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this document's are the part of this document

[Signature]

Registrar U/S 7(2)
District Sub Registrar II
24 P.O. (N) Barasat

18 DEC 2017

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 18th day of
December, 2017 (Two thousand seventeen)

BETWEEN

15 DEC 2017

No. 12938 Rs. 5000/- Date....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

S. S. Samadder

Advocate
Alipur Judge's Court
Kolkata-27



Registrar U/S 7(2),
District Sub. Registrar II
24 Pgs (N) Barasat

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and Carl
nl-700124

(1) **BHOLANATH PRAMANIK (PAN -BGLPP7084H)(AADHAAR 484961152495)** son of late Ajit Pramanik residing at N.P. 350, Nayapatty , Salt Lake, Sector-V, P. S.-East Bidhannagar now Electronics Complex, P. O. Krishnapur, Kolkata-700102, (2) **RAMESH PRAMANIK (PAN -DDYPP1572A) (AADHAAR -569709839776)** son of Late Ajit Pramanik , residing at N.P. 349, Nayapatty , Salt Lake, Sector-V, P. S.-East Bidhannagar now Electronics Complex, P. O. Krishnapur, Kolkata-700102, (3) **SURAJ PRAMANIK (PAN-ASHPP6153A) (AADHAAR - 942027214764)** son of late Sushil Kumar Pramanik , all are faith Hindu, all by Nationality : Indian, By occupation :Business, residing N.P. 347, Nayapatty , Salt Lake, Sector-V, P. S.-East Bidhannagar now Electronics Complex, P. O. Krishnapur, Kolkata-700102, hereinafter referred to and called as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to include their heirs,,executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

JAGANNATH REALTY (PAN-AAMFJ3263R) , a Partnership Firm, having its registered Office at NP-265, Jagannath Apartment , Ground Floor, Nayapatty , Sector-V, Salt Lake City, P.O. -Krishnapur, P. S. - Bidhannagar (East), now Electronics Complex ,Kolkata 700102, represented by one of its Partners **SRI MINTU MAJHI (PAN -APAPM 8441A)(AADHAAR-737535542761)** son of Sri Sambhu Majhi, by faith - Hindu, by Occupation -- Business, residing at NP-235, Nayapatty , Sector-V, Salt Lake City, Kolkata 700102, hereinafter referred to and called as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART** :



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WHEREAS One Motilal Pramanik during his lifetime was the absolute owner and in full possession of landed properties in different dags in Mouza Krishnapur, J. L. No. 17, Touzi No. 128/129 and the said Motilal Pramanik duly mutated his name with the local as well as State Govt. Authorities in respect of such properties.

AND WHEREAS the said Motilal Pramanik died intestate as a Hindu, in the year, 1954 leaving behind his two sons namely Upendra Nath Pramanik and Gopinath Pramanik as his only legal heirs and his wife predeceased him.

AND WHEREAS the above stated two sons of he said Motilal Pramanik, during their life time, being unable to have and hold and to use the said property left by their father, in accordance with their own sweet Will, they partitioned the property left by their father Motilal Pramanik by an amicable Bengali Deed of Partition, registered in the office of the Sub-Registrar Cossipore Dum Dum, on 22.11.1971 and the said Partition Deed entered into Book No. I, Volume No. 84, Pages from 121 to 131, Being Deed No. 5394 for the year, 1971.

AND WHEREAS after the above mentioned partition, both Upendranath Pramanik and Gopinath Pramanik separately mutated their respective properties in their own names and the said Upendranath Pramanik thus became the full and exclusive owner of the land measuring about 6 Cottahs 10 Chittaks more or less situated at Mouza Krishnapur, J L. No. 17, Touzi No. 128/129 under R.S. Dag No. 4533, R. S. KHatian No. 54 Police Station : Bidhannagar East now Electronics Complex and now under Ward No. 28 of the Bidhannagar Municipal Corporation, together with other properties morefully described in Schedule -A hereinbelow.



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AND WHEREAS the said Upendranath Pramanik died intestate as a Hindu, in the year 1972, leaving behind his only son Ajit Kumar Pramanik and his wife predeceased him .

AND WHEREAS the said Ajit Kumar Pramanik died on 16/10/2004 leaving behind his wife Saraswati Pramanik and his two sons namely 1) Ramesh Pramanik and 2) Bholanath Pramanik and the legal heirs of one son namely Sushil Kumar Pramanik who predeceased him on 07/05/1996 and four daughters namely 1) Subarna Pramanik , wife of late Kartick Pramanik, 2) Nilima Das, wife of Late Kshetra Mohan Das, 3) Sandhya Rani Parui, wife of late Biswanath Parui and 4) MiraPatra, wife of Sri Kartick Kumar Patra.

AND WHEREAS the wife of said Ajit Kumar Pramanik namely Saraswati Pramanik died intestate on 23/04/2016.

AND WHEREAS all the living sons and daughters and the legal heirs of the deceased son of the said Ajit Kumar Pramanik since deceased jointly became the absolute owner of the landed property measuring about 6 Cottahs 10 Chittaks more or less situated at Mouza Krishnapur, J L. No. 17, Touzi No. 128/129 under R.S. Dag No. 4533, R. S. KHatian No. 54 Police Station : Bidhannagar East now Electronics Complex and now under Ward No. 28 of the Bidhannagar Municipal Corporation.

AND WHEREAS the legal heirs of the deceased son namely Sushil Kumar Pramanik of the said Ajit Pramanik namely Swapna Pramanik wife of Late Sushil Kumar Pramanik , Sathi Mondal married daughter of Late Sushil Kumar Pramanik and Suraj Pramanik son of late Sushil Kumar Pramanik jointly became the absolute owner of the proportionate share of the property measuring about 15 Chittacks more or less out of all that 6 Cottahs 10 Chatacks together with other co-sharers by way of succession .



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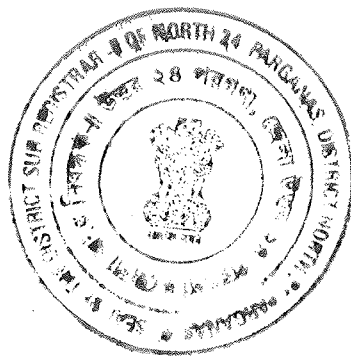
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AND WHEREAS the wife and the daughter of the said Sushil Kumar Pramanik since deceased, namely Swapna Pramanik and Sathi Mondal gifted their proportionate share measuring about 10 Chataks in favour of the son of said Sushil Kumar Pramanik namely Suraj Pramanik the Land-Owner No. 3 herein on ~~16th, DECEMBER~~ 2017 by a registered Deed of Gift registered in the office of the DSR-II, North 24-Parganas, Barasat and entered in Book No. I, CD Volume no. 1502-2017, Pages from 96438 to 96464 being Deed No. 150203741 for the year 2017.

AND WHEREAS the Land-Owners herein collectively and jointly became the absolute owners of the proportionate share measuring about 2 Cottahs 13 Chataks more or less (15 Chataks each) out of the total land measuring about 6 Cottahs as aforesaid morefully described in the Schedule -B herein below.

AND WHEREAS the Land owners herein became the owners of the property, morefully mentioned in the Schedule 'B' hereunder written and are seized and possessed and/or otherwise well and sufficiently entitled to the said property and enjoyed the same peacefully freely absolutely and without any interruption from any corners together with right to sale, convey and transfer and to develop the same in any manner whatsoever.

AND WHEREAS the Land owners intend to develop the said property by raising construction of a multi-storied building on their said land and on hearing their such intention, the Developer herein approached them and the Developer herein proposed the Owners herein to develop the said property and the owners are agreed to such proposal of the Developer herein and the Developer undertake the aforesaid job, where the owners hereby accepted their aforesaid proposal under some terms and conditions mentioned hereinafter.



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AND WHEREAS the Land Owners hereby declare that the said plot of land is free from all encumbrances and the Owner have marketable title thereto.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-**

ARTICLES - I - DEFINITIONS

- i) **ARCHITECT** shall mean any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the said Multi storied brick built building, who is duly capable, competent and authorized for doing so.
- ii) **BUILDING** shall mean the said Multi-storied R.C.C. framed structure with brick built building to be constructed on the said land according to the drawing plan and specifications approved and duly signed by the Owners and sanctioned by the competent authority and constructed in conformity with the details of construction given to the annexure "A" hereunder written.
- iii) **BUILDING PLAN** shall mean drawings, plans and specifications for the construction of the said building which is to be sanctioned by the competent authority and shall include any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval and duly signed by the Owners or any other Government Authority.
- iv) **COMMON AREAS AND FACILITIES** shall mean unless the context otherwise require the items specified in sanction 3 (d) of the West Bengal Apartment Ownership Act, 1972 and morefully mentioned in the Schedule "C" hereunder.



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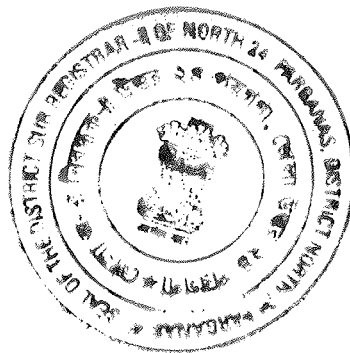
v) **OWNERS' ALLOCATION:**

It is agreed by the parties that the Owners shall be entitled to get 40% of the sanctioned area in the building upon the proportionate share of the landowners in the property.

Further the each Owners shall be entitled to get a sum of Rs.50,000/- (Rupees Fifty Thousand) separately(in total Rs. 1,50,000/-) only as refundable and/or adjustable amount as security deposit which is to be paid by the Developer to the Owners herein at the time or before the execution of this Development Agreement which the landowners shall refund at the time of getting their possession of their allocation, otherwise the amount will be adjusted from the landowners allocation. .

Furthermore, the Developer have the absolute liberty to amalgamate the captioned property together with other adjoining properties at any terms and conditions as the Developer shall think fit and proper, but the Owner's Allocation shall remain unchanged and unaltered.

It is specifically noted herein that save and except the aforesaid allocation of the Owners, the remaining portion of the constructed area in the proposed building will belong to the Developer exclusively together with rights to sell, mortgage, lease convey and transfer the same to others together with the proportionate undivided share of the land underneath the building along with the rights to collect the entire consideration for the same from the intending buyers and in that case in Owners shall not be entitled to interfere into such affairs.



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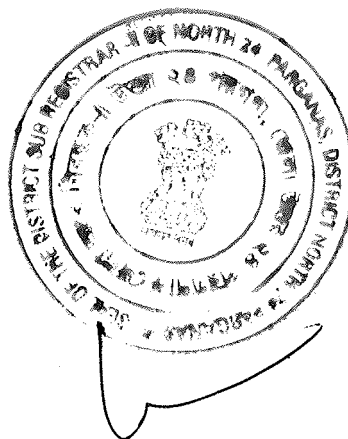
- vi) **TRANSFER** with the grammatical variations shall mean transfer by way of sale of the super built up space excepting the Owners' allocation to be transferred by the Developer for consideration to the intending transferee or transferees.
- vii) **TRANSFEREES** shall mean the Purchaser to whom any floor space in the said building will be transferred for consideration and shall not include the Owners.
- viii) **THE SAID PLOT OF LAND** shall mean' all the piece or parcel of land particularly mentioned and described in the Schedule "B" hereunder.

ARTICLE - II ; DEVELOPER'S RIGHTS AND LIABILITIES

That the Owners shall grant an exclusive right to the Developer to build upon the said plot of land the said building in accordance with the drawings plans and specifications already approved by the competent Owners and to be sanctioned by the competent authority and in conformity with the said details of construction and to sell the said built up space excluding the Owners' allocation to transferee or transferees selected by the Developer and to obtain necessary advance from such transferee at its sole discretion on such terms and conditions as the Developer thinks fit and proper.

PROVIDED ALWAYS that any advance or payment to be obtained by the Developer shall be at its own risk and responsibility and the Owners shall not at all be liable or responsible for the same or any portion thereof.

PROVIDED ALSO that the Developer shall not be entitled to transfer in any manner whatsoever or encumber the Owners' allocation which



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will be handed over to him in consideration of these presents as provided hereinafter.

1. The Developer shall bear and pay all such charges for the sanction of the building plan as shall be required by the competent authority including mutation and conversion charges if any of the said plot of land to Bastu or Homestead land and shall comply with any sanction provision clearance or approval as may be required.
2. All applications and other necessary papers and documents and drawings plans and specifications in connection with the construction of the said building shall be signed by the Owners and submitted by the Developer in all respect. However, the Developer who shall pay, bear all fees charges and expenses required to be paid or deposited to perform any such job or to cause any such job to be performed.
3. The Land Owners have also agreed that the Developer shall have the right to enter into agreement for selling of built up space and collect money as consideration from the intending Purchaser of all the floors or flats excluding the Owners' allocation at its own risk and responsibility and the Owners not being responsible or liable for booking fees or instalments of purchase price of flats received by the Developer from the transferee or transferees .

ARTICLE - IV - BUILDING

DEVELOPER at its own cost or may with advances received from the intending transferees shall construct the said building on the said plot of land **PROVIDED ALWAYS** that the Land Owners shall not at all be



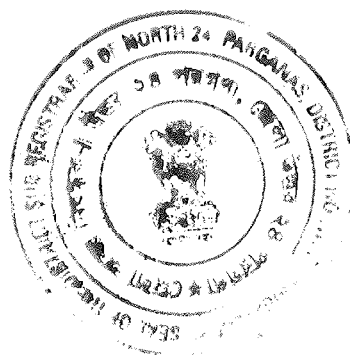
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responsible or liable for any such advance taken by the Developer ,nor shall it be presumed that the Land Owners had consent to such advance. The Developer may in the name of the Land Owners, but at its own cost and expenses in so far as may be necessary apply for and obtain quoted entitlements allocations of cement and steel solely for the purpose of the construction of the said building **PROVIDED ALWAYS** that the Developer shall be the custodian of such allocated goods and shall be liable and answerable to the proper authority for all such allocations and similarly it may apply for and obtain temporary and/or permanent connection and other imputes and facilities required for the construction for which purpose the Land Owners shall execute in favour as may be required by the Developer and shall also sign all such applications and other documents which shall be required for the purpose of and in connection with the construction of the said building **PROVIDED ALWAYS** that all costs and expenses shall be borne and payable by the Developer and the Land Owners shall not be liable for the same.

ARTICLE -V - BUILDING ALLOCATION

- i) Immediately upon the completion of the construction of the said building on the said plot of land in all respects in accordance with the sanctioned building plan and also in conformity with details of constructions and certified by the Architect of the Developer that the building has been so constructed and completed, the Developer shall deliver to the Land Owners the Land Owners' allocation which will absolutely belong to them and the Land Owners shall not have any right, title, interest, claims or demand whatsoever to the remaining Developer's allocation thereon.



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- ii) Until vacant possession of the Land Owner's allocation in fully complete and in habitable nature is given to the Land Owners the Developer shall not have any right to transfer or deliver possession of other floors in the said building **PROVIDED ALWAYS** that after having delivered to the Land Owners the Land Owners' allocation in consideration of this Agreement the Developer shall be fully entitled to transfer other built up space at its sole discretion and the Land Owners shall not have any claim or interest for the consideration money received there from for the construction of the building.

The common areas facilities including stair case, landings and corridors to be constructed in the said building shall be for the common use of the Land Owners or their assigns and transferees and other transferees of other flats for ingress to and egress from their respective floors to the main road.

ARTICLE - VI - COMMON EXPENSES

- i) The Land Owners and Developer or their nominees shall pay and bear proportionate share of all ground rent property maintenance charges, municipal taxes and dues and outgoings and all other common expenses within the meaning of the West Bengal Apartment Ownership Act 1972 in respect of their occupied space as may be determined jointly by the Owner and Developer until as association of flat Owners be formed by the Owners and transferees of all other floors in the said building is formed. The Owners are liable to pay his proportionate share of the common expenses after getting the possession of his respective allocations.
- ii) The Land Owners shall until formation of a Co-operative Society or any Association of the floor or the flat Land Owners, pay regularly



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and punctually, his proportionate share of the said common expenses and in case of the Land Owner's failure of doing so he shall be liable for the same and for all claims, actions, demands, costs, charges, expenses and/or proceedings whatsoever may arise out of such default and the Land Owners hereby agrees to keep the Developer indemnified and harmless consequent upon such default made by the Land Owners.

ARTICLES - VII - COMMON RESTRICTIONS

The Land Owners' allocation in the said building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the said building intended for the common benefits of all occupiers of the said building which shall include the following :-

- i) Both Land Owners and the Developer shall not use or permit to use the Land Owners' allocation in the said building or any portion thereof for carrying on any unlawful or illegal and immoral trade or actively nor for any purpose which may cause any nuisance to the other occupiers of the said building.
- ii) Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration thereon without the previous consent of the other party in this behalf and such consent shall not be withheld unreasonably.
- iii) Neither party shall have observe and performed all terms and conditions on their respective part to be observed and and/or performed.



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- iv) The proposed transferee shall give written undertaking to be bound by the terms and conditions hereof and thereof and shall duly and promptly pay all and whatsoever shall be payable in relation to the area in his possession as well as for the common expenses.
- v) Both the parties shall abide by all laws, bye laws rules and regulations of the Government, local bodies as the case may be for the time being in force and shall attend to answer and be responsible for any deviations, violations and/or breach of any of the said law and regulations.
- vi) The respective allottees shall keep the interiors walls, sewers, drains, pipes and other fittings, fixtures, appurtenances, floor, ceiling etc. in each of their respective allocation in the said building in good working conditions and repair and in particular shall not cause any damage to the said building or any part of their space or accommodation therein and shall keep all the other occupiers of the building indemnified from and against the consequences of any such damage.
- vii) No goods or other articles shall be kept by the Owner or the Developer or the transferees for display or otherwise in the corridors or other places of common use in the new building and in case any hindrance is caused in any manner in the free movement, either party shall be liable to remove the same at the risk and cost of the other party causing the same.
- viii) The Land Owners shall permit the developer and its employees and agents with or without workmen and other with some reasonable limitations to enter into and upon the Land Owners' allocation and every part thereof for the purpose of



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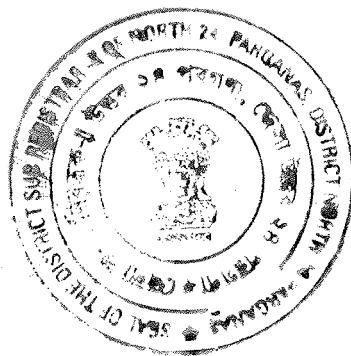
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maintenance or repairing of any part of the building and/or for the purpose of repairing maintaining, re-building, cleaning, lighting and keeping in order and in good condition any common facilities and/or for the purpose of pulling down, maintaining repairing and testing drains, gas lines, water pipes and electric wires and for any other similar purposes.

ARTICLE - VIII

- i) The Landowners hereby agrees to clear up Govt. rent, Municipal Tax and other outgoings payable in respect of the said plot of land upto the date of these presents.
- ii) During the continuance of the agreement the Land Owners shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the said building by the Developer but the Land Owners shall with or without the architect have full right to enter the said building and to inspect the construction work carried on by the Developer.
- iii) The Land Owners shall convey at the cost of the Developer and/or transferee or transferees the proportionate share of the said plot of land to the transferees and/or floors or flats i.e. excluding the Owner's allocation of the said building.
- iv) The Land Owners shall be member of any association or Co-operative Society that may be formed consisting of all flat Land Owners and shall abide by all the laws rules and regulations adopted by such association or Co-operative Society.
- v) The Land Owners hereby declares that they have good right and full power to enter into this agreement with the Developer and the Land Owners hereby undertakes to indemnify and keep



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indemnified the Developer from and against any and all third party claims, actions and demands whatsoever in respect of the said plot of land and not for the construction thereon whereas the construction will be made by the Developer under this agreement.

- vi) The Land Owners undertake not to create encumbrances or charges on the said plot of land or deal with the same otherwise than in the manner stated in Clause (iii) above.
- vii) To enable the Developer to develop the said property, the Land Owners shall grant in favour of the Developer a **Registered Power of Attorney** at the time of execution of this Agreement and further the Land Owners shall register one General Power of Attorney unto the favour of the Developer, empowering to sell, convey and transfer Developer's allocated portions to other after obtaining the requisite permission from the competent authority.

DEVELOPER'S LIABILITIES

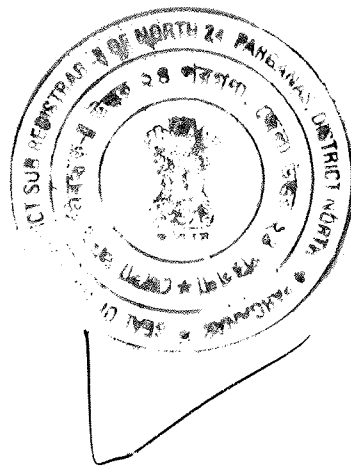
- 1. To pay all outgoings from the date of these presents :-
- 2(a) To arrange appoint or nominate at its sole risk responsibility and cost architect, contractors, sub-contractors or labourers for carrying out and proceed with the construction of the said building and other common spaces according to the approved drawing plans and specifications and in conformity and arrange building materials articles, tools and other implements and to hire and engage suppliers, labour and to pay and meet with their remuneration fees and salaries. The Owners shall never be liable for any such dealings and/or transaction by the Developer.



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- b) To construct and complete the said building as per Indian standard specification and with best available materials and in accordance with the drawings, plans and specifications to be approved by the Land Owners and sanctioned by the competent authority and in conformity with the said details of construction.
 - c) To complete the work of construction to the satisfaction of the Land Owners and to do all other acts, deeds and things as may be found necessary for smooth and expeditious to the constructions of the said building.
3. The construction work shall be at the sole risk and responsibility of the Developer and it is mutually agreed and clearly understood that the Owners shall not be responsible for any Technical and/or Engineering defect in construction for which the Developer shall be solely responsible and directly answerable to the concerned authority and to the Land Owners.
 4. The Developer shall construct the said building in the manner as aforesaid incurring and meeting all the expenditure e.g. payments for building materials, fees and remuneration of Architects, labour payment etc. in such manner as the Developer shall think fit and proper at its absolute discretion. The Owners shall not be liable or responsible for such payment or any part thereof.
 5. If for any reason any losses are incurred and damages caused or suffered on account of negligence of the developer or the sub-contractor's agent, architects, labour etc. in connection with the construction of the said building the Developer shall be



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solely liable therefore and shall keep the Land Owners indemnified from any such losses or damages.

6. The Developer shall complete in respect of the construction of the said building according to the drawings plans and specifications already sanctioned by the competent authority and in conformity with the details of construction to the full satisfaction of the Owners within 60 (sixty) months from the date of obtaining of Building Sanction Plan and a further period of 6 (six) months shall be extended due to force majeure clause, if required and thereafter.
7. The Developer undertake to keep the Land Owners indemnified from and against all third party claim and actions arising out of any act or occasion on the part of the Developer in or relating to the construction of the said building.
8. As soon as the said building is completed in all respect as stated in clause above the Developer shall give notice in writing to the Land Owners under registered post to take possession of the Land Owners' allocation agreed to be provided as consideration as aforesaid and as and from the date of service of such notice and at all times thereafter the Land Owners shall be responsible for payment of proportionate share of common expenses as per article VI above payable in respect of the Land Owners' allocation and the said proportionate rate to be determined prorate with reference to the salable flats in the said building.

ARTICLE-X-OWNER'S INDEMNITY

The Land Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space



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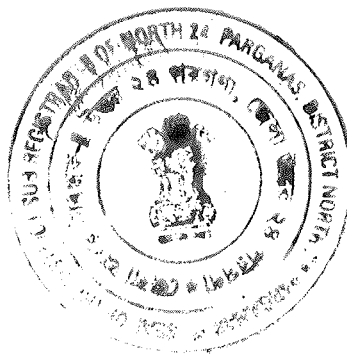
without any interference and/or disturbances provided, the Developer performs and fulfills all the terms and conditions herein contained and/or its part to be observed and performed.

ARTICLE - XI - DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the Land Owners indemnified against all third party claim and actions arising out of any sorts of act or omission in the building.
2. The Developer hereby undertake to keep the Land Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said property and/or in the manner of construction of the said building and/or for any defect therein.

ARTICLES - XII - MISCELLANEOUS

1. It is understood that from time to time to enable the construction of the said building by the Developer various acts, deeds, matters and things not herein specifically referred to may be legally required to be done by the Developer for which may be required the authority of the Owner and various applications and other documents may be necessary to be signed or made by him for and in connection with the construction of the said building in the said premises for which no specific provision has been made herein. The Owners hereby undertakes to sign and execute all such additional applications and other documents as may be legally required for those purpose.



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2. The Land Owners and Developer have entered into this agreement purely on a principal to principal basis and nothing stated herein shall be deemed to be construed as partnership between the Developer and the Land Owners or as Joint Venture between them.
3. All notice required to be given either to the Owners or the Developer should be sent under registered post or by hand delivery with proper receipt at respective address given above or at any other address communicated in writing by the either party to the other party.
4. Approval of the building plan and specification by the Land Owners for sanction for the constructions of the said building shall be final and binding upon the parties hereto and no objection will be raised regarding construction work done in accordance with such sanctioned building plan and in conformity with the details of construction plan.
5. If inspite of the Developer complying with and performing the terms of this agreement the Land Owners causes any disturbance to the progress of the work or causes breach of any of the terms to be completed with by them the Land Owners shall be liable to fully compensate the Developer the loss which it may suffer thereby.

ARTICLES - XIII - LEGAL ACTION

Both the parties shall have liberty to avail the opportunity under the specific performance of contract of this agreement for the non-compliance of the covenant hereinbefore mentioned alternatively at anytime for any dispute that may arise between the parties hereto



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regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or for determination of any liability of any of the parties under this agreement and the same shall be referred to the Arbitration of a single Arbitrator and in case the parties agree to the use otherwise two Arbitrator, one to be appointed by each of the parties in dispute and the same shall be deemed to be reference within the meaning of the Arbitration Act. or any statutory modification thereunder in force or effect.

ARTICLE - XIV - JURISDICTION

Under the original jurisdiction of the Ld. District Judge at Barasat, North 24-Parganas shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

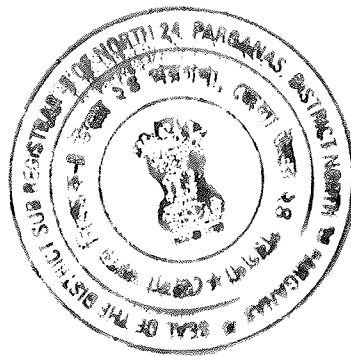
THE SCHEDULE-'A' ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of Bastu land measuring an area 6 (six) Cottah 10(Ten) Chattaks, lying and situated under Mouza – Krishnapur, J. L. No. 17, R.S. No. 180, Touzi No. 228/229, comprised in R. S. Dag No. 4533 under R.S. Khatian No. 54, within the jurisdiction of Bidhannagar East now Electronics Complex Police Station , within the local limits of formerly Bidhannagar Municipality now under Ward No. 28 of Bidhannagar Municipal Corporation with 25'ft Chawk Mandir Road being part and parcel of Holding No. NP 350 , in the District of North 24-Parganas, which is butted and bounded as follows:-

ON THE NORTH : By 25'ft. Chawk Mandir Road .

ON THE SOUTH : By Land of Chanu Majhi .

ON THE EAST : By Land of Susanta Naskar.



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District Sub. Registrar II
24 Pgs (N) Barasat

18 DEC 2017

ON THE WEST : By Land of Sambhu Majhi.

THE SCHEDULE-'B' ABOVE REFERRED TO

(Plot under this Agreement)

ALL THAT piece and parcel of proportionate share of land measuring about 2(two) Cottahs 13(thirteen) Chataks more or less from the total land measuring an area 6 (six) Cottah 10(Ten) Chattaks, lying and situated under Mouza -Krishnapur, J. L. No. 17, R.S. No. 180, Touzi No. 128/129, comprised in R. S. Dag No. 4533 under R.S. Khatian No. 54, within the jurisdiction of Electronics Complex Police Station , within the local limits of formerly Bidhannagar Municipality now under Ward No. 28 of Bidhannagar Municipal Corporation with 25'ft Chawk Mandir Road being part and parcel of Holding No. NP 350 , in the District of North 24-Parganas.

THE SCHEDULE-'C' ABOVE REFERRED TO

OWNER'S ALLOCATION

It is agreed by the parties that the Owners shall be entitled jointly to get 40% of the sanctioned area at the building upon the proportionate share of the landlords in the property under this Development Agreement .

Further more each owners shall be entitled to get a sum Rs.50,000/-(Rupees Fifty Thousand) only separately(in total Rs. 1,50,000/-) as refundable and/or adjustable amount as security deposit which is to be paid by the Developer to the Owners herein at the time of execution of this Development Agreement which the landlords shall



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District Sub-Registrar
North 24 Parganas (N) Baranagar

18 DEC 2017

refund at the time of getting their possession of their allocations otherwise the amount shall be adjusted from the landowners allocation and the Developer shall get the rest of the area of the building i.e. 60% of the proportionate construction shall belong to the Developer herein.

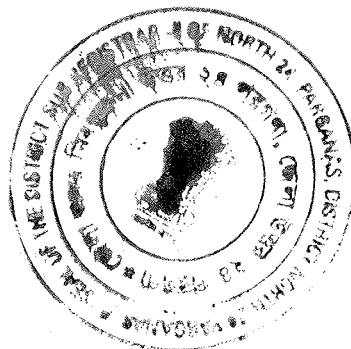
Furthermore, the Developer have the absolute liberty to amalgamate the captioned property together with other adjoining properties at any terms and conditions as the Developer shall think fit and proper, but the owners' allocation shall remain unchanged and unaltered.

It is specifically noted herein that save and except the aforesaid allocation of the Owners, the remaining portion of the proposed building will belong to the Developer exclusively together with rights to sell, convey and transfer the same to others along with the rights to collect the entire consideration for the same from the intending buyers and in that case the Owners shall not be entitled to interfere into such affairs.

THE SCHEDULE "D" ABOVE REFERRED TO
COMMON AREAS COMMON FACILITIES AND COMMON
EXPENSES

The Owners of the land along with the other Co-owners, occupiers, society or syndicate or association shall allow each other the following easement and quasi easement rights privileges etc.

- i) Land under the said building described in the Schedule "A".
- ii) All side spaces, back spaces, paths, passages, drain ways in the land of the said building.
- iii) General lighting of the common portions and spaces for installations of electric meter in general and separate.



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District Sub-Registrar
24 Pgs (N: Barada)

18 DEC 2017

- iv) Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- v) Stair case and stair case landings,
- vi) Lobbies in each floor,
- vii) Common septic tank.
- viii) Common water pump,
- ix) Common water reservoir.
- x) Water and sewerage eviction from the pipes of the every units, to drain and sewerage common to the said building.
- xi) Common electric line.
- xii) Top roof of the said building.

SCHEDULE "E" ABOVE REFERRED TO
SPECIFICATION

1. **STRUCTURE** : Building designed with R.C.C. framed structure which rest on individual column, design approved by the competent Authority.
2. **EXTERNAL WALL** : 10" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL** : 5"/3" thick brick wall and plaster with cement motor, wall between two rooms will be 5".
4. **FLOORING** : Flooring is of Tiles with 4 skirting (all Bed rooms, drainage, dining space and verandah).
5. **BATH ROOM** : Bath room fitted upto 7' height with designer glazed tiles of standard brand, Bath room floor standard tiles.



✓
Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

18 DEC 2017

6. **KITCHEN** : Cooking platform and sink will be of black STONE, SINK AND 4' height glazed standard tiles above the platform to protect the oil spot and flooring - standard Tiles.
7. **TOILET** : One toilet of white commode of standard brand with standard P.V.C. cistern, another toilet of Orissa type white pan of standard brand with standard PVC cistern. All fittings are standard type. One wash hand basin is in dining space of each flat.
8. **DOORS** : All doors are good quality wooden frame and flash door shutter, main door shutter will be of sal wood frame and wooden door with standard lock and peep hole on main entrance door, anodized aluminum tower bolt in all doors.
9. **WINDOWS** : Steel window frame with fully glass, panel will be good quality will be provided in the windows.
10. **WATER SUPPLY** : Water supply round the clock is assured for which necessary deep tube well will be installed.
11. **PLUMBING** : Toilet concealed wiring with two bib cock, one shower, in toilets all fittings are standard quality.
12. **VERANDAH**: Verendah grill will provide 1'-9" height from 1'-0" top of floor.
13. **OTHER WORKS** :
 - a) Full concealed wiring with copper conduct.
 - b) In bed room two light points, only one 5 Amp plug point, one fan point and one tube light point.



Registrar of North 24 Parganas District
District Sub. Registrar
24 Parganas (North 24 Parganas)

18 DEC 2017

- c) Living/Dining room three light points, one fan point, one 5/15 Amp. plug and one T.V. point.
 - d) Kitchen : one light point, one exhaust fan point and one 15 Amp. plug point and one tube point.
 - e) Toilet : One light point, one exhaust fan point.
 - f) Verandah : One light point and one plug point.
 - g) One light point at main entrance.
 - h) Calling bell : One calling bell point at the main entrance and switch at the entrance of the flat.
14. **ELECTRIC** : Electric meter , mother meter and transformer(if any) will be installed by the Developer at its cost and the said Developer for individual electric meter will be borne by the Land Owners for their allocation.

PAINTING :

- a) Inside wall of the flat will be finished with plaster of paris.
- b) All doors and windows frame and shutter painted with two coats white primer.

EXTRA WORK : Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.



Registrar U/S 7(2)
District Sub. Registrar
24 Pgs (N) 24 Pgs

18 DEC 2017

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

SIGNED, SEALED AND DELIVERED

By the Parties in the presence:

WITNESSES :

1. Dipanku Suman
Basant and
K.H. - 700158

1) Bhulanath Pramanik
2) Ramesh Pramanik

2. Sailendra Nath Pramanik
of Nayapati, P.
P.C. Salt Lake

3) Sujay Pramanik

SIGNATURE OF THE LAND OWNERS

For JAGANNATH REALTY

Mihir Majhi
Partner

SIGNATURE OF THE DEVELOPER

Drafted by me :
Baras Sekhar Samadder
Advocate Enroll - F-1371/2001
Alipore Judges' Court,
Kolkata - 700 027.

Computer typed by :
D.K. Halder
(D.K. Halder)
Alipore Judges' Court,
Kolkata - 700 027.



✓

Registrar O/S 7(2)
District Sub. Registrar
24 Pgs (N) Baraset

18 DEC 2017

MEMO OF CONSIDERATION.

RECEIVED the total sum of Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand) only from the withinnamed Developer in terms of this Development Agreement as per Memo given below.

MEMO

- 1) By Cheque No. 014405 dated 18-12-2017
Drawn on Bank of India, Sector-V Branch
- 2) By Cheque No. 014406 dated 18-12-2017
Drawn on Bank of India, Sector-V Branch
- 3) By Cheque No. 014407 dated 18-12-2017
Drawn on Bank of India, Sector-V Branch

Rs. 50,000/-

Rs. 50,000/-

Rs. 50,000/-

Total - Rs. 150,000/-

1) Bhola Nath Pramanik

2) Ramesh Pramanik

3) Suraj Pramanik

SIGNATURE OF THE LAND OWNERS.

WITNESSES:

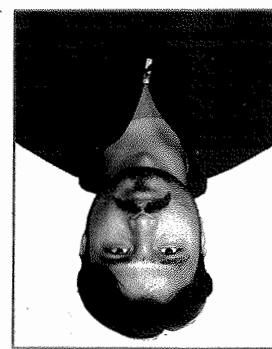
- 1) Dipankar Saha
Bent Cane
Rd. 700124
- 2) Sailendra Nath Pramanik
of Nayapati, PS. Salt Lake



Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

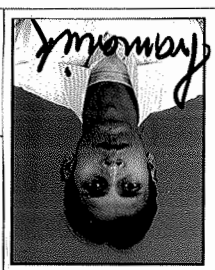
18 DEC 2017

Name.....
Signature.....



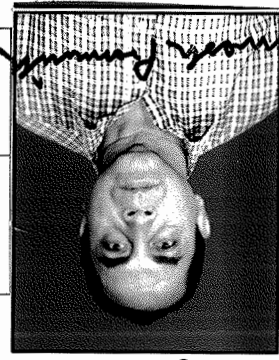
right hand	left hand

Name.....
Signature.....



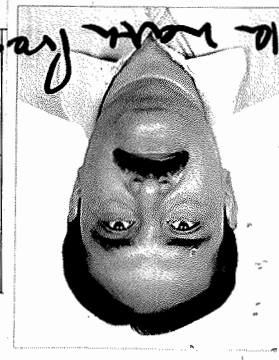
right hand	left hand

Name.....
Signature.....



right hand	left hand

Name.....
Signature.....



right hand	left hand

18 DEC 2011

Registrar's Office
District Sub. Registrar
24 Pgs (N) Barasat



LAND PLAN PART OF R.S DAGNO-4533. G.S
DAGNO-6436. IN R.S KHATIAN NO-54. MOUZA-
KRISHNAPUR. J.L NO-17. R.S NO-180. TOLZI NO-
228.229. P.S-RAJARHAT/ELECTRONICS
COMPLEX. DIST. NORTH 24PARGA
N.S. WARD NO-28.

UNDER B.M. CORPORATION

(1) SRI. RAMESH PRAMANICK

(2) SRI. BHOLANATH PRAMANICK

(3) SRI. SUBAJ PRAMANICK.

PART OF R.S OUT OF TOTAL AREA-6K. 9CH (MUL)
LAND UNDER DEV 2K. 13G.H
DAGNO-4533

R. S. D. A. G. NO - 4535

D A G N O - 4533

R. S. D. A. G. NO - 4532

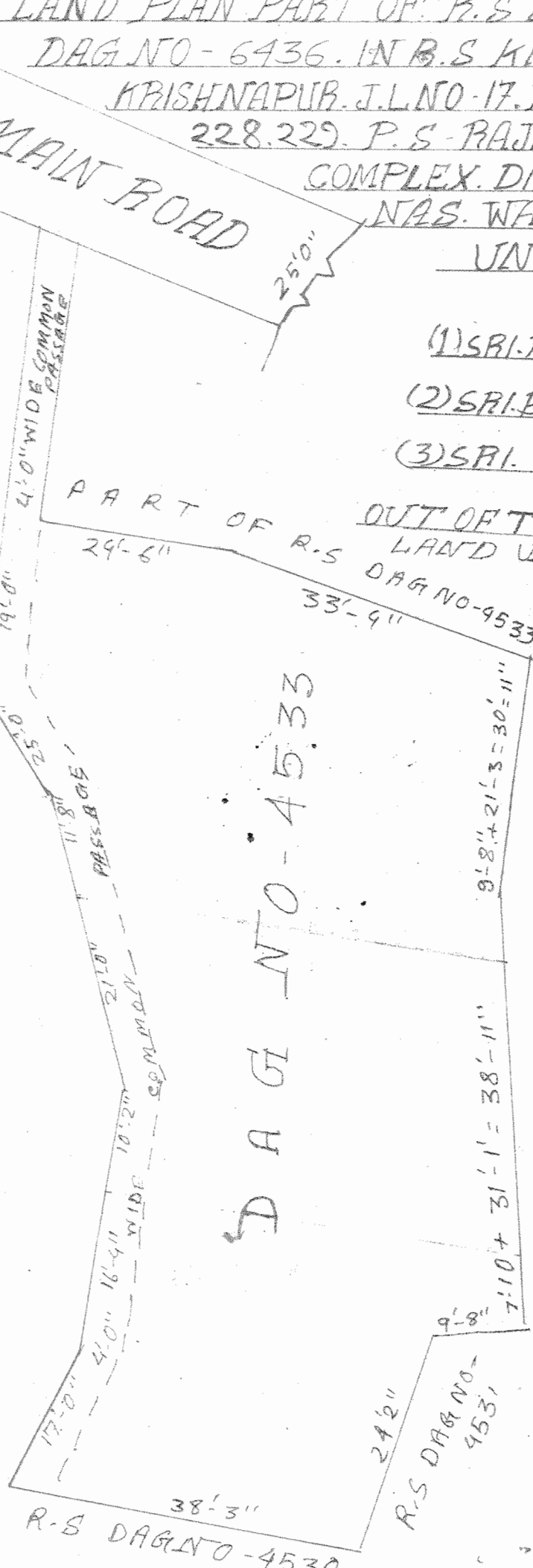
Bholanath Pramanick
Subaj Pramanick
Ramesh Pramanick

SIG OF LAND OWNERS :-

DRAWN BY AS PER PLAN :-

[Signature]

M/S SARKAR ENTERPRISE
Prop. - Sanjay Kumar Sarkar
Surveyor
Jitar Septagram, Nimta, Kol-158
Licence No. - N.D.D.M- 6994





Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Baraset

18 DEC 2017

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-013681833-1

Payment Mode Online Payment

GRN Date: 18/12/2017 10:55:08

Bank : State Bank of India

BRN : CKE4356956

BRN Date: 18/12/2017 10:56:00

DEPOSITOR'S DETAILS

Id No. : 15021000411793/5/2017

[Query No./Query Year]

Name : Mr S S Samader

Contact No. :

Mobile No. : +91 7059304753

E-mail :

Address :

Barasat CourtThana Barasat

Applicant Name : Mr S S Samader

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15021000411793/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	15021000411793/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	1525

Total

3546

In Words : Rupees Three Thousand Five Hundred Forty Six only



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHOLA NATH PRAMANIK

AJIT KUMAR PRAMANIK

15/08/1966

Permanent Account Number

BGLPP7084H

Bhola Nath
Pramanik

Signature



01/05/2010

Bhola Nath Pramanik

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटायें :

आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चैंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

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

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

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



ভারত সরকার
Government of India



ভোলানাথ প্রামাণিক
BHOLANATH PRAMANIK
পিতা : অজিত কুমার প্রামাণিক
Father : Ajit Kumar Pramanik
জন্মতারিখ / DOB : 15/08/1966
পুরুষ / Male



4849 6115 2495

আধার - সাধারণ মানুষের অধিকার

Bhola nath Pramanik



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O: অজিত কুমার প্রামাণিক,
এন পি 350, নয়াপট্টী,
বিধাননগর (এম), উত্তর ২৪
পরগনা, কৃষ্ণপুর, পশ্চিম বঙ্গ,
700102

Address:
S/O: Ajit Kumar Pramanik, N P
350, NAYAPATTI,
Bidhannagar(m), North 24
Parganas, Krishnapur, West
Bengal, 700102

4849 6115 2495

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SURAJ PRAMANIK
SUSHIL PRAMANIK

04/11/1980
Permanent Account Number
ASHPP6153A


Signature


16092014

Suraj Pramanik



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/11806/14324

To
সুরজ প্রামানিক
Suraj Pramanik
S/O: Sushil Pramanik
N P 347 NAYAPATTI
Bidhannagar(m)
Krishnapur
North 24 Paraganas North 24 Parganas
West Bengal 700102

144539361



ML445393612FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9420 2721 4764

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সুরজ প্রামানিক
Suraj Pramanik
পিতা : সুশীল প্রামানিক
Father : Sushil Pramanik
জন্মতারিখ / DOB : 04/11/1980
পুরুষ / Male



9420 2721 4764

আধার - সাধারণ মানুষের অধিকার

Suraj Pramanik

आयकर विभाग

INCOME TAX DEPARTMENT

RAMESH PRAMANIK

AJIT KUMAR PRAMANIK

02/08/1954

Permanent Account Number

DDYPP1572A

Ramesh Pramanik

Signature



भारत सरकार

GOVT. OF INDIA



07072016

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:

आयकर पैन सेवा इकाई, एनएसडीएल
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/11806/14427

To
Mintu Majhi
মিন্টু মাজি

S/O: Sambhu Majhi
N P 235
NAYAPATTI
KRISHNAPUR
Bidhannagar(m)
Krishnapur, North 24 Parganas
West Bengal - 700102

16/05/2014



KL936333279FT

93633327



আপনার আধার সংখ্যা / Your Aadhaar No. :

7375 3554 2761

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

মিন্টু মাজি
Mintu Majhi
পিতা : শম্ভু মাজি
Father : Sambhu Majhi

জন্মতারিখ / DOB: 16/11/1988
পুরুষ / Male

7375 3554 2761



আধার - সাধারণ মানুষের অধিকার



সংসদীয় মন্ত্রী
Government of India



তথ্য

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

INFORMATION

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

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



ঠিকানা: /: শম্ভু মাজি
এন পি, নয়াপট্টী, কৃষ্ণপুর
বিধাননগর (এম), কৃষ্ণপুর
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: S/O: Sambhu
Majhi, N P 235, NAYAPATTI,
KRISHNAPUR, Bidhannagar
(m), North 24 Parganas,
Krishnapur, West Bengal,
700102

7375 3554 2761

1800 30 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MINTU MAJHI
SAMBHU MAJHI

16/11/1988

Permanent Account Number

APAPM8441A


Signature



In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTITSI

Plot No. 3, Sector 11, CBD-Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर पैन सेवा यूनिट, ए.टी.टी.सी.

प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,

नवी मुंबई-400 614.

आयकर विभाग

INCOME TAX DEPARTMENT

JAGANNATH REALTY



भारत सरकार

GOVT. OF INDIA



25/08/2016

Permanent Account Number

AAMFJ3268R

Signature

In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTITSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें:

आयकर पैन सेवा यूनिट, UTITSL

प्लॉट नं. 3, सेक्टर 11, सीडीबीएलपुर,

नवी मुंबई - 400 614.

WEST BENGAL LAW CLERKS STATE COUNCIL
Sahibganj, Calcutta-700014
In: Bhatnagar Road, Kolkata-700014

IDENTITY CARD NO. 00009933

NAME : DIPANKAR SARKAR
S/D/W OF : AMULYA RATAN SARKAR
ADDRESS : UTTAR-SARTAGRAM,
P.O.- BISHARPURA, P.S.- NIMTA,
DIST- NORTH 24 PGS.

DATE OF BIRTH :
EC NO. : 016537/0914/014644
WORKING PLACE : COURT OF DISTRICT & SESSIONS
JUDGE AT BARASAT,
DIST- NORTH 24 PGS.
DATE OF ISSUE : 13.10.2012


Signature of the Chairman
Signature of the Chairman

Dipankar Sarkar

Major Information of the Deed

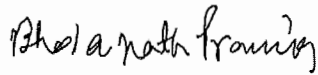
Deed No :	I-1502-03982/2017	Date of Registration	18/12/2017
Query No / Year	1502-1000411793/2017	Office where deed is registered	
Query Date	14/12/2017 5:03:18 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	S S Samader Barasat Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 7059304753, 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 : 1,50,000/-]		
Set Forth value	Market Value		
Rs. 1,50,000/-	Rs. 59,06,249/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 1,525/- (Article:E, E, B, M(b))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

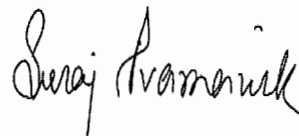
District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Chok Mandir (Krishnapur), Mouza: Krishnapur

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4533	RS-54	Bastu	Bastu	2 Katha 13 Chatak	1,50,000/-	59,06,249/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :					4.6406Dec	1,50,000 /-	59,06,249 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringingerprint	Signature
	Bholanath Pramanik Son of Late Ajit Pramanik Executed by: Self, Date of Execution: 18/12/2017 , Admitted by: Self, Date of Admission: 18/12/2017 ,Place : Office			
		18/12/2017	LTI 18/12/2017	18/12/2017
	N. P. 350, Nayapatty, Salt Lake, Sector-v, P.O:- Krishnapur, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGLPP7084H, Aadhaar No: 48xxxxxxxxx2495, Status :Individual, Executed by: Self, Date of Execution: 18/12/2017 , Admitted by: Self, Date of Admission: 18/12/2017 ,Place : Office			



2	Name	Photo	Fingerprint	Signature
	Ramesh Pramanik Son of Late Ajit Pramanik Executed by: Self, Date of Execution: 18/12/2017 , Admitted by: Self, Date of Admission: 18/12/2017 ,Place : Office			
	18/12/2017	LTI 18/12/2017	18/12/2017	
N. P. 349, Nayapatty, Salt Lake, Sectore-v, P.O:- Krishnapur, P.S:- East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DDYPP1572A, Aadhaar No: 56xxxxxxxxx9776, Status :Individual, Executed by: Self, Date of Execution: 18/12/2017 , Admitted by: Self, Date of Admission: 18/12/2017 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	Suraj Pramanik Son of Late Sushil Kumar Pramanik Executed by: Self, Date of Execution: 18/12/2017 , Admitted by: Self, Date of Admission: 18/12/2017 ,Place : Office			
	18/12/2017	LTI 18/12/2017	18/12/2017	
N. P. 347, Nayapatty, Salt Lake, Sectore-v, P.O:- Krishnapur, P.S:- East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ASHPP6153A, Aadhaar No: 94xxxxxxxxx4764, Status :Individual, Executed by: Self, Date of Execution: 18/12/2017 , Admitted by: Self, Date of Admission: 18/12/2017 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Jagannath Realty NP-265, Jagannath Apartment, Ground, Floor, Nayapa, P.O:- Krishnapur, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 , PAN No.: AAMFJ3268R, Status :Organization, Executed by: Representative

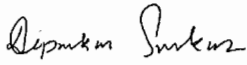
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Mintu Majhi (Presentant) Son of Shri Sambhu Majhi Date of Execution - 18/12/2017, , Admitted by: Self, Date of Admission: 18/12/2017, Place of Admission of Execution: Office			
		Dec 18 2017 2:38PM	LTI 18/12/2017	18/12/2017
Np-235, NAYAPATTY, SECTORE-V, SALK LAKE CITY, P.O:- Krishnapur, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APAPM8441A, Aadhaar No: 73xxxxxxxxx2761 Status : Representative, Representative of : Jagannath Realty (as PARTNER)				



Identifier Details :**Name & address**

Dipankar Sarkar
 Son of Amulya Sarkar
 Barasat Court, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male,
 By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Bholanath Pramanik, Ramesh Pramanik, Suraj
 Pramanik, Shri Mintu Majhi



18/12/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Bholanath Pramanik	Jagannath Realty-1.54688 Dec
2	Ramesh Pramanik	Jagannath Realty-1.54688 Dec
3	Suraj Pramanik	Jagannath Realty-1.54688 Dec

Endorsement For Deed Number : I - 150203982 / 2017**On 14-12-2017****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 59,06,249/-



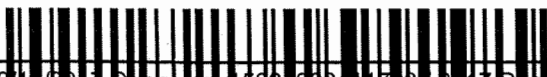
Utpal Kumar Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 18-12-2017**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 13:47 hrs on 18-12-2017, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri Mintu Majhi ,.



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

Execution is admitted on 18/12/2017 by 1. Bholanath Pramanik, Son of Late Ajit Pramanik, N. P. 350, Nayapatty, Salt Lake, Sector-v, P.O: Krishnapur, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. Ramesh Pramanik, Son of Late Ajit Pramanik, N. P. 349, Nayapatty, Salt Lake, Sectors-v, P.O: Krishnapur, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 3. Suraj Pramanik, Son of Late Sushil Kumar Pramanik, N. P. 347, Nayapatty, Salt Lake, Sectors-v, P.O: Krishnapur, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business

Indetified by Dipankar Sarkar, , Son of Amulya Sarkar, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 18-12-2017 by Shri Mintu Majhi, PARTNER, Jagannath Realty (Private Limited Company), NP-265, Jagannath Apartment, Ground, Floor, Nayapa, P.O:- Krishnapur, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Indetified by Dipankar Sarkar, , Son of Amulya Sarkar, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,525/- (B = Rs 1,500/- ,E = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,525/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2017 10:56AM with Govt. Ref. No: 192017180136818331 on 18-12-2017, Amount Rs: 1,525/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKE4356956 on 18-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12938, Amount: Rs.5,000/-, Date of Purchase: 15/12/2017, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2017 10:56AM with Govt. Ref. No: 192017180136818331 on 18-12-2017, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKE4356956 on 18-12-2017, Head of Account 0030-02-103-003-02

UK Basu

Utpal Kumar Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal





Digitally signed by UTPAL KUMAR
BASU
Date: 2017.12.18 17:57:52 +05:30
Reason: Digital Signing of Deed.

McBare

(Utpal Kumar Basu) 18-12-2017 17:57:25
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)