to apply for and obtain quotas entitlements and other allocation of for cement steel bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electric power, drainage, sewerage to the said building and other inputs and facilities required for the construction of the building for which purpose the Owners shall execute in favour of the Developer a registered Development Power of Attorney of other authorities as shall be required by the Developer from time to time. The Developer shall strictly conform to the ambit of the Authority conferred and the Owners would not be held responsible of any financial liability and/or any illegal and wrongful act is committed by the Developer in furtherance of the power conferred. The Developer should act diligently, honestly and with integrity and the Developer shall bear all cost for demolishing the existing structure and also to sell the same to any one and/or others.

6.3 The Developer shall at their/his own costs and expenses and without creating any financial or other liability of the Owners, constructed and complete the said building including the Owners' allocation,

6.4 All costs, charges and expenses including Municipal fees of the entire premises until handing over possession shall be discharges by the Developer and the Owners shall bear no responsibility in this context.

ARTICLE - VII

(Common Facilities)

7.1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the Developers' allocation and Owners' allocation accrued, due on and from the date of handing over the said land and structure and/or premises to the Developer, till completion of construction vis-à-vis possession of the respective flats to the Owners and the intending purchaser/s.

7.2. As soon as the building is completed as per law, the Developer shall give written notice by Regd. post with A/D to the Owners to take possession of the Owners' allocation in the building and after 30 days from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for their respective shares of flats payment of Municipal and property taxes, rates dues duties and other public outgoings and imposition whatsoever (hereinafter for the



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sake of brevity referred to as "the said rates") payable in respect of the Owners' allocation,. If any amendment agreement/ declaration and others document shall necessary for execution, in that case by both the parties shall agree to do the same, which document would be notarized only.

7.3. The Developer shall be entitled to put their sign board on the said land stating the name of the Developer, his/their address and other particulars as may be required, from the date of execution of this Agreement and the Developer shall have right to advertise in leading Newspaper and in any manner whatsoever in the name of the Firm or self for publicity and sale of flats etc.,

7.4. The Developer shall punctually and regularly pay the rates and taxes for the said premises until possession of the Owners' allocations to the concerned authorities. The Developer shall keep the Owners' indemnified against all claims, actions, demands costs, charges and expense and proceeding whatsoever directly or indirectly instituted against or suffered by or paid by the Owners in the event of default by the Developer in this behalf.

7.5. As and from the date of service of notice/possession letter as aforesaid the Owners shall be responsible to pay and bear all taxes of their allocation share and shall pay of the service charges for the common facilities in the building in respect of the Owners' allocation, and maintenance, and electricity charges of common light and other outgoings as per proportionate share along with other Owners of the said premises.

7.6. The Owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and/or completion of the said building.

ARTICLE - VIII

(Owners' Further Obligation)

8.1 The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building on the said plot by the Developer, provided the Developer develops the project in accordance with law, and in terms of these presents.

8.2 The Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developers may be prevented from selling assigning and /or disposing of any of the Developers' allocation provided the Developer acts in terms of the Agreement.




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8.3 The Owners hereby agree and covenant with the Developer not to let out grant lease mortgage and/or charge the said land or any portion thereof for any reason whatsoever, during the continuance of the Agreement.

8.4 The Owners shall sign all necessary papers and documents as may be required for the purpose of construction of Ownership flats and would be necessary for the purpose of construction and for mutation of intending purchasers. The Owners shall be liable to pay all common expenses after taking possession of their share and/or allocation.

ARTICLE - IX

(Miscellaneous)

9.1 The Owners and the Developer have entered into this Agreement purely on the terms as contained under these presents and nothing contained herein shall be deemed to construe between the Developers and the Owners as a joint venture and/or partnership between the parties hereto in any manner nor shall the parties hereto constitute as an association of persons.

9.2 It is understood that from time to time to facilitate the construction of the building by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specified provisions may not have been mentioned herein, the Owners hereby undertake to do all such lawful acts, deeds matters and things and the Owners also undertake to sign and execute all such lawful acts deeds matters and things if the same do not in way infringe and/or affect the rights of the Owners in respect of the said land and/or the Owners' allocation and /or go against the spirits of the Agreement.

9.3 Any notice required to be given by the Developer shall be deemed to have served on the Owners if delivered by hand and duly acknowledgement due and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid registered cost with acknowledgment due to the Developer.

9.3 The Developers and the Owners may mutually frame scheme for the management and/or administration of the said building and/or common portion and facilities thereof and this Agreement shall be revised/amended/modified/declaration etc. at any stage with mutual consent by the both parties.



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9.4 The Owners and the Developer hereby agree to abide by all the rules and regulations of such management/society Association/Organization and hereby give their consent to abide by the same.

9.5 The name of the building shall be given by the Developer/Owners but in this matter any proposal coming from the Owners shall be considered by the Developer and further the Developer shall right to take any third party for financial assistance for the said construction work in respect of the said premises and the Owners shall have no objection for the same. In any circumstances this agreement shall not cancel by the Owners without consent of the Developer. That the Owners and/or occupier/s shall not claim occupancy certificate in respect of the said new building over the said land/premises from the Developer in future and/or in any manner whatsoever.

9.7 That no party and/or their legal heirs shall be entitled to terminate this agreement without the consent of the other party in writing. If any un-natural incident be happened, in view of that the both parties and/or their legal heirs shall execute the register fresh development agreement and power of attorney in respect of the said property and also agree to revise, amend, modify, declaration and rectify agreement, on the non-judicial stamp paper/s in respect of the said property by the legal heirs of both the parties at any stage with mutual consent, the said revise, amend, modify and rectify agreement could not be required for registration only for notarized is required.

9.8. That the selling price or lodging of sale price shall be decided by the Developer, the owners shall not sale their allocation over the lodging price without consent of the developer.

ARTICLE - X

OWNERS' INDEMNITY

10.1 The Owners hereby undertake the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbances by them provide the Developer perform and fulfill all the terms and conditions and obligations herein contained and/or its/their part to be observed and performed.

10.2 The Owners hereby undertake and indemnify that they are bound to pay all rates and taxes to the KMC as also pay the revenue taxes before the competent authority in respect said property till registration of this agreement.



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ARTICLE - XI

DEVELOPERS' INDEMNITY

11.1 The Developer hereby undertake to keep the Owners indemnify against all third party claims and actions arising out of any sort of act or commission or the developer in or released to the construction of the building

11.2 The Developer hereby undertake to keep the Owners indemnify against all actions, suits, costs proceedings and claims that may arise out of the developer's actions with regard to the developer of the said premises and/or in the manner of construction of the said building and/or any defect therein.

ARTICLE - XII

(Force Majeure)

12.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation was prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

12.2 Force majeure shall mean flood, earth quake, riot war, storm, tempest civil commotion, strike, lock out and/or local hazardous or any other act or commotion beyond the control of the parties hereto.

ARTICLE - XIII

Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/Final Document for transfer of property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under Schedule. This Development Agreement and the related the Development Power of Attorney shall never be treated as the Agreement/final document for transfer of property between the owner and the Developer in any way. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

ARTICLE - XIV

(Dispute or Differences)

13.1 If any lawful defect or defects or disputes may arise in connection with the said title of property then in this situation the Owners be given reasonable opportunity to rectify the defect, if found any, to the Developer.



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13.2 In the event of any dispute or difference arising out of or in connection with the agreement, the parties hereto will have right to seek redressal forum and/or the proper legal forum.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of total 'Bastu' land, proposed land use 'Bastu' measuring 5 Cotthas 10 Chittaks 3 Sq.ft. [2 Cottahs 15 Chitaks 33 Sq.ft. + 2 Cottahs 10 Chitaks 15 Sq.ft.] more or less, with 200 Sq. ft. Tiles Shed structure standing thereon being Plot No. M & N, lying and situated in Mouza-Teghari, J.L.No. 52, Pargana-Medanmolla, R.S. 126, Touzi No. 250, appertaining to R.S. Khatian No. 265 corresponding to L.R. Khatian No. 845, 846, 2568 and 2569 comprised in R.S. Dag No. 447 corresponding to L.R. Dag No. 479, being Holding No. 1646, Street Name: Sonarpur Station Road, P.S. Sonarpur now Narandrapur, Kolkata-700150, within limits of the Rajpur-Sonarpur Municipality, Ward No. 8, in the District of South 24-Parganas, which is bounded and bounded as follows :-

ON THE NORTH : 30 feet wide Road (Sonarpur Station Road)

ON THE SOUTH : Land of Part Dag No. 580

ON THE EAST : Land of Part Dag No. 447

ON THE WEST : Property of Future Institute of Technology.

THE SCEHDULE 'B' FOR OWNERS' ALLOCATION ABOVE REFERRED TO

:- shall get 40:60 revenue sharing ratio i.e. 40% revenue sharing ratio within the proposed new building of the said premises together with undivided proportionate share and interest in the land along with rights to use the common areas & facilities of the said premises being Holding No. 1646, Street Name: Sonarpur Station Road, P.S. Sonarpur now Narandrapur, Kolkata-700150 within limits of the Rajpur-Sonarpur Municipality, Ward No. 8, in the District of South 24-Parganas, West Bengal.

AND The Developer shall pay of Rs. 1,00,000/- (Rupees One Lac only) as the non-refundable amount to the Owners on the day signing of this agreement.




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ATTACHED SCHEDULE FOR THE OWNERS

1. STRUCTURES : R.C.C. frame structure with coloumn footing as per sanctioned plan of Rajpur-Sonarpur Municipality.
2. BRICK WORKS : With good quality bricks in cement mortar 8"/10" thick wall in external portion and all internals walls to be 3"/5" with cement plaster.
3. FLOORING : Vitrified Tiles with 4"skirting.
4. DOORS : All flush doors with all Sal wooden frame.
5. WINDOWS : Aluminum Channel windows with grill and glass fittings
6. KITCHEN : Kitchen also with black stone finish and glazed tiles with stainless still sink with tap and aqua guard point.
7. BATHROOM/ : Cut piece marble floor and dado upto 5'6" height with Glazed tiles one shower point.
8. SANITORY : Two taps and geyser point and W.C. two taps, onr Indian type system and one commode system and all fittings 'essco' or similar product will be provided one basin will be provided in dining space or any where
8. WALL FINISHING : Cement plaster wall with plaster of paris/putty.
9. COLOUR : Doors windows and grills to be finished by enamel paints outside wall by Snow-cem .
10. ELECTRICAL : Electrical concealed wiring.



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Inside the Flat/s: Plaster of paris/putty in side the flat/s will be provided by the Developer and necessary color paint will be provided inside the flat/s at the cost of said color with labour charges shall be paid by the Owners Two light point, one fan and plug point in dining space and also bed rooms one A.C. point in master bed room, one exhaust fan point, one light point and one plug point in kitchen, one exhaust fan point, one light point and one geyser point in bathroom and one light point in balcony. One light point each in landing in stair case will be provided by the Developer.

- Compound :
- a) Grill gate as per design will be provided by the Developer
 - b) 5(five) feet height boundary wall with plaster.
 - c) Lift and lift room will be provided by the Developer.
 - d) Transformer charges 40% will be provided by the Owners.

**THE SCEHDULE 'C' FOR DEVELOPERS' ALLOCATION ABOVE
REFERRED TO**

ALL THAT the mean and include the remaining 60% revenue sharing ratio within the proposed new building/holding (excluding Owners' allocation, more fully mentioned in the schedule 'B') with undivided proportionate share in the land together with right to use the common areas and facilities of the said premises being the **Holding No. 1646**
Street Name: Sonarpur Station Road, P.S. Sonarpur now Narandrapur, Kolkata-700150 within limits of the Rajpur-Sonarpur Municipality, Ward No. 8, in the District of South 24-Parganas. West Bengal




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

25 NOV 2022

IN WITNESS WHEREOF THE Owners and the Developer herein have set and subscribed their respective hands on the day, month and year first above written.

SIGNED SEALED AND
DELIVERED at Kolkata in
the presence of:

WITNESSES

1. Achintya Narayan Chowdhury.
201, Kamrupo Park, Garia.
Kolkata - 700 084
2. Surajit Narayan
Mishra, Sonarpur
Kolkata - 700 150.

1. Sebrata Narayan Chowdhury.
2. Manju Chowdhury
3. Muzi Rafiquddin Beg.
4. Smriti Beg Biswas.

SIGNATURE OF OWNERS

ALLIED PROPERTIES
Sebrata Narayan Chowdhury
Partner

ALLIED PROPERTIES
Randeep Kumar
Partner

SIGNATURE OF DEVELOPER

Drafted and Prepared by

Santosh Das
Advocate
F-164/86/04
High Court, Kolkata

Computer typed by

Debrath Hazra

Debrath Hazra

SONARPUR,

Kolkata-700 150,



Handwritten signature or initials.

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

25 NOV 2022

MEMO

Received the sum of Rs. 1,00,000/- (Rupees One Lac only) from the Developer as per schedule :-

<u>Date</u>	<u>Cheque No./Cash</u>	<u>Amount</u>
25.11.2022	Cheq. No. 922138	Rs. 25,000/-
25.11.2022	Cheq. No. 922139	Rs. 25,000/-
25.11.2022	Cheq. No. 922140	Rs. 25,000/-
25.11.2022	Cheq. No. 922141	Rs. 25,000/-
—	—	Rs. 1,00,000/-

Witnesses:-

1. Anchothury
Achintha Narayan Choudhury
201, Kumbha Park, Garia. Kol-84.
2.
Surajit-Naskar
Mitalpally, Sonapur
Kol-700150.

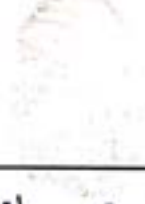
1 Seemata Narayan Choudhury.
2 Manju Choudhury
3 Mirza Rafindin Beg.
4. Smriti Beg Biswas.

SIGNATURE OF OWNERS



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

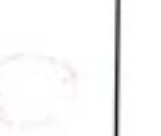
27 NOV 2024

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME Seelamata Naipam Choudhary SIGNATURE Seelamata Choudhary

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE Menju Choudhary

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE Mija Rafindia Beg

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE Smriti Beg Biswas



[Handwritten Signature]

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

12 5 NOV 2022

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME Seebanta Narayan Choudhary SIGNATURE Seebanta Choudhary

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME Pradyumn Kumar Thakur SIGNATURE Pradyumn Thakur

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					



NAME SIGNATURE



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

25 NOV 2022

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACWPB6430B

नाम / NAME
MIRZA RAFIUDDIN BEG

पिता का नाम / FATHER'S NAME
MIRZA SAMSULBARI BEG

जन्म तिथि / DATE OF BIRTH
01-03-1955

हस्ताक्षर / SIGNATURE
Mirza Rafiuddin Beg

वसुधैव कुटुम्बकम्
Vasudhaiva Kutumbakam

आयकर अधिकारी, प.व. 11
COMMISSIONER OF INCOME-TAX, W.B. - II

Mirza Rafiuddin Beg

इस कार्ड को खो / गिरा जाने पर सूचना जारी करने
वाले अधिकारी को सूचित / वापस कर दें
सहायक आयकर अधिकारी,
पी. 7,
चौरांगी चौराहा,
कलकत्ता - 700 060।

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Chowringhee Square,
Calcutta-700 060.



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ভারত সরকার

Unique Identification Authority of India
Government of India

এনক্রিপশন আইডি / Enrollment No.: 2010/17504/01519

09/03/2014

To
Mirza Rafiuddin Beg
সিও: মির্জা সান্দুল বারি বেগ
JAGANNATHPUR, SHIMULTALA
RAMKRISHNAPALLY
Rajpur Sonarpur (M),
Sonarpur, South 24 Parganas
West Bengal - 700150



KL814255798FT
81425579



আপনার আধার সংখ্যা / Your Aadhaar No.:
7143 8040 4655

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

সিও: মির্জা সান্দুল বারি বেগ
Mirza Rafiuddin Beg



জন্ম তারিখ/DOB: 01/03/1955
পুরুষ / Male

7143 8040 4655



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

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- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

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ঠিকানা: /: সিও: সান্দুল বারি বেগ, জগন্নাথপুর, শিমুলতা, রামকৃষ্ণপল্লী, রাজপুর সোনারপুর (এম), সোনারপুর, দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: S/O: Mirza Samsul Bari Beg, JAGANNATHPUR, SHIMULTALA, RAMKRISHNAPALLY, Rajpur Sonarpur (M), Sonarpur, South 24 Parganas, West Bengal, 700150

7143 8040 4655

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Mirza Rafiuddin Beg.



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চলিতকৃত আইডি / Enrolment No.: 2010/17504/01520

To
SMRITI BEG BISWAS
শ্রুতি বেগ বিস্বাস
W/O: Mirza Rafiuddin Beg
JAGANNATHPUR, SHIMULTALA
RAMKRISHNAPALLY
Rajpur Sonarpur (M)
Sonarpur, South 24 Parganas
West Bengal - 700150



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8107 3992 2295

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রুতি বেগ বিস্বাস
SMRITI BEG BISWAS

জন্ম তারিখ DOB: 02/02/1957
মহিলা / Female

8107 3992 2295



আধার - সাধারণ মানুষের অধিকার



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বেগ, জগন্নাথপুর, শিমুলতালা
রামকৃষ্ণপল্লী, রাজপুর সোনারপুর (এম)
সোনারপুর, দক্ষিণ ২৪ পরগণা
পশ্চিম বঙ্গ,

Address: W/O: Mirza
Rafiuddin Beg,
JAGANNATHPUR,
SHIMULTALA,
RAMKRISHNAPALLY,
Rajpur Sonarpur (M),
Sonarpur, South 24
Parganas, West Bengal,
700150

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Smriti Beg Biswas

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SMRITI BEG BISWAS
NETAI CHANDRA BISWAS
02/02/1957

Permanent Account Number
AFIPB1216N

Smriti Beg Biswas
Signature




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Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पान पर सूचना सूचित की/ली जाए।
आयकर पैन सेवा यूनिट, ए.टी.आई.टी.एस.एल.,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614

Smriti Beg Biswas

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBRATA NARAYAN CHOWDHURY
PRAFULLA NARAYAN CHOWDHURY

19/05/1950

Permanent Account Number
ADXP3637K

Subrata Choudhury
Signature




Subrata Choudhury

In case of loss/damage/stolen/found, kindly inform/return to:
Income Tax PAN Services Unit, U111SI
Plot No. 3, Sector 11, CHD, New Delhi
New Mumbai - 400 614.

आयकर सेवा केंद्र/प्राप्ति या हानि की सूचना दें/वापस करें।
आयकर सेवा केंद्र, यू 111 सी
प्लॉट नं. 3, सेक्टर 11, चंडीदास, नई दिल्ली
नया मुंबई - 400 614



भारत सरकार
GOVERNMENT OF INDIA



সুব্রত নারায়ন চৌধুরী
Subrata Narayan Chowdhury
পিতা : প্রফুল্ল নারায়ন চৌধুরী
Father : PRAFULLA NARAYAN CHOWDHURY
জন্ম সাল / Year of Birth : 1950
পুরুষ / Male



3609 5815 6659

আধার - সাধারণ মানুষের অধিকার

Subrata Chy.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

২০১, কানুঙ্গো পার্ক, গারিয়া,
শ্রীরামপুর, গড়িয়া, দাঃ ২৪ পরগনা,
পশ্চিমবঙ্গ, ৭০০০৮৪

Address:

201, KANUNGO PARK,
GARIA, Srirampur, Garia,
South Twenty Four
Parganas, West Bengal,
700084



1947
1800 180 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
MANJU CHOWDHURY PRAFULLA KUMAR GUHA 12/03/1959 Permanent Account Number ADUPC9364Q <i>Manju Chowdhury</i> Signature		 

Manju Chowdhury

In case this card is lost/found kindly inform/return to:
 Income Tax PAN Services Unit, LIT/INL
 Plot No. 11, Sector 11, CHD, Gurgaon
 Near Mumbai - 400 614.
 कृपया इस कार्ड को खोने/प्राप्त होने पर कृपया सूचित करें/हस्तांतरित करें।
 आयकर सेवाएँ, लीट/इनल, प्लॉट नं. 11, सेक्टर 11, चड, गुर्गाँव
 नजदीक मुम्बई - 400 614



भारत सरकार
GOVERNMENT OF INDIA



মঞ্জু চৌধুরী
Manju Chowdhury
পিতা : প্রফুল্ল কুমার গুহা
Father : PRAFULLA KUMAR GUHA
জন্ম সাল / Year of Birth : 1959
মহিলা / Female



8859 8017 6801

आधार - সাধারণ মানুষের অধিকার

Manju Chowdhury



ভারতীয় অনন্য পরিচয়-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২০১, কানুঙ্গো পার্ক, গারিয়া,
ত্রিরাঙ্গপুর্, গড়িয়া, দাঃ ২৪ পরগনা,
পশ্চিমবঙ্গ, ৭০০০৮৪

Address:
201, KANUNGO PARK,
GARIA, Srirampur, Garia,
South Twenty Four
Parganas, West Bengal,
700084

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1347,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADEEP KUMAR JHAWAR

OM PRAKASH JHAWAR

19/09/1969

Permanent Account Number

ACVPJ5458J

Pradeep Kumar

Signature



11072012

Pradeep Kumar

आयकर विभाग / Income Tax Department

आयकर विभाग, एच.एस.डी. एन.

लीबर्टी मण्डल, नाशिक महानगर,

बाणेर टेलीफोन एक्सचेंज के समीप

बाणेर, पुणे - 411 045

If this card is lost / समानत: नॉट कार्ड हाना

Please Inform (11072012)

Income Tax PAN Services Unit, NSDL

3rd Floor, Sapphire Chambers,

Near Baner Telephone Exchange

Baner, Pune - 411 045

Tel: 91 20 271 1801 / 20 2721 8031

e-mail: unit1@nsdl.co.in

भारत सरकार
Government of India

Pradeep Kumar Jhavar
DOB: 19/09/1969
MALE

आधार

4319 9555 9298

मेरा आधार, मेरी पहचान

Pradeep Jhavar

भारत के राष्ट्रपति के आदेश पर
Unique Identification Authority of India

Address: TOWER 7 FLAT 2002 FLOOR
30TH, 78> ANANDAPUR ROAD, West
Bengal/ANANDAPUR, E.K.T, Kolkata,
West Bengal, 700107

4319 9555 9298

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



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



192022230190360861

GRN Details

GRN:	192022230190360861	Payment Mode:	Online Payment
GRN Date:	25/11/2022 11:58:55	Bank/Gateway:	State Bank of India
BRN :	CKV4987865	BRN Date:	25/11/2022 11:59:59
GRIPS Payment ID:	251120222019036085	Payment Init. Date:	25/11/2022 11:58:55
Payment Status:	Successful	Payment Ref. No:	2003237923/8/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	SUBRATA NARAYAN CHOWDHURY
Address:	Garia
Mobile:	9830949694
Contact No:	8017424675
Depositor Status:	Deed Writer
Query No:	2003237923
Applicant's Name:	Mr S Das
Identification No:	2003237923/8/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	25/11/2022
Period To (dd/mm/yyyy):	25/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003237923/8/2022	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2003237923/8/2022	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				6042

IN WORDS: SIX THOUSAND FORTY TWO ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



251120222019036085

GRIPS Payment Detail

GRIPS Payment ID:	251120222019036085	Payment Init. Date:	25/11/2022 11:58:55
Total Amount:	6042	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKV4987865	BRN Date:	25/11/2022 11:59:59
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

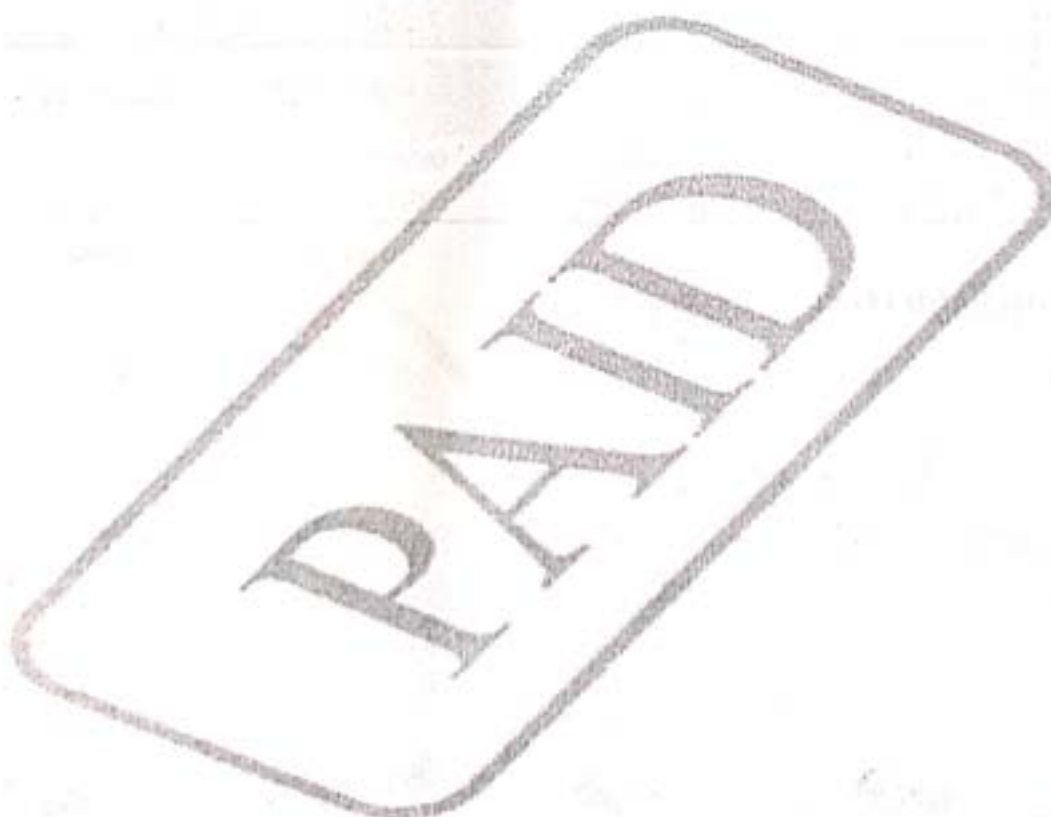
Depositor's Name:	SUBRATA NARAYAN CHOWDHURY
Mobile:	9830949694

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230190360861	Directorate of Registration & Stamp Revenue	6042
Total			6042

IN WORDS: SIX THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed

Deed No :	I-1629-06737/2022	Date of Registration	25/11/2022
Query No / Year	1629-2003237923/2022	Office where deed is registered	
Query Date	15/11/2022 11:00:04 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	S Das Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 8017424675, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]	
Set Forth value		Market Value	
Rs. 5,50,000/-		Rs. 96,79,873/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 1,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

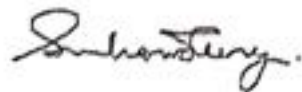
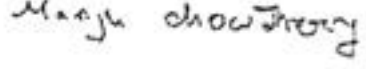
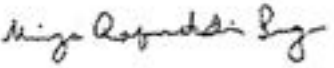
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road, Mouza: Teghari, , Holding No:1646 JI No: 52, Pin Code : 700150

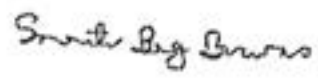
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-479 (RS :-)	LR-845	Bastu	Bastu	5 Katha 10 Chatak 3 Sq Ft	5,00,000/-	96,25,873/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
Grand Total :					9.2881Dec	5,00,000 /-	96,25,873 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	54,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	54,000 /-	

5th Lord Details :

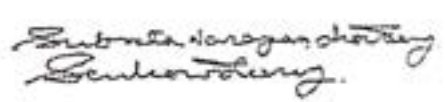
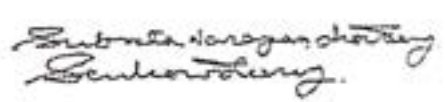
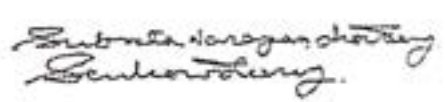
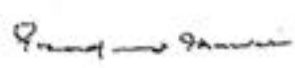
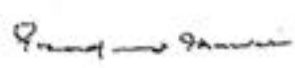
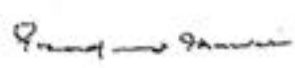
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Subrata Narayan Chowdhury (Presentant) Son of Late Prafulla Narayan Chowdhury Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office	Photo  25/11/2022	Finger Print  LTI 25/11/2022	Signature  25/11/2022
201 Kanungo Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: adxxxxxx7k, Aadhaar No: 36xxxxxxxx6659, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office				
2	Name Mrs Manju Chowdhury Wife of Mr Subrata Narayan Chowdhury Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office	Photo  25/11/2022	Finger Print  LTI 25/11/2022	Signature  25/11/2022
201, Kanungo Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: adxxxxxx4q, Aadhaar No: 88xxxxxxxx6801, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office				
3	Name Mirza Rafiuddin Beg Son of Late Mirza Shamsul Bari Beg Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office	Photo  25/11/2022	Finger Print  LTI 25/11/2022	Signature  25/11/2022
Jagannathpur, City:- , P.O:- R K Pally, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.: acxxxxxx0b, Aadhaar No: 71xxxxxxxx4655, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs Smriti Beg Biswas Wife of Mr Mirza Rafiuddin Beg Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office			
25/11/2022	LTI 25/11/2022	25/11/2022	
Jagannathpur, City:- , P.O:- R K Pally, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: afxxxxxx6n, Aadhaar No: 80xxxxxxxxx2295, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office			

Developer Details :

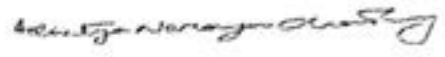
Sl No	Name,Address,Photo,Finger print and Signature
1	ALLIED PROPERTIES 201 A, Kanungo Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: abxxxxxx2c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative 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> Mr Subrata Narayan Chowdhury Son of Late Prafulla Narayan Chowdhury Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Nov 25 2022 1:41PM</td> <td>LTI 25/11/2022</td> <td>25/11/2022</td> <td></td> </tr> </tbody> </table> 201,kanungo Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: adxxxxxx7k, Aadhaar No: 36xxxxxxxxx6659 Status : Representative, Representative of : ALLIED PROPERTIES (as partner)	Name	Photo	Finger Print	Signature	Mr Subrata Narayan Chowdhury Son of Late Prafulla Narayan Chowdhury Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office				Nov 25 2022 1:41PM	LTI 25/11/2022	25/11/2022	
Name	Photo	Finger Print	Signature										
Mr Subrata Narayan Chowdhury Son of Late Prafulla Narayan Chowdhury Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office													
Nov 25 2022 1:41PM	LTI 25/11/2022	25/11/2022											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Pradeep Kumar Jhawar Son of Late OmPrakash Jhawar Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Nov 25 2022 1:48PM</td> <td>LTI 25/11/2022</td> <td>25/11/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Pradeep Kumar Jhawar Son of Late OmPrakash Jhawar Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office				Nov 25 2022 1:48PM	LTI 25/11/2022	25/11/2022	
Name	Photo	Finger Print	Signature										
Mr Pradeep Kumar Jhawar Son of Late OmPrakash Jhawar Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office													
Nov 25 2022 1:48PM	LTI 25/11/2022	25/11/2022											

783, Anandapur Road, Tower-7, 30th Floor, Kolkata, City:- , P.O:- East Kolkata Township, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: acxxxxxx8j, Aadhaar No: 43xxxxxxxx5929 Status : Representative, Representative of : ALLIED PROPERTIES (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Achintya Narayan Chowdhury Son of Mr Subrata Narayan Chowdhury 201 Kanungo Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700064			
	25/11/2022	25/11/2022	25/11/2022
Identifier Of Mr Subrata Narayan Chowdhury, Mrs Manju Chowdhury, Mirza Rafiuddin Beg, Mrs Smriti Beg Biswas, Mr Subrata Narayan Chowdhury, Mr Pradeep Kumar Jhavar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Narayan Chowdhury	ALLIED PROPERTIES-2.32203 Dec
2	Mrs Manju Chowdhury	ALLIED PROPERTIES-2.32203 Dec
3	Mirza Rafiuddin Beg	ALLIED PROPERTIES-2.32203 Dec
4	Mrs Smriti Beg Biswas	ALLIED PROPERTIES-2.32203 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Narayan Chowdhury	ALLIED PROPERTIES-50.00000000 Sq Ft
2	Mrs Manju Chowdhury	ALLIED PROPERTIES-50.00000000 Sq Ft
3	Mirza Rafiuddin Beg	ALLIED PROPERTIES-50.00000000 Sq Ft
4	Mrs Smriti Beg Biswas	ALLIED PROPERTIES-50.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road, Mouza: Teghari, , Holding No:1646 JI No: 52, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 479, LR Khatian No:- 845	Owner:গুরুত নায়ায়ন চৌধুরী, Gurdian:প্রদীপ , Address:২০৩ কানুনগো রোড কলিকাতা ৮৪ , Classification:শালি, Area:0.05000000 Acre,	Mr Subrata Narayan Chowdhury

On 25-11-2022

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

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

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

Presented for registration at 13:29 hrs on 25-11-2022, at the Office of the A.D.S.R. GARIA by Mr Subrata Narayan Chowdhury , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 96,79,873/-

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

Execution is admitted on 25/11/2022 by 1. Mr Subrata Narayan Chowdhury. Son of Late Prafulla Narayan Chowdhury. 201 Kanungo Park, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mrs Manju Chowdhury, Wife of Mr Subrata Narayan Chowdhury, 201, Kanungo Park, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mirza Rafiuddin Beg, Son of Late Mirza Shamsul Bari Beg, Jagannathpur, P.O: R K Pally, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession Retired Person, 4. Mrs Smriti Beg Biswas, Wife of Mr Mirza Rafiuddin Beg, Jagannathpur, P.O: R K Pally, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession House wife

Indetified by Mr Achintya Narayan Chowdhury, , , Son of Mr Subrata Narayan Chowdhury, 201 Kanungo Park, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

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

Execution is admitted on 25-11-2022 by Mr Subrata Narayan Chowdhury, partner, ALLIED PROPERTIES (Partnership Firm), 201 A, Kanungo Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Achintya Narayan Chowdhury, , , Son of Mr Subrata Narayan Chowdhury, 201 Kanungo Park, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Execution is admitted on 25-11-2022 by Mr Pradeep Kumar Jhavar, partner, ALLIED PROPERTIES (Partnership Firm), 201 A, Kanungo Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Achintya Narayan Chowdhury, , , Son of Mr Subrata Narayan Chowdhury, 201 Kanungo Park, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021.00/- (B = Rs 1,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2022 11:59AM with Govt. Ref. No: 192022230190360861 on 25-11-2022, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV4987865 on 25-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2706, Amount: Rs.5,000.00/-, Date of Purchase: 24/11/2022, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2022 11:59AM with Govt. Ref. No: 192022230190360861 on 25-11-2022, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV4987865 on 25-11-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 200319 to 200353
being No 162906737 for the year 2022.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2022.12.05 12:10:04 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/12/05 12:10:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)