



पश्चिम बंगाल WEST BENGAL

CERTIFIED THAT THE DOCUMENT
IS ADMITTED INTO REGISTRATION
THE SIGNATURE SHEETS AND
THE ENDORSEMENT SHEETS
ATTACHED WITH THIS DOCUMENT
ARE PART OF THIS DOCUMENT

District Registrar
Cooch Behar

11 NOV 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT OF PROPERTIES BEING LAND is made by
this 11th day of November, 2019.

BETWEEN

(1) Sri Shyamal Kumar Poddar alias Shyamal Poddar Son of Lt. Ganga Prasad Poddar , PAN
No- AFLPP3538C , AADHAR No- 424921217838, Mobile No-9734033206, (2) Sri Amal
Kumar Poddar alias Amal Poddar Son of Lt. Ganga Prasad Poddar , PAN No- AFLPP3539D,

Serial No. 907 11.11.19
Name of Vendee: Shyamal Kr. Poddar
Address of Vendee:
Stamp Purchased from Cooch Behar Treasury - I
Date of Purchase: CB

ANU - L.S.
Stamp Vendor, Cooch Behar Sadar
Licence No - 7248 of 1977-78
Date: 11.11.19

5 NOV 2019



District Sub-Registrar,
Cooch Behar

11 NOV 2019

Shyam Lal Poddar
 Shyam Lal Poddar
 Anil Kumar Poddar
 Anil Kumar Poddar
 Mohan Lal Poddar
 Shyam Lal Poddar

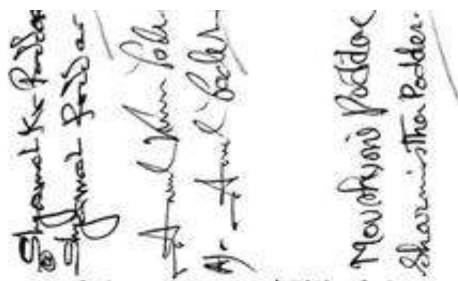
WHEREAS the predecessors of the 1st and 2nd member of the 1st part and the DONOR of the 3rd and 4th members of the 1st Part are being the own brother- in- laws has purchased the land hereunder by two title deeds in their names, which land was originated from Touji No. 1752, RS. Khatian No-2131 , Daag No - CS. 698 and RS. 7612 standing in the name of its previous owner for said Bastu land, and thereby the both of said purchasers namely Sri Rajendra Prasad Dutta the Donor for 3rd and 4th above by his Title deed No- 3635 of Book-I of the District Sub-Registrar, Coochbehar dt. 21-05-69 has become the absolute Owner and khash possessor for 3 Kathas 8 Dhur Bastu Land with his respective boundary as in the said Title deed and the said predecessor of serial No- 1 and 2 of 1st Part above Lt. Ganga Prasad Poddar since deceased has purchased his 4 Kathas of said Bastu Land vide his Title deed No- no. 3636 of 1969 of the said District Sub-Registrar, Coochbehar with his absolute title and khash possession on the said part of land according to the respective boundary as given to the said Title Deed.

AND WHEREAS since those 2 plots of land of the said respective DONOR and the predecessors are originated from a single RS. Daag No- 7612 and the DONOR of 2nd and 3rd members of 1st Part Sri Rajendra Prasad Dutta and said predecessors Lt. Ganga Prasad Poddar was own brother-in-law by relation, as such the said entire land was bounded by them by common pucca boundary wall with single entry from the Biswa Singha Road, and after completion of the said boundary wall on December 1969, on taking measurement of said land it appears to them that both the plots under single boundary has consisted with 9 Kathas of Bastu land corresponding to 6480 Sq. feet as per physical measurement, and none in the locality and/or in the living world has ever and at any point of time claimed the said excess land under any one titles as additional to the said purchased land of 7 Kathas 8 Dhur

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Shyam Lal Puri
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Machan Puri
Shrinath Bollen.

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 Chandra K. Poddar
 Chandra K. Poddar
 Anil Kumar Poddar
 Anil Kumar Poddar
 Moushumi Poddar
 Sharmistha Poddar

Power of Attorney being No-8 of Book-(iv) of 2000 of the Registrar u/s7(2) of the Act respectively, Coochbehar by two separate gift deeds as given to the respective schedule of land hereunder vide title deed no. 2569 of 2013 of ADSR , Cooch Behar in favour of Smt. Moushumi Poddar, and Title deed No.2568 of 2013 by the said ADSR, Coochbehar and in favour of Smt. Sharmistha Poddar with their equal share or 1 Katha 14 Dhur of each and allied thereto.

AND WHEREAS by virtue of above the **1st Part hereunder** has become the absolute owners of the said entire land according to their each rights as under the law under said common pucca boundary wall and till the date of this Development Agreement with **2nd Part** they are enjoying the said land now vacant, free from all encumbrances under their absolute Khash Possession which possession they delivered to the **2nd Part** at 8:30 am of this 6th day of November, 2019 by going to the said land in presence of witness here in below to the representative of **1st Part** hereunder who also being decided to exercise the Power and Authority with delegation right from/ of the **1st Part** to be executed soon after execution of this Development Agreement.

AND WHEREAS the **FIRST PART** to this **DEVELOPMENT AGREEMENT** being the absolute Owners of the 2 pieces and parcel of land being the L.R. Dag No.10312 as applicable being part of R.S Dag No.7612 of R.S Khatian No 2131 and Mouza Sahar Coochbehar, Sheet No.8, J.L. No.130, Touji No.1752 of Police Station – Kotwali, Post Office and District - Coochbehar, PIN-736101, West Bengal corresponding to L.R. Dag No. 10312. The said Plot of land is described in the Site Plan annexed to this Development Agreement as well as in the respective schedules of property hereunder and the **FIRST PART** is paying Khazna to the

① Shyamal K. Poddar
 Shyamal Poddar
 Arun Poddar
 Arun Poddar
 Mousumi Poddar
 Sharmistha Poddar

Land and land Reforms Department, West Bengal in their local office and Municipal taxes to the Coochbehar Municipality upto date on mutation their respective names and change of Assessment Registrar of the Coochbehar Municipalities respectively.

AND WHEREAS the **FIRST PART** of this present **DEVELOPMENT AGREEMENT** holds the said Bastu vacant land on demolition of the house standing thereon which hereinafter to be called as the said Property which **MORE AND PARTICULARLY** described in the **SCHEDULE 'A'** to 'E' hereunder relates to said Schedules of property above.

AND WHEREAS the **first part** is in absolute Khash possession of the said Scheduled Property collectively as per their Title deed and allied thereto free from all encumbrances.

AND WHEREAS the said **FIRST PART** being the absolute Owner and physically possessor of the said piece and parcel of vacant land has now decided to develop the said Property being land hereinabove under the Joint Venture project by erecting a multistoried building for several purpose having with Car Parking space upon obtaining sanction of building plan/plans from the local civic body being the Coochbehar Municipality / Municipal Engineering Department as the case may be and the bodies and other authorities relates thereto for the purpose of aforesaid sanction.

AND WHEREAS the **SECOND PART** herein being a Body Corporate under the Companies Act, 2013 is also working in the similar line of Development of Properties and being approached by the **FIRST PART** finally on 21st October , 2019 has discussed the said proposal for development with **FIRST PART** on the day and by their Board meeting dated 23rd October, 2019 held in the Coochbehar Office the **SECOND PART** has taken decision to participate in the said Project as Developer/Promoter and thereby a further meeting dated 24.10.2019 is

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Shamul Khatkar
@ShamulKhatkar
And Your Sister
Mr. And Sister
Mashumi Khatkar
Sharmista Khatkar

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2. That it is agreed by the **1st Part** following the adverse possession since their respective previous owners which the delivered to the **1st Part**, and to this effect, as per the suggestion and advise of the Ld. Advocate/Ld. Counsel of them i.e. both **1st and 2nd Part** hereunder, the **1st Part** shall sign, execute all deeds, documents, papers, applications, representations, petitions or whatever to be decided by the **2nd Part** at the cost of **1st Part** in favour of **2nd Part** , since their obligations to make the land hereunder free from all encumbrances with clear marketable Title and Khash Possession.

4. That the said project should be with sufficient and/or as far as possible with car parking space.

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5. The area allocated to the parties should be demarcated on the copy of Building plan to be sanctioned for the said project and the **OWNER'S ALLOCATION** shall be demarcated by red border area and the **DEVELOPERS ALLOCATION** shall be with yellow bordered area soon after sanction of said Building area.
6. That the top floor open roof of the project shall be common for all purpose.
7. That the floor and height of said Building/Buildings shall be always in accordance with law and shall be sanctioned by the competent authority.
8. That the **OWNERS** shall execute the registered Power of Attorney in all respect of this **DEVELOPMENT AGREEMENT** by appointing the Director, Directors, Managing Directors of the **2nd Part** hereunder, by its necessary and desire on their behalf (i.e. **1st Part**) with delegation right of said Power of them by the said Constituted Attorney to any person or persons of their choice.
9. That it is decided to raise the said proposed construction of the Building as per the sanctioned plan by the Municipal Authorities or any other competent Authority as the case may be, upto 5th floor with Parking as per necessity of Developer to be provided at the Ground Floor full or part at Basement if such is Constructed by the Developer at their sole discretion subject to the sanction of Coochbehar Municipality and all other authorities following as under the Law. The said Construction may be Residential or Commercial in full or part except the Floor Allocation of **First Part** being residential until they are not willing to convert it fully or part into a Commercial floor being **Owners** of said Allocation.
10. That at the top floor of the Apartment the roof other than the terrace if any which if the Developer is compelled to keep open as per drawing shall be common to both the

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12. That the 2nd Part i.e. **Developer** if so necessary shall take the any other firm, company, Bank, Financial institutions, person or persons or any others as its business partner, financier or whatsoever in this programme to finish this joint venture programme at

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its own cost and risk. However, such deal shall not affect the **OWNER'S ALLOCATION** as hereunder.

13. That in case of any differences between the parties to this Development Agreement shall be settled through a 3rd party being the Arbitrator under the Arbitration Conciliation Act by appointing their Arbitrators or with joint consensus a sole Arbitrator. The party hereunder who may raise such difference shall be liable to pay the total cost of proceeding till such decision by Arbitrator from its own pocket. The sitting place of arbitration shall be at Coochbehar town and at the premises of Ground Floor, Bina Apartment, P.V.N.N Road, P.S.-Kotwali, P.O. & District-Coochbehar, PIN-736101 under the Jurisdiction of the Learned District Judge, Coochbehar.

14. That as per desire and necessities and due to short fall of required documents, papers, deeds and due to any or existing legal complicity on **OWNERS** Land both the 1st part the 2nd part shall proceed accordingly to finalize, disposal and completion of this development of properties as per **DEVELOPER'S** suitability and thereby in furtherance to this Development Agreement the 1st part at their cost shall execute all kinds of modification, agreements, Terms of Settlement, Title Deed, Correction Deed, Amicable Settlement, papers, documents, applications, declaration whatsoever as per requirement of Developer by giving all such power authorities to the **DEVELOPER** as hereunder through the Ld. Advocate appointed hereunder as and when to be desired by the Developer to its representatives being any of the Director /Officers/ Employees/ Partners/ Nominees and besides above including with time to time registered Power of Attorney to the Developer and/ or to its Directors, nominees whatsoever for peace full completion of the said Project. However, this action shall not disturb the Owners allocation as settled hereunder and shall be decided accordingly.

Prodyot Kr. Roy
 Sharmistha Pedder
 Anil Kumar Bolla
 Anil Kumar Bolla
 Moukhami Pector
 Sharmistha Pedder

15. That till completion certificate not issued and during the middle of said project all acts such as contracts, transfer, Sale Agreement or whatsoever including all legal works shall be executed by the **DEVELOPER** for both the **OWNER'S** and **DEVELOPER'S ALLOCATION** through the chamber of **Ld. Advocate Mr. Prodyot Kr. Roy, Advocate, High Court, Calcutta** sitting with the Bar association, room no.13. However, after the Completion Certificate is issued and the **OWNER'S** allocation is handed over to the **FIRST PART**, they will be at complete liberty to dispose of their allocation or whatever as per their sole discretion. The **DEVELOPER** will not have any say or objections in that matter. This clause is adopted for peaceful future enjoyment of the above project and thereby to avoid any multiplicity of legal process. However, it is made clear that an **ALLOTMENT** of **OWNERS ALLOCATION** to them the **DEVELOPER** i.e. **2nd Part** hereunder shall be discharged and released for ever from the any kind of liabilities of the said project as well as from the **1st Part**, who shall keep the **DEVELOPER** indemnified and free for all time accordingly.

16. That the Developer at its sole discretion shall appoint engineer, architects, interior decorators/designers, consultants, experts whatsoever to draw and sanction the building plan and other civil/technical works during the course of said Project i.e. **EVANGEL MANSIONS** accordingly, and drawn up the same as per **2nd Part's** choice.

17. That soon after Execution of this Development Agreement the Developer shall have every right to execute the proposed work by doing necessary including soil test and others as per its suitability and suitable time since physical possession of the land described hereunder is taken in the meantime. The developer shall take all suitable and lawful and necessary measure to execute the work hereunder.

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Shyam Lal Podder

Anil Kumar Podder
Anil Kumar Podder

Moukesh Kumar Podder
Moukesh Kumar Podder

18. That anything contrary to law or anything necessary to do by the **DEVELOPER** i.e. **2nd Part** relates to this Development Agreement incorporated or not incorporated here shall be deemed to be removed and/or incorporated accordingly.

19. That all the legal works to this respect and from preparation of site plan, soil test sanction of building plan to till disposal of this project shall be done by the **2nd part** i.e. **DEVELOPER** and through the Constituted Attorney of the **1st part** as hereunder with the help of their Learned Lawyer. The cost if any as to be required after execution of this Agreement to make the land hereunder free from all encumbrances prior to commencement of above work shall be at the cost of **1st part** hereunder in regards to the clearance of Title Deed except amalgamation of land with demolition of unauthorized construction etc with allied work thereto which shall be by the **Developer**, if any with amicable settlement with any one if so required through the said Learned Advocate to make property to this Development Agreement free from all encumbrances and to give final shape of this Development Agreement. So the cost for the above legal work after clearance of Title of above Joint Venture work accordingly shall be paid to the Learned Advocate included with his/their fees for all those necessities by the **2nd PART** and for Payment of **OWNER'S** all arrears/dues of any Khajna, rent, tax or any financial liabilities to any one on the land till then and on completion of project of all above to them i.e. **OWNERS** allocation shall be paid by the **OWNER/FIRST PART** themselves. The cost on commencement of project work after making the land free hold and relates thereto to till disposal of this project including maintenance, common and utility service charge shall be borne by the developer till the Owner's allocation could not be handover. The moment the owner will take Possession or Completion Certificate as to be issued by the Coochbehar Municipality being earlier which one the **OWNER** i.e. **FIRST PART** shall be liable to pay all financial outgoing, incoming in respect of their allocation before and by any bodies whoever may.

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Aul Sam Paddar
Moukham Paddar
Shamsh ke Paddar

20. That the fees and expenses for the preparation of this said **DEVELOPMENT AGREEMENT** and the corresponding **DEVELOPMENT POWER OF ATTORNEY** including all the legal fees and government expenses to this effect shall be borne by the **2nd Part** hereunder entirely being part of the project cost.

21. That the **OWNER** shall be at liberty and right to mutate their allocation with proportionate share of land underneath and change of Assessment Registrar of local civic body and all others in their favour, including in favour of their transferee if any. But such transfer of their allocation only could be made by them after issuance of Completion Certificate of said project namely '**EVANGEL MANSION**' by the Municipal Authority. The Owner shall make Sale Agreement or otherwise of their allocation in the midst of said Construction Work only after taking written consent from the **Developer**.

22. That the parties hereto are intent to erect a multistoried commercial cum residential or residential building project with parking as per suitability and desire of **DEVELOPER** in the land scheduled to this **Development Agreement** and said building shall be contained with flat/flats/space/spaces/office/showroom/shops/ parking or whatsoever for any Lawful purpose as per sanctioned plan.

23. That the duration to complete the said Project shall be 48 months from the date of sanction of building plan and all allied thereto. A grace of 6 months shall be allowed to the Developer in extra ordinary circumstances. The time is the essence of contract. However, it is made clear that this binding is subject to force Majeure clauses agreed hereunder and subject to free and marketable title of the **Schedule 'A' to 'E'** land and allied to this Agreement.

24. That in any case since the **OWNERS** are taking Allocation of 43% and other terms as per Clause 3 of said Agreement as written, as a whole even the land of 3rd and 4th member

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 Anil Kumar
 Anil Kumar
 Mouni Paddar
 Shamul Paddar

are situated in the rear portion without any personal or common entrance as such they are not entitled to receive any other financial benefits including any rent of their residential accommodation at any point of time from the **2nd Part**. Since it is the obligatory part of the **OWNERS** in the present case to handover a free property because they are taking the highest benefit to their property as per market of Coochbehar Town, so **Developer** shall not be liable for the above.

25. That Regarding said construction the Developer shall take steps at its own cost in accordance with law on commencement of practical work for soil test and others, drawn up of building plan, Fire Sanction with all other approval/sanction/No Objection may necessary and on sanction of building plan will take step for Construction accordingly and allied there in accordance with Law enforceable by the local body i.e. Coochbehar Municipality along with all other authorities either under State or Central law to this effect and **OWNER** shall provide all necessary assistance to the **Developer** to this effect by extending their hands either personally or through the Constituted Attorney as hereunder and shall sign all papers, documents, building plan, application or whatsoever either by themselves or through the Constituted Attorney/ attorneys to this effect appointed on their behalf as per desire and necessity of **DEVELOPER**. But it is made clear that all the above shall not affect the **OWNER'S** allocation as settled to this **Development Agreement** to deprive them from the said allocation. The Power to be given to the Constituted Attorney being Evangel India Infrastructure Private Limited through its Managing Director Mr. Aranyak Dhar and if so required such power in full or part can be delegated by the said Constituted Attorney.

26. That Prima-facie it is agreed by the parties that the said project construction shall be up to the limit of 5th Floor with Parking i.e. as per sanction limit by the Coochbehar Municipality and authorities, but if law permit otherwise the said maximum limit can be extended upto the maximum storied height subject to the sanction of all authority, and the

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structural design, specification and loading capacity of the said proposed construction. The **OWNER's** ratio shall be the same.

27. That to complete the project the developer has every right to modify, amend or insert any terms, further terms to this Development Agreement or to cancel any terms accordingly mutually among the Parties hereunder but without effecting the **OWNER'S** allocation, which shall remain as it is.

28. That any mistake, typographical and printing mistake in this Agreement and subsequent Power of Attorneys including schedule of the property if required shall be corrected by the parties or shall readout with the required form of its meaning. The mistake in the aggregate area of **Schedule 'A' to 'E'** land can be corrected after taking fresh measurement within the existing boundary.

29. That the building Plan may be sanctioned as residential, but upon sanction the parties will be at liberty to make their entire or respective part for commercial purpose in accordance with the revised/modified further sanction/approval of the Municipal Authorities at their own costs but without effecting the structural and outer design specification of the building hereunder. However, it is made clear that the land underneath to the building shall be with proportionate undivided share of each. Both the parties shall be with all common and usable rights in the said project along with the proportionate undivided share of land underneath and shall exclusively be under their respective Khas possession and disposal of it accordingly.

30. That the **OWNER** shall execute time to time registered power of attorney to the **DEVELOPER** and or its director, directors, officers, nominees, assigns as per desire of the **DEVELOPER** relates to said proposed construction by giving all such power and authority for its smooth and peaceful disposal including sell, mortgage of the Developers Allocation

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34. That this agreement is not an agreement for partnership between the **OWNERS** and **DEVELOPER** hereunder. This is purely a **DEVELOPMENT AGREEMENT OF SCHEDULE 'A' to 'E' PROPERTY** arises from **Schedule 'A' to 'B'** with all obligations, rights whatsoever till **Schedule 'J'**. As such the **DEVELOPER** shall realize all his expenses and benefits for the development above from its own allocation by selling mortgaging, let out, lease or any kind of disposal, transfer of above or retaining the same. The **OWNER** shall not be affected by

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Moukesh Padde
 Shamir K. Padde

any means for any loss and others of **DEVELOPER** and their allocation shall not be affected accordingly.

35. That the Developer shall have right to disposal of its allocation by way of sale, mortgage, lease, letting out or whatsoever and thereby to take any amount towards advance, booking money, sale price, one time amount, rent, for fitted amount or whatsoever lawfully or to take loan from any person, persons, bank, financial organization, authorities, intending buyers, lesses, tenant or whatsoever on its allocation being parking, residential /commercial flat, flats, units, spaces, commercial spaces whatsoever at its sole discretion and **OWNER** shall not be responsible and must create any obstruction/raise-objection to this effect.

36. The Developer has every right to publish, including electronically advertise display make wider publicity of this project in any manner. Bankers including the name of the Developer Company, companies, partner, engineer, architects, experts, Buyers, inclusive all relates to this Development Project and to market it and **OWNER** shall not be responsible to this effect and must not interfere in the matter accordingly.

37. That any or communications, request, and demand is required to be made to 1st Part by the 2nd Part, shall be sufficient to make it either verbally or through official letter to the 1st Part.

38. That the design, specification, lay out, structure, fittings, finishing and all relates thereto of said proposed multistoried building shall be as per sanctioned building plan and construction accordingly. The finishing of their area shall be up to Parish/Putti and common electric and water connection. For their separate meter, and all other fittings with interior decoration they shall make it at their personal cost, but if they desire including interior decoration, the developer will do it at the cost of Owner.

Shyamal K. Poddar
 Shyamal Poddar
 Anil Kumar Poddar
 Anil Kumar Poddar
 Maushumi Poddar
 Sharmistha Poddar

39. That the name of the building/Complex shall be "**EVANGEL MANSION**" of P.O. & District- Coochbehar, Biswa Singha (B.S) Road (near Natun Bazar), P.S:- Kotwali, PIN- 736101, Holding No. 223,224,224/1 of Ward No.16 of Coochbehar Municipality. The Municipal- Holding number and other numbers may be changed as per situation and under any circumstances this name of the Apartment is not changeable. Changing of name of the Apartment is a cause of damage of 5 crores to the Developers to be paid by the **OWNER** and all subsequent transferees who may if attempt to do it. The payment shall be within the stipulated dates from such changes as per demand by the **DEVELOPERS**. That a name plate in the name of **Poddar Apartment** shall be displayed by the 2nd Part in any suitable part of the said Premises without affecting the name of the said Project as stated above.

40. That there should be a registered **OWNERS** Association in the name of "**EVANGEL MANSIONS' OWNERS WELFARE ASSOCIATION**" through the Chamber of Mr. Roy which will be formed by the subsequent transferees/ owners and present **OWNER** if they retain their allocation. The cost to form and the Association shall be borne by the Owners from their respective pocket proportionately and shall be the members of said Association and shall be abide by the Memorandum of said Association including West Bengal Ownership Apartment Act and other related laws for its common and personal use, occupation, Transfer and all other lawful purpose.

41. That all the printing mistakes to be read as its required from and any such mistake under this term including at Schedules if so required shall be corrected by the Parties hereunder at instance of **Developer** without any denial by First Party.

Ganga Prasad Poddar
 Shyamal Poddar
 Anil Kumar Poddar
 Anil Kumar Poddar
 Moudhoni Poddar
 Sharmistha Poddar

SCHEDULE "A" AS REFERRED ABOVE

PART-1

All that piece and parcel of Bastu vacant land originated through Book-I, volume no.46, Pages-186 to 189 of being (Deed) no- 3636 for the year of 1969 of District Sub-Registrar , Coochbehar for 4 Kathas land in the name of Ganga Prasad Poddar since deceased being Touji no- 1752 , Sheet no-8, CS Daag no-698, corresponding to RS. Daag no-7612, RS Khatian No-2131, Mouza-Sahar Coochbehar, P.S-Kotwali, District-Coochbehar-736101 which previously standing in the name of Basanti Dey (since deceased) where from she sold 4 Kathas of land to Ganga Prasad Poddar (now deceased) being the predecessor of the 1st and 2nd member of the 1st Part hereunder. The said land is butted and bounded as follows-

- On the East - Government Road i.e. Biswa Singha Road.
- On the West - (Through purchase) Rajendra Prasad Dutta.
- On the North - Sri Swa Chandra Ghosh
- On the South - Through purchase land of Rajendra Prasad Dutta.

The said land subsequently bounded by the Land Lord Ganga Prasad Poddar by a common pucca boundary wall with the western part boundary of Sri Rajendra Prasad Dutta amicably being both are own Brother-in-Law by relation and which previously belongs to similar Land Lady, and being part of her similar Khatian and Daag number where from the above land sold to said Ganga Prasad Poddar (now deceased).

The site plan is annexed hereto.

PART-2

Shawar to Padda
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Shawar Poddar

And from Padda
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And Padda

Moukshmi Poddar
Shawar to Padda

An additional 576 Sq. feet of similar Bastu land within the similar boundary of **PART-1** land above being Part and Parcel of it fallen within the said similar Pucca boundary wall came under Khash and physical possession of said Ganga Prasad Poddar by virtue of his said purchase of **PART-1** land above and possession taken there from which uninterruptedly he possessed with his family till his life time without any claim of anyone in this living World and accrued the Title accordingly.

SCHEDULE "B" AS REFERRED ABOVE

All that piece and parcel of vacant Bastu land originated through Book-I, volume no.44, Pages-165 to 168 of being (Deed) no- 3635 for the year of 1969 of District Sub-Registrar, Coochbehar for 3 Kathas 8 dhur of land in the name of Sri Rajendra Prasad Dutta being Touji no- 1752 , Sheet no-8, CS Daag no-698, corresponding to RS. Daag no-7612, RS Khatian no- 2131 ,Mouza-Sahar Coochbehar, P.S-Kotwali, District-Coochbehar-736101 standing in the name of previous Owner Basanti Dey (since deceased) where from she sold 3 Kathas 8 dhur of said vacant Bastu land to Sri Rajendra Prasad Dutta being the Donor of the 2nd and 3rd member of the 1st Part hereunder. The said land is butted and bounded as follows-

- | | | |
|--------------|---|---------------------------------|
| On the East | - | Ganga Prasad Poddar |
| On the West | - | Nibaran Chandra Majumdar. |
| On the North | - | Annapurna Sarkar |
| On the South | - | Sri Swa Chandra Ghosh & others. |

Shyamal K. Poddar
Shyamal Poddar
Amal Poddar
Amal Poddar

Moushumi Poddar
Sharmistha Poddar

The said land subsequently bounded by the Land Lord Rajendra Prasad Dutta by a common pucca boundary wall amicably with the land of Ganga Prasad Poddar situated on the Eastern boundary of present land being both are own Brother-in-Law by relation and which previously belongs to similar Land Lady, and being part of her similar Khatian and Daag number where from the above land sold to said Rajendra Prasad Dutta.

PART-2

An additional 576 Sq. feet of similar Bastu land within the similar boundary of **PART-1** land above being Part and Parcel of it fallen within the said similar Pucca boundary wall came under Khash and physical possession of said Rajendra Prasad Dutta by virtue of his said purchase of **PART-1** land above and possession taken thereof which uninterruptedly he possessed till transfer of his land to his relation being 2 daughter- in- law without any claim of anyone in this living World and accrued the Title accordingly.

SCHEDULE "C" AS REFERRED ABOVE

All that piece and parcel of vacant Bastu land originated from Schedule 'A', Part-1 and Part-2 land togetherly as herein above by virtue of law of inheritance Partly and 2/5th share thereof being undivided Part of said more or less 4 Kathas 576 Sq. feet of land as in the aforesaid Part-1 and 2 being sons of said Ganga Prasad Poddar , and rest 3 Kathas 18 Sq. feet of said land more or less by virtue of the gift deed no. 2232 of Book-I for the year 2002 executed by the rest 3 legal heirs being i) Smt. Haimobati Poddar, the widow, ii) Smt. Sukla Dutta (Poddar), daughter iii) Smt. Krishna Banik (daughter) of Lt. Ganga Prasad Poddar, who transferred their said undivided share in favour of said Shyamal Poddar and Amal Poddar being their sons and brother respectively with equal share to the said brothers, before the Registrar Coochbehar u/s 7(2) of the Act respectively, and on acceptance of which both the

Shyamal Poddar
Amal Poddar
Sharmistha Poddar
Moushumi Poddar

above Shyamal Poddar and Amal Poddar on mutation their name respectively before the Land and Land Reforms Department has recorded their said undivided Bastu land for 0.035+0.035 acres = 0.070 acres of land keeping open the recording of balance 576 Sq. feet of said Bastu land arising by virtue of their said possessory rights and Title, and paying Khajna thereof.

The said land is recorded by L.R. Daag No.10312, Bastu, for 0.070 acre of land by two Khatian in the name of aforesaid Shyamal Poddar and Amal Poddar by 0.35 acre of each undivided share with Mouza- Sahar Coochbehar, P.S- Kotwali, JL. No. 130, District- Coochbehar by Khatian No. 19049 in the name of Shyamal Poddar and Khatian No. 19050 for Amal Poddar under their joint and undivided Khash Possession corresponding to Coochbehar Municipality Holding No. 223 of Ward No. 16 of Coochbehar Municipality, The said Land is now butted and bounded as follows:-

- On the East - Government LAND i.e. Biswa Singha Road.
- On the West - Previously Rajendra Prasad Dutta and now Sharmistha Poddar and Moushumi Poddar.
- On the North - Shukla Rani Ghosh
- On the South - Sekhar Sarkar

SCHEDULE-"D" AS REFERRED ABOVE

All that piece and parcel of vacant Bastu land originated from Schedule 'B', Part-1 and Part-2 land togetherly as herein above by virtue of Deed of gift 2 in number by the previous owner Rajendra Prasad Dutta in favour of his daughter-in-law Smt. Moushumi Poddar wife of Sri Shyamal Poddar and Smt. Sharmistha Poddar wife of Sri Amal Poddar hereunder by

Shyamal Poddar
Shyamal Poddar
Amal Poddar
Amal Poddar
Moushumi Poddar
Sharmistha Poddar

their respective gift deed nos. i) 2569, Book-I, CD Volume No. 7 page from 1948 to 1973 being no. 02569 for the year 2013 of A.D.S.R. Coochbehar being RS. Plot No. 7612(part) corresponding to LR Plot No. 10312, for more or less 1 Katha 14 Chittak of unpartitioned Bastu land and ii) Smt. Sharmistha Poddar wife of Sri Amal Poddar by her gift deed no. 2568 of Book-I, CD Volume No. 7, Page from 1922 to 1947 being No. 02568 for the year 2013 of A.D.S.R. Coochbehar for more or less 1 Katha 14 Chittak of unpartitioned Bastu land with additional 576 Sq. feet land and both the above land being unpartitioned recorded in their respective Khatian Nos. 19048 and 19047 vide their common Daag No. 10312 for 0.030 acre of Bastu land of each of Mouza- Sahar Coochbehar, P.S- Kotwali, District- Coochbehar corresponding to Coochbehar Municipal respective Holding number 224/1 and 224 of Ward No. 16 of Coochbehar Municipality keeping open of recording of above 576 sq. feet land under possessory title. The said land now butted and bounded as follows-

On the East - Amal Poddar and another.
On the West - Dipal Bhowmick
On the North - Shukla Rani Ghosh
On the South - Sekhar Sarkar

SCHEDULE-"E" AS REFERRED ABOVE

All that piece and parcel of Bastu vacant land originated from Schedule-'C' and 'D' hereunder with their respective Birth from Schedule-'A', Part 1 and 2 with Schedule-'B' Part 1 and 2 herein above, Comprising an area of 9 Kathas more or less corresponding to 6480 Sq. feet of Vacant Bastu land standing together under common pucca boundary wall entrance from more or less 50 feet wide Biswa Singha Road in the name of 1) Shyamal Poddar, 2) Amal Poddar both are the sons of Lt. Ganga Prasad Poddar 3) Moushumi Poddar wife of said Shymal Poddar and 4) Sharmistha Poddar wife of Amal Poddar vide LR Daag No.

Shyamali Podder
 Shyamali Podder
 Anil Kumar Talukder
 Anil Talukder
 Mouhami Podder
 Sharmistha Podder

10312, with their respective LR. Khatian Nos. 19049, 19050, 19048 and 19047, P.S.- Kotwali, Mouza- Sahar Cooch Behar, JL. No. 130 corresponding to Coochbehar Municipal Ward No. 16, Holding No. 223, 224/1 and 224 which above are if required to be amended in accordance with land considering the all above and necessity in the Present Development Project under the name and style of 'EVANGEL MANSION' and all necessities including the fresh measurement of said land and drawn up of site plan with creation or whatever of all necessary Lawful deeds, Documents, Declaration, Amendment, Correction, Mutation, Change of Assessment Registers and on payment of Arrear and up to date Khajna, Taxes and all other changes within the boundary below of the said land.

- On the East - Government Road i.e. Biswa Singha Road.
- On the West - Dipal Bhowmick.
- On the North - House of Shukla Rani Ghosh
- On the South - Sekhar Sarkar

The present site plan annexed subject to amendment as per fresh measurement if required after execution of this Development to be taken within the aforesaid Boundary of Land as well as within the existing Pucca boundary wall. The total area of land is 9 Kathas corresponding to 6480 Sq. feet more or less.

SCHEDULE "F" REFERRED TO

(Particulars of requirement under the West Bengal Act XX of 1993)

A.	Particulars of the land		
1.	Location of the land	-	Biswa Singha Road, Ward No.16 Cooch Behar Municipality, Police Station- Kotwali, P.O. and District - Coochbehar, PIN- 736101.

Shyamal K. Poddar
 Shyamal K. Poddar
 Amal K. Poddar
 Amal K. Poddar
 Moushumi Poddar
 Sharmistha Poddar

			West Bengal,
2.	Measurement of total Land	-	9 Kathas and more or less corresponding to 6480 Sq. Feet more or less.
3.	Ownership	-	1) Shyamal Poddar, 2) Amal Poddar, 3) Sharmistha Poddar, 4) Moushumi Poddar
4.	Encumbrances	-	The Property is free from all encumbrances.
5.	Proposed name of the Project /Apartment and Developers name	-	'EVANGEL MANSION' of Evangel India Infrastructure Private Limited, Registered Office at A/86, Lake Gardens, Ground Floor, Kolkata – 700045 and Ground Floor, BINA Apartment, P.V.N.N Road, Coochbehar, PIN-736101.
6.	Allocation of the area between Owner and Developer	-	A. Owner's Allocation :- 43% of total construction of Ground floor to Top floor with proportionate share of land underneath of said 'EVANGEL MANSION' with all common and usable rights and as per Clause (3) of said Agreement.
			B. Developer's Allocation :- Rest of entire construction in the said 'EVANGEL MANSION' and the proportionate share of land underneath as per clause (3) of said Agreement with all common and usable rights in the said project at Schedule "A" to "E" land with all common and usable rights on the said project.

Shyamal K. Poddar
 Shyamal K. Poddar
 Anil Kumar Poddar
 Anil Kumar Poddar
 Manoj Kumar Poddar
 Shyamal K. Poddar

7.	Description	:	Please see details on page of Dimension (Area) and measurement (Building Plan)
8.	Height of each floor other than basement/ ground etc	:	Maximum 10 feet
9.	Bath and Verandah	:	Please see details on page of (Demo Area) as in the plan
10.	Constructional details	:	As per sanction plan,
11.	Particulars of electrical & Sanitary arrangements	:	As per schedule
12.	Particulars of items of common use	:	As per schedule
13.	Obligations and restriction to the OWNER and the TRANSFEREES.	:	As per Schedule
14.	Building plan	:	To be drawn up by the authorized person being engineer/Architects etc
15.	Proposed date for completion of construction	:	4 years after sanction of building plan and others following the other clauses and the prohibitory clauses as described in this Development Agreement.
16.	Description and Measurement of each room	:	As per Sanctioned building Plan for the respective flat/unit
17.	Bath Room	:	As per sanction plan

18.	Kitchen	:	As per building plan and area to be allotted
19.	Balcony	:	As per building plan and area to be allotted

SCHEDULE 'G' AS REFERRED TO HEREIN ABOVE
(Specification)

COMMERCIAL CUM RESIDENTIAL OR RESIDENTIAL APARTMENT SPECIFICATION

Structure	:	RCC Frame structure and concrete wall at basement if any with infill AAC Block/Brick walls.
Elevation	:	A unique blend of oriental and Modern Architecture.
External Finish	:	Blending of cement base paint and other decorative.
Interior Stair case	:	Marble /Mosaic/Tiles whichever is possible.

A. Floor

- i) Kitchen, Toilet-Tiles / Mosaic/Marble Whatever
- ii) Bed Room-Artificial gray stone /Mosaic/Marble Whatever
- B. Toilet -Tiles/ marble (as available) as per design,
- C. Window : As per availability of materials
- D. Door : As per availability of materials
- E. Main Door : As per availability of materials
- F. Paint : Inside plaster of paris/putty finished
- G. Water supply from Common Overhead R.C.C Tank.

H. Electrification: Concealed

Electrical Arrangement-

1. Wiring: Concealed.

Where	Light point	Fan Point	Plug Point	Power Point	A.C. Point
Master Bed Room	3	1	1	1	1
Bed Room (if any)	3	1	1	1	1
Dining/ Drawing	4	2	2	1	2
Kitchen	1	1	2	1	NIL
Balcony	1	1	1	NIL	NIL
Bath (Common)	1	1	2	1	NIL
Total	13	7	9	5	4

N.B. Brand and materials may be changed for **OWNERS** allocation at the cost of owner and as per desire of the **OWNER** and for such change prior written intention from his should reach to the Developer. The extra expenses for such changes must be paid to the Developer in advance by the **OWNER**. All the Electrical goods should be with ISI Mark.

Sanitary Arrangements:

Qty.	Item Size	ISI Make
1.	Attached Bath & W.C. Water Closet	As per availability
2.	Wash Basin	As available
3.	PVC furnishing system	As available
4.	Dining/ Drawing	1. Wash Basin one is to be provided by the DEVELOPER in each Flat. In case of two and others extra payment for the

Shyamal K. Poddar
Shyamal K. Poddar
Anil Kumar Poddar
Anil Kumar Poddar
Moushumi Poddar.
Sharmista Poddar.

Syngasteria Pidd
Syngasteria Pidd
Annel Pinner Jelle
St Annel Pinner
Mourshumi Poddor,
Sharnistha Padder

second and other will be charged by **DEVELOPER** and payable accordingly by the **OWNER**

- | | | |
|----|-----------|--|
| 5. | Common WC | 1. Water Closet 38 X 40 Cm as available
For Tap, shower and others extra charge |
| 6. | Kitchen | Table top black one sink-Fabricated with black stone to match the top. |

SCHEDULE "H" AS REFERRED TO HEREIN ABOVE
(Common Units)

1. Lift (If any).
2. Stair case on all the floors of the said building,
3. Stair case landing on all the floors of the said building,
4. Common passage including the entrance on the ground floor to the top floor.
5. Water pump and water tank, underground reservoir, overhead tanks, water supply line and Deep tube well if any,
6. Electricity service line and electronic main line wiring Electric pump installed in the building and the meter room.
7. The Meter room common.
8. Drainage and Sewerage system common.

Shamala K. P. D.
Shamala P. D.
Anil Kumar P.
Anil Kumar
Moukoma Poddar
Shamala P. D.

9. Such common parts, area, requirement, installation, Fixture and fittings and spare in or out about the said buildings are necessary in common.
10. Top Floor roof.
11. If further construction is desired, the 2nd Part can carry on its construction without the objection of the Owners on the roof top of the said project accordingly with all such rights and interest as in this Development Agreement,

SCHEDULE "I" AS REFERRED TO HEREIN ABOVE

(Common Expenses)

1. The expenses of maintaining repairing, decorating etc, of the building and in particular or roof, water tanks, Gutters and main water pipers of the building, water pipe and electrical wires in under and upon the common portion of the building and enjoyed and used by the **PURCHASERS/PRESENT OWNERS** in common with other co-occupiers/Co-Owners of other flats and the main entrance passage, Parking landing and stair case of the building and the boundary walls of the building compounds, etc.
2. The cost of cleaning and lighting the passage, landing stair case and other parts of the buildings so enjoyed or used by the other chaser as aforesaid.
3. The costs of the salaries of clerks, bill collectors, sweepers, Watchman etc, as may be appointed by apartment Owners/ Possessors.
4. The cost of working and maintenance of water connection light, lifts, pumps and other services.

Shyamal Kr. Poddar
Shyamal Poddar
Anil Kumar Poddar
Abi Anil Poddar
Moushumi Poddar
Sharmistha Poddar

5. Municipal and other taxes, Khajnas.
6. Such other expenses as are necessary of incidental for the maintenance and up keep of the building.

SCHEDULE "J"

All the obligations to be performed by the **OWNER** as in this **Development Agreement** and under the Ownership Apartment Act and allied thereto and in case of their transfer of allocation by the subsequent transferee too.

NOW THIS Development Agreement is signed sealed and delivered by the parties hereto extending their respective hands on the date month, and year written herein above in presence of the Witnesses below

Witness

- | | |
|---|---|
| 1. Ankan Kumar Das.
S/o. - Sree Uttam Kr. Das
Tufanganj - Cooch Behar. | 1. Shyamal Kr. Poddar
Shyamal Poddar |
| 2. Soumyajit Poddar.
S/o Sree Shyamal Kr. Poddar.
Nutan Bazar, Cooch Behar. | 2. Anil Kumar Poddar
Abi Anil Poddar |
| | 3. Moushumi Poddar. |
| | 4. Sharmistha Poddar. |

OWNER/VENDOR/FIRST PART i.e. 1st PART

DIRECTOR
Arayak Sher
**EWING INDIA INFRASTRUCTURE
PRIVATE LIMITED**

Prepared by the chamber of Mr. P.K.
Roy, Advocate, High Court Calcutta,
Sitting with Bar Association, Room
No.13 and Signed through

Kumar Shikender Mangar

[Kumar Shibendra Narayan]

Bar Association Judges Court,
Coochbehar
Registration No F/1333/1253 of 1996.
Mobile 9547011899.

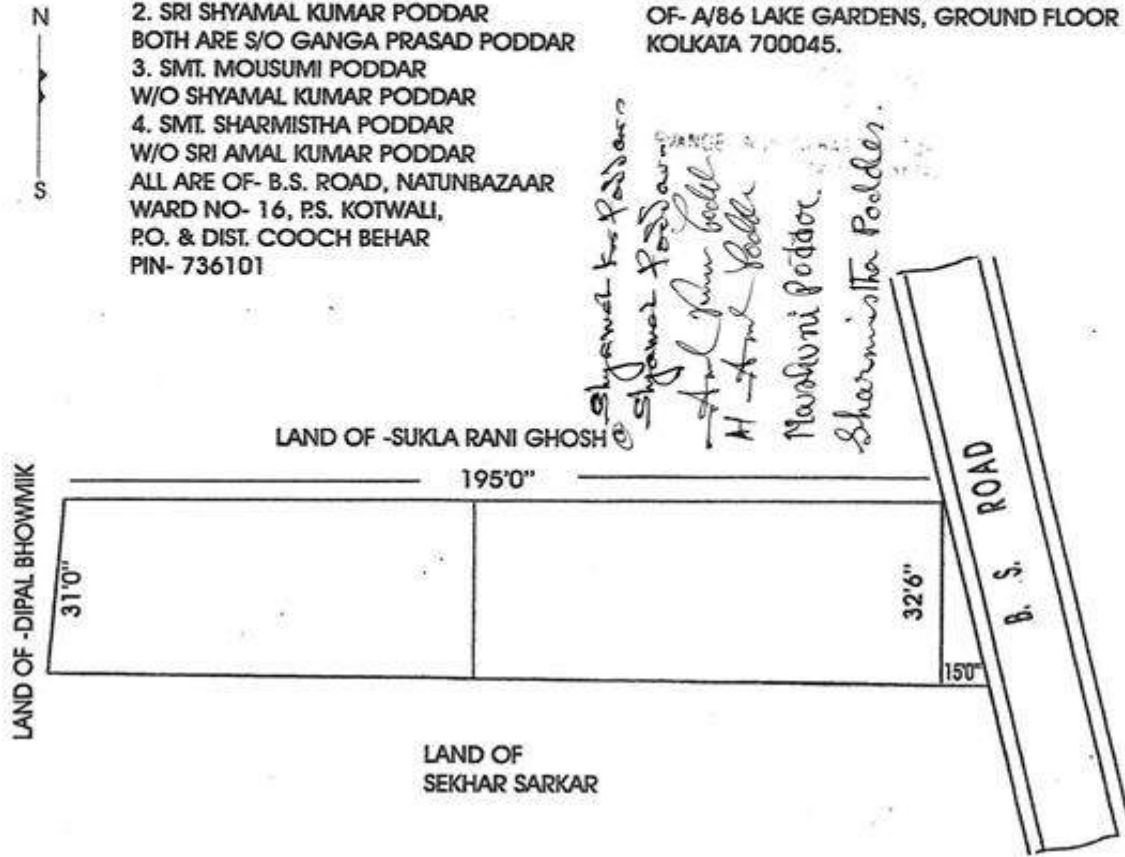
MOUZA -SAHAR COOCH BEHAR J.L. -130, THAK NO- 914, P.S.- KOTWALI,
DIST.- COOCH BEHAR, WARD NO- 16, HOLDING NO- 224, 224/1, 224VA,
SCALE- 12"=1MM

LAND BELONGS TO

1. SRI AMAL KUMAR PODDAR
2. SRI SHYAMAL KUMAR PODDAR
- BOTH ARE S/O GANGA PRASAD PODDAR
3. SMT. MOUSUMI PODDAR
- W/O SHYAMAL KUMAR PODDAR
4. SMT. SHARMISTHA PODDAR
- W/O SRI AMAL KUMAR PODDAR
- ALL ARE OF- B.S. ROAD, NATUNBAZAAR
- WARD NO- 16, P.S. KOTWALI,
- P.O. & DIST. COOCH BEHAR
- PIN- 736101

POSSESSION HANDED OVER TO

EVANGEL INDIA INFRASTRUCTURE PVT. LTD.
OF- A/86 LAKE GARDENS, GROUND FLOOR
KOLKATA 700045.



LAND DESCRIBED AS SCHEDULE

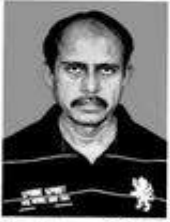
TOUZI NO	KHATAN NO	TOTAL LAND	TOTAL RENT	PLOT NO	NAME OF THE OWNER	KHATAN NO L.R.	PLOT NO. L.R.	PARTICULARS OF LAND				
								AREA IN				COLD
								ACRE	B-K-D	SQ. FT.	RENT	
1752	R.S.	0.335	4.60	R.S. 7612 L.R. 10312	1. SRI AMAL KUMAR PODDAR	L.R. 19047 19048 19049 19050	L.R. 10312	0-9-0		6480		
	2131				2. SRI SHYAMAL KUMAR PODDAR							
	L.R.				3. SMT. MOUSUMI PODDAR							
	19047				4. SMT. SHARMISTHA PODDAR							
	19048											
	19049											
	19050											



Shyam Lal Poddar
Shyam Lal Poddar

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

Sign Shyam Lal Poddar
Shyam Lal Poddar



Anil Kumar Bhat
Anil Kumar Bhat

Left Hand					
Right Hand					

Sign Anil Kumar Bhat
Anil Kumar Bhat



Mohini Poddar

Left Hand					
Right Hand					

Sign Mohini Poddar
Mohini Poddar



Sharmistha Poddar

Left Hand					
Right Hand					

Sign Sharmistha Poddar
Sharmistha Poddar



Arayk Ha



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

Arayk Ha

Sign..... Sign..... Sign..... Sign.....



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

LZL1580216

পরিচয় পত্র



Elector's Name	Sharmishtha Poddar
নির্বাচকের নাম	শর্মিষ্ঠা পোদার
Husband's Name	Amal
স্বামীর নাম	অমল
Sex	F
লিঙ্গ	স্ত্রী
Age as on 1.1.2000	27
১.১.২০০০-এ বয়স	২৭

Address

Sadar Coochbehar Coochbehar Kotwali

ঠিকানা

সদর কুচবিহার কোচবিহার কোতওয়ালী কুচবিহার

Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন আধিকারিক

For 4-Cooch Behar North
Assembly Constituency

৪-কুচবিহার উত্তর

বিধানসভা নির্বাচন কেন্দ্র

Place

স্থান কুচবিহার

Date 16.10.2000*

তারিখ ১৬.১০.২০০০

1580216

Sharmishtha Poddar



ELECTION COMMISSION OF INDIA

ভারতীয় নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/01/004/471128



Elector's Name : Poddar Mousumi
ভোটারের নাম : পোদার মৌসুমী
Father/Mother/
Husband's Name : Shyamal
পিতা/মাতা/স্বামীর নাম : শ্যামল
Sex : Female
লিঙ্গ : স্ত্রী
Age as on 1-1-95 : 25
১-১-৯৫ তারিখ বয়স : ২৫

Address :

Shahar Coochbehar
Coochbehar Municipality
Coochbehar

ঠিকানা :

শহর কোচবিহার, O. Sadat, Cooch Behar
কোচবিহার সিটি কর্পোরেশন
কোচবিহার, W. & Cooch Behar North
জিলা কোচবিহার

Facsimile Signature of
Electoral Registration Officer
নির্বাচনী পঞ্জিকরণ অফিসার

For North Coochbehar Assembly Constituency
উত্তর কোচবিহার বিধানসভা নির্বাচনী কেন্দ্র

Place : Coochbehar Sadar
স্থান : কোচবিহার সদর
Date : 3.2.95
তারিখ : ৩.২.৯৫

138-313

Mousumi Poddar.


ELECTION COMMISSION OF INDIA
 ভারতীয় নির্বাচন কমিশন

IDENTITY CARD
 পরিচয় পত্র

WB/01/004/471069



Elector's Name : Poddar Shyamal
 ভোটারের নাম : শ্যামল পোদার

Father/Mother/
 Husband's Name : Ganga
 পিতা/মাতা/স্বামীর নাম : গঙ্গা

Sex : Male
 লিঙ্গ : পুরুষ

Age as on 1-1-95 : 38
 ১-১-৯৫ তারিখের বয়স : ৩৮

Address :
 Shahar Coochbehar
 Coochbehar Municipality
 Coochbehar

ঠিকানা :
 শহর কোচবিহার
 কোচবিহার মিউনিসিপ্যালিটি
 কোচবিহার

Facsimile Signature of
 Electoral Registration Officer
 নির্বাচনী পরিদপ অধিকারিক

For North Coochbehar Assembly Constituency
 উত্তর কোচবিহার বিধানসভা নির্বাচনী কেন্দ্র

Place : Coochbehar Sadar
 স্থান : কোচবিহার সদর

Date : 3.2.95
 তারিখ : ৩.২.৯৫

LSR-327

Shyamal Kumar Poddar -
 Shyamal K Poddar -
 Shyamal Poddar -

ELECTION COMMISSION OF INDIA
 ভারতীয় নির্বাচন কমিশন
IDENTITY CARD
 পরিচয় পত্র

WB/01/004/471156



Elector's Name : Poddar Amal
 ভোটারের নাম : পোদার অমল
 Father/Mother/Husband's Name : Ganga
 পিতা/মাতা/স্বামীর নাম : গঙ্গা
 Sex : Male
 লিঙ্গ : পুং
 Age as on 1-1-95 : 32
 ১-১-৯৫ তারিখের বয়স : ৩২

Address :
 Shahar Coochbehar
 Coochbehar Municipality
 Coochbehar

ঠিকানা
 শহর কোচবিহার
 কোচবিহার মিউনিসিপালিটি
 কোচবিহার

G. P. O. Road, Cooch Behar
 District Registration Office
 Example Signature of the
 Electoral Registration Officer
 নির্বাচনী শ্রদ্ধিকরণ অফিসারিক

For North Coochbehar Assembly Constituency
 উত্তর কোচবিহার বিধানসভা নির্বাচনী কেন্দ্র

Place : Coochbehar Sadar
 স্থান : কোচবিহার সদর
 Date : 3.2.95
 তারিখ : ৩.২.৯৫

138-729

Amal Kumar Gochha
 alias - Amal Gochha

GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No: **WB-0120120931758**

Name: **ARANYAK DHAR**

Address
A/86 LAKE GARDENS 2ND FLOOR
KOL 700045

S/D/W Of: **D DHAR**

Date of Issue	20/06/2012	Blood Group: U
Valid Till (NT)	19/06/2032	Date of Birth
Valid Till (T)	X	21/02/1991

Licencing Authority: **P.V.D, Kolkata**

Licencing Authority Sign: 

FORM 7





Licence holder sign






Major Information of the Deed

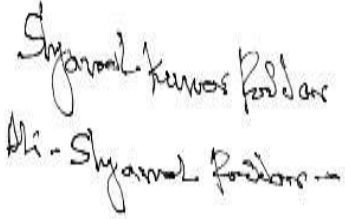
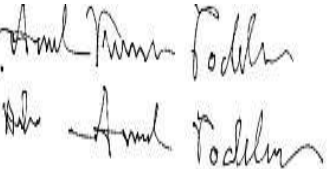
Deed No :	I-0801-08259/2019	Date of Registration	11/11/2019
Query No / Year	0801-1000231555/2019	Office where deed is registered	
Query Date	07/11/2019 12:14:19 PM	D.S.R. COOCHBEHAR, District: Coochbehar	
Applicant Name, Address & Other Details	Subal Dey Thana : Coochbehar, District : Coochbehar, WEST BENGAL, Mobile No. : 9932143137, Status :Others		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value		Market Value	
Rs. 20,000/-		Rs. 1,70,10,032/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,000/- (Article:48(g))		Rs. 39/- (Article:E, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Coochbehar, P.S:- Coochbehar, Municipality: COOCHBEHAR, Road: Harendra Narayan Road, Road Zone : (Gole Bagan -- Badher Parh) , Mouza: Shahar Coochbehar, JI No: 130, Pin Code : 736101

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-10312 (RS :-7612)	LR-19049	Bastu	Bastu	1620 Sq Ft	5,000/-	42,52,508/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-10312 (RS :-7612)	LR-19050	Bastu	Bastu	1620 Sq Ft	5,000/-	42,52,508/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-10312 (RS :-7612)	LR-19047	Bastu	Bastu	1620 Sq Ft	5,000/-	42,52,508/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-10312	LR-19048	Bastu	Bastu	1620 Sq Ft	5,000/-	42,52,508/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			14.85Dec	20,000 /-	170,10,032 /-	
	Grand Total :				14.85Dec	20,000 /-	170,10,032 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Shyamal Kumar Poddar, (Alias: Mr Shyamal Poddar) Son of Late Ganga Prasad Poddar Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office	Photo 	Finger Print 	Signature 
		11/11/2019	LTI 11/11/2019	11/11/2019
	Biswasingha Road, Near Natunbazar, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AFLPP3538C, Aadhaar No: 42xxxxxxxx7838, Status :Individual, Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office			
2	Name Mr Amal Kumar Poddar, (Alias: Mr Amal Poddar) (Presentant) Son of Late Ganga Prasad Poddar Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office	Photo 	Finger Print 	Signature 
		11/11/2019	LTI 11/11/2019	11/11/2019
	Biswasingha Road, Near Natunbazar, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AFLPP3539D, Aadhaar No: 69xxxxxxxx7191, Status :Individual, Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office			
3	Name Smt Mousumi Poddar Wife of Mr Shyamal Poddar Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office	Photo 	Finger Print 	Signature 
		11/11/2019	LTI 11/11/2019	11/11/2019
	Biswasingha Road, Near Natunbazar, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 21xxxxxxxx0191, Status :Individual, Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Smt Sarmistha Poddar Wife of Mr Amal Kumar Poddar Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office			
	11/11/2019	LTI 11/11/2019	11/11/2019	
Biswasingha Road, Near Natunbazar, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 40xxxxxxxx7939, Status :Individual, Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Evangel India Infrastructure Pvt. Ltd. Bina Apartment, P V N N Road, Ward No-18, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101 , PAN No.:: AAEECE2806R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Aranyak Dhar Son of Mr Debabrata Dhar Date of Execution - 11/11/2019, , Admitted by: Self, Date of Admission: 11/11/2019, Place of Admission of Execution: Office			
		Nov 11 2019 4:05PM	LTI 11/11/2019	11/11/2019
Bina Apartment, P V N N Road, Ward No-18, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:-Coochbehar, West Bengal, India, PIN - 736101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CFEPD9973C, Aadhaar No: 75xxxxxxxx1504 Status : Representative, Representative of : Evangel India Infrastructure Pvt. Ltd. (as Managing Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ankan Kumar Das Son of Mr Uttam Kumar Das Andaran Fulbari, P.O:- Andaran Fulbari, P.S:- Tufanganj, District:-Coochbehar, West Bengal, India, PIN - 736159			

	11/11/2019	11/11/2019	11/11/2019
Identifier Of Mr Shyamal Kumar Poddar, Mr Amal Kumar Poddar, Smt Mousumi Poddar, Smt Sarmistha Poddar, Mr Aranyak Dhar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Shyamal Kumar Poddar	Evangel India Infrastructure Pvt. Ltd.-3.71251 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Amal Kumar Poddar	Evangel India Infrastructure Pvt. Ltd.-3.71251 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Sarmistha Poddar	Evangel India Infrastructure Pvt. Ltd.-3.71251 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Mousumi Poddar	Evangel India Infrastructure Pvt. Ltd.-3.71251 Dec

Land Details as per Land Record

District: Coochbehar, P.S:- Coochbehar, Municipality: COOCHBEHAR, Road: Harendra Narayan Road, Road Zone : (Gole Bagan -- Badher Parh) , Mouza: Shahar Coochbehar, JI No: 130, Pin Code : 736101

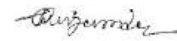
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 10312, LR Khatian No:- 19049	Owner:শ্যামল পোদ্দার, Gurdian:গঙ্গা প্রসা পোদ্দা, Address:নিজ , Classification:বাস্তু, Area:0.03500000 Acre,	Mr Shyamal Kumar Poddar
L2	LR Plot No:- 10312, LR Khatian No:- 19050	Owner:অমল পোদ্দার, Gurdian:গঙ্গা প্রসা পোদ্দা, Address:নিজ , Classification:বাস্তু, Area:0.03500000 Acre,	Mr Amal Kumar Poddar
L3	LR Plot No:- 10312, LR Khatian No:- 19047	Owner:শর্মিষ্ঠা পোদ্দার, Gurdian:অম পোদ্দা, Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Smt Sarmistha Poddar
L4	LR Plot No:- 10312, LR Khatian No:- 19048	Owner:মৌসুমী পোদ্দার, Gurdian:শ্যাম পোদ্দা, Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Smt Mousumi Poddar

Endorsement For Deed Number : I - 080108259 / 2019

On 07-11-2019

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 1,70,10,032/-



Subodh Kumar Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

On 11-11-2019

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 15:54 hrs on 11-11-2019, at the Office of the D.S.R. COOCHBEHAR by Mr Amal Kumar Poddar Alias Mr Amal Poddar, one of the Executants.

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

Execution is admitted on 11/11/2019 by 1. Mr Shyamal Kumar Poddar, Alias Mr Shyamal Poddar, Son of Late Ganga Prasad Poddar, Biswasingha Road, Near Natunbazar, P.O: Cooch Behar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession Others, 2. Mr Amal Kumar Poddar, Alias Mr Amal Poddar, Son of Late Ganga Prasad Poddar, Biswasingha Road, Near Natunbazar, P.O: Cooch Behar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession Others, 3. Smt Mousumi Poddar, Wife of Mr Shyamal Poddar, Biswasingha Road, Near Natunbazar, P.O: Cooch Behar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession House wife, 4. Smt Sarmistha Poddar, Wife of Mr Amal Kumar Poddar, Biswasingha Road, Near Natunbazar, P.O: Cooch Behar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession House wife
Indetified by Mr Ankan Kumar Das, , Son of Mr Uttam Kumar Das, Andaran Fulbari, P.O: Andaran Fulbari, Thana: Tufanganj, , Coochbehar, WEST BENGAL, India, PIN - 736159, by caste Hindu, by profession Others

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

Execution is admitted on 11-11-2019 by Mr Aranyak Dhar, Managing Director, Evangel India Infrastructure Pvt. Ltd., Bina Apartment, P V N N Road, Ward No-18, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101

Indetified by Mr Ankan Kumar Das, , Son of Mr Uttam Kumar Das, Andaran Fulbari, P.O: Andaran Fulbari, Thana: Tufanganj, , Coochbehar, WEST BENGAL, India, PIN - 736159, by caste Hindu, by profession Others

Payment of Fees

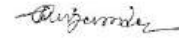
Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 39/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/11/2019 11:05AM with Govt. Ref. No: 192019200091870818 on 11-11-2019, Amount Rs: 39/-, Bank: SBI EPay (SBlePay), Ref. No. 5134069388622 on 11-11-2019, Head of Account 0030-03-104-001-16
Online on 11/11/2019 5:01PM with Govt. Ref. No: 192019200092113061 on 11-11-2019, Amount Rs: 0/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 239821160 on 11-11-2019, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 39,990/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 901, Amount: Rs.10/-, Date of Purchase: 11/11/2019, Vendor name: Anukul Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/11/2019 11:05AM with Govt. Ref. No: 192019200091870818 on 11-11-2019, Amount Rs: 19,990/-,
Bank: SBI EPay (SBlePay), Ref. No. 5134069388622 on 11-11-2019, Head of Account 0030-02-103-003-02
Online on 11/11/2019 5:01PM with Govt. Ref. No: 192019200092113061 on 11-11-2019, Amount Rs: 20,000/-, Bank:
IDBI Bank (IBKL0000012), Ref. No. 239821160 on 11-11-2019, Head of Account 0030-02-103-003-02



Subodh Kumar Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0801-2019, Page from 135427 to 135478

being No 080108259 for the year 2019.



(Subodh Kumar Majumdar) 18-11-2019 12:02:10

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. COOCHBEHAR

West Bengal.

(This document is digitally signed.)