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certified that the document is a limited to registration. The Signature sheet and the endorsement sheets attached with the document are the part of this document.

Addl. District Sub-Registrar
Sonampur, South 24 Parganas

[Signature]
23/09/21

23 SEP 2021

बिजा रानी नमक

DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF AGREEMENT is made this the 23rd day September of August, Two Thousand and Twenty One (2021) A.D.

BETWEEN

ARADHYA ENTERPRISE
Biplob Das

Partner

1. **SMT. BIBHARANI NASKAR**, wife of Late Niranjan Naskar, having PAN-BBZPN7000E, Aadhaar No. 7059 2437 2248, Ph. No. – 9830929170, by faith Hindu, By Nationality Indian, by occupation Housewife

2. **PRADIP NASKAR**, son of Late Niranjan Naskar, having PAN – AMDPN5324P, Ph. No. – 9088799473, Aadhaar No. 6039 2200 7624, by faith Hindu, by nationality Indian, by occupation Business, 1 and 2 both are residing at H.C. Sarani, Khirishtala, Post office and Police Station – Sonarpur, District – South 24 Parganas, Kolkata – 700150,

3. **ASHOK NASKAR**, son of Late Niranjan Naskar, having PAN – APPPN5858K, Aadhaar No. 5724 4186 7526, Ph. No. – 9830743413, by faith Hindu, By Nationality Indian, by occupation Business,

4. **SRI DILIP KUMAR ROY, @ Dilip Kumar Naskar** son of Late Niranjan Naskar, having PAN – BSMPR5195Q, Aadhaar No. 8889 5536 0380, Ph. No. – 9433210336, by faith Hindu, By Nationality Indian, by occupation Business,

5. **UTTAM NASKAR**, son of Late Niranjan Naskar, having PAN – AFTPN1355H, Aadhaar No. 9117 4709 4279, Ph. No. – 9051538406, by faith Hindu, By Nationality Indian, by occupation Business, 3 to 5 all are residing at Purba Daspara, Sonarpur, Post office and Police Station – Sonarpur, District – South 24 Parganas, Kolkata – 700150 hereinafter called and referred to as **“THE OWNERS”** (which Expression shall unless excluded by or repugnant to the context, be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

“ARADHYA ENTERPRISE”, having PAN ABUFA4368C, a partnership Firm, having its registered office at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District- South 24 Parganas, Kolkata-700150, represented by its

partners (1) **MR. BIPLAB DEY**, having PAN- AMIPD9937D, Aadhaar No. 5794 0060 4317, Ph. No. – 9830076074, son of Sri Jhantu Dey, by faith Hindu, by Nationality Indian, by occupation Business, and (2) **SMT. BASANTI DEY**, having PAN-BUYPD0117J, Aadhaar No. 5936 7164 0197, Ph. No. – 9051448423, wife of Sri Biplab Dey, by faith Hindu, by Nationality Indian, by occupation Business, both residing at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District – South 24 Parganas, Kolkata-700150, hereinafter called and referred to as “the **DEVELOPER**” (which term or expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS Korban Ali Mondal and Ershad Ali Mondal both are son of Pareshulla Mondal resided at Rajpur, was the recorded owner and possessor of the 27 decimal of Sali land in R.S. Dag No. 257 under R.S. Khatian No. 599 and 38 decimal Sali land in R.S. Dag No. 258 under R.S. Khatian No. 302, Mouza – Sonarpur, J.L. No. 39, Revenue Survey No. 13, Touzi No. 109, Police Station – Sonarpur, District – South 24 Parganas.

AND WHEREAS said Korban Ali Mondal died intested leaving behind his only wife Jobeda Khatun, five sons namely 1. Anwar Ali alias Anwar Ali Mondal, 2. Monsur Ali alias Monsur Ali, Mondal, 3. Sawkat Ali alias Swakat Ali Mondal, 4. Sahadat Ali alias Sahadat Ali Mondal and 5. Anwar Ali alias Ansar Ali Mondal and three daughters namely 1. Nasimara Khatun, 2. Jahanara Khatun and 3. Nurjahan Khatun.

AND WHEREAS after demise of Korban Ali all of his legal heirs and successors jointly executed a General Power of Attorney on 18th July, 1975 in favour of Ershad Ali alias Ershad Ali Mondal one of the co-owner of the joint property, was duly registered at the office of the District Sub Registrar Alipore, has been recorded in Book No. IV, Being No. 1547 for the year 1975.

AND WHEREAS said Ershad Ali alias Ershad Ali Mondal being the constituted attorney of said Jobeda Khatun and 8 others as well for his own property on 09.08.1976 they sold, transferred and conveyed a demarcated 7.5 (Seven point five) decimal of land out of the entire 27 decimal of land in R.S. Dag No. 257 under R.S. Khatian No. 599, Mouza - Sonarpur, J.L. No. 39 more fully and particularly described in Schedule "A" herein under written and delivered peaceful vacant possession thereof through a registered Deed of Bengali Kobala in favour of Smt. Bibha Rani Naskar, wife of Late Niranjan Naskar and delivered peaceful vacant possession thereof upon receiving the valuable consideration and which has been duly registered at the office of the Additional District Sub Registrar, Sonarpur, District - South 24 Parganas and which has been recorded in Book No. - I, Volume No. 40, Pages from 260 to 265, Being No. 02854 for the year 1976.

AND WHEREAS on the same day i.e on 09/08/1976 the aforesaid Ershad Ali alias Ershad Ali Mondal executed another deed of conveyance as the Constituted Attorney and for his own share through a Bengali Kobala and sold, transferred and conveyed a demarcated 10 (Ten) decimal land out of the entire 38 decimal of land in R.S. Dag No. 258 under R.S. Khatian No. 302, Mouza - Sonarpur, J.L. No. 39 more fully and particularly described in Schedule "B"

herein under written and delivered peaceful vacant possession thereof in favour of Sri. Niranjana Naskar (Since deceased) and also delivered peaceful vacant possession thereof, which was duly registered at the office of the Additional District Sub Registrar, Sonarpur, District - South 24 Parganas, recorded in Book No. - I, Volume No. 47, Pages from 50 to 55, being No. 02855 for the year 1976.

AND WHEREAS after getting the aforesaid property by way of purchase said Bibha Rani Naskar and Sri Niranjana Naskar became the sole and absolute owners of the aforesaid property and when they were in khas possession they mutated their names before the office record of the Rajpur-Sonarpur Municipality under holding No. 54, and 75, Purba Das Para, Ward No. 13 (Previously-12) in the name of Bibha Rani Naskar and Niranjana Naskar separately after paying the rent and taxes before the concerned authority.

AND WHEREAS after purchased and mutating the aforesaid property in their name said Niranjana and Bhabarani Naskar constructed a two storied building over the joint property and resided there peacefully, on 17.12.2007 Sri Niranjana Naskar died leaving behind his only wife Smt. Bhabarani Naskar and four sons namely 1. Pradip Naskar, 2. Ashok Naskar, 3. Dilip Kumar Roy @ Dilip Kumar Naskar and 4. Sri Uttam Naskar (The Owners herein) as his legal heirs and successors and therefore the aforesaid legal heirs inherited the property as 1/5th share each left by said Niranjana Naskar.

AND WHEREAS after demise of said Niranjana Naskar, Smt. Bhabarani Naskar and other legal heirs of Late Niranjana Naskar amalgamated both the

fore mention property purchased in separate to Dag No. in separate registered deed of Kobala and the Municipal authority provided a single holding Number Being Holding No. 75 Purba Das Para in place of Holding No. 54, and 75, Purba Das Para, Ward No. 13, in favor of the first party herein.

AND WHEREAS after getting the aforesaid property by way of purchase and inheritance, Smt. Bibharani Naskar mutated her name before the Block Land & Land Reforms Officer, Sonarpur in R.S. Dag No. 257 and Pradip Naskar, Ashok Naskar, Dilip Kumar Roy @ Dilip Kumar Naskar and Sri Uttam Naskar also after getting the property by way of inheritance left by their father namely Niranjana Naskar (since deceased) they have also mutated their names before the Rajpur -Sonarpur Municipality and also they applied for mutating their names before the Block Land & Land Reforms Officer, Sonarpur in respect of R.S. Dag No. 258 and after gone through all the papers and documents on 21.01.2013 the Block Land & Land Reforms Officer, Sonarpur allowed their mutation and issued Mutation Certificate separately in their favour.

AND WHEREAS thus the Owners herein are the absolute owners of the said land measuring more or less (7.5⁰ Decimal in R.S. Plot No. 257 + 10 Decimal in R.S. Plot No. 258) 17.5 decimal of land i.e. 10 (Ten) Cottahs 9 (Nine) Chittacks 25 (Twenty Five Sq. ft.) hereafter called and referred to as the said land more fully or particularly described in the Schedule "A" hereunder written and/or otherwise seized and possessed of and are well and sufficiently entitled to the properties.

AND WHEREAS the owners/First Party herein are desirous of developing the above mentioned land by constructing a new multi storied building but due to lack of sufficient fund and man power, they could not materialize the said scheme of construction of the proposed new building, as such they were in search of a Developer/Builder who could materialize the said scheme by his own man power and money.

AND WHEREAS having knowledge of such intention of the Owners, **IDOL CONSTRUCTION & DEVELOPMENT COMPANY** (Developer therein) a Sole Proprietorship firm having its office at 144, Netaji Subhas Road, formerly at 209, Netaji Subhas Road, Narendrapur, Police Station - Narendrapur (Previously - Sonarpur), District - South 24 Parganas, Kolkata-700103, represented by its sole proprietor **SRI BABLU GAYEN**, son of Late Sarat Gayen, by faith - Hindu, by occupation - Business, presently residing at 1, Netaji Subhas Road, Rathtala, Post Office - Narendrapur, Police Station - Narendrapur (Previously - Sonarpur), District - South 24 Parganas, Kolkata-700103, approached the Owners to undertake the said scheme and to complete the construction work at his own cost and effort.

AND WHEREAS with a view to developed the property by constructing a new multi storied building the owners had entered in to a registered Development Agreement on 05th day of January, 2015 with "**IDOL CONSTRUCTION & DEVELOPMENT COMPANY**" (Developer therein) registered before the Additional District Sub Registrar, Sonarpur, South 24 Parganas and which has been recorded in Book No.1, CD Volume No. - 1, Pages from 243 to 281, Being No. - 00033 for the year 2015 over the land measuring about 10

ahs 9 Chittacks 25 Sq. ft. more or less under Mouja - Sonarpur, Pargana - Medanmalla, J.L. No. - 39, R.S. Khatian No. - 302 and 599, R.S. Dag No. - 257 and 258, Police Station - Sonarpur, within the local limits of Rajpur-Sonarpur Municipality, Ward No. - 13, District - South 24 Parganas, on terms and conditions contained therein and on the same day one General Power of Attorney executed and registered before the said office in favour of aforesaid Developer for development of the "A" and "B" schedule property and which has been recorded in the said office in Book No. - 1, C.D. Volume No. - 1, pages from 229 to 242.

AND WHEREAS by virtue of the said Registered Development Agreement in clause 4.2 at page 17 of the Agreement the Developer therein agreed to complete the entire construction work within 50 months from the date of signing of the Development Agreement and also agreed to complete and hand over possession of the owners allocation to the owners within 50 months from the date of signing of the Development Agreement executed and registered on 05.01.2015.

AND WHEREAS after signing and registered the Development Agreement the Developer neither prepared any building plan nor started any development work over the "A" schedule mentioned property till date.

AND WHEREAS the owners' requested verbally many times to the developer to complete the construction work but the developer left the place without even commencement the construction work and not keep any touch with the owners.

AND WHEREAS the first party herein ultimately on 19.08.2021 cancelled the Agreement for Development dated 05.01.2015 by executing a registered Deed of Cancellation registered at the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas and recorded in Book No.-I, Volume No.-1608-2021, pages from 142543 to 142572 Being No.04940 for the year 2021 and on the same day the Owners/First Party herein revoked and/or cancelled the General Power of Attorney registered on 05.01.2015 in favour of the "**IDOL CONSTRUCTION & DEVELOPMENT COMPANY** by executing a registered Deed of revoked and/or cancelled the General Power of Attorney registered at the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas and recorded in Book No.-IV, Volume No.-1608-2021, pages from 2451 to 2473 Being No.0139 for the year 2021".

AND WHEREAS due to non availability of fund the First Party herein searched another new Developer who can complete the construction work.

AND WHEREAS having knowledge of such intention of the Owners, the Developer/Second Party herein approached the Owners to undertake the said scheme and to complete the construction work at his own cost and effort on the terms and conditions mutually agreed upon by and between the parties herein as mentioned below.

**NOW THIS MEMORANDUM OF AGREEMENT WITHHOLDS
as follows :-**

A. The terms and conditions in this presents shall unless contrary or repugnant to the context mean and include the following:-

ARCHITECT shall mean Architect or Architects whom the developer may from time to time appoint as the Architects of the new building.

2. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the Unit Owners for the management and maintenance of the premises as more fully detailed in the Sixth Schedule hereto.

3. **COMMON PORTIONS** shall mean all the common areas and installations to comprise in the premises after the development as more fully detailed in the Fourth Schedule hereto.

4. **ARBITRATOR** shall mean such person or persons whom the Developer and Owner jointly may from time to time appoint as the Arbitrator for the Project.

5. **MUNICIPALITY** shall mean the Rajpur-Sonarpur Municipality and other concerned authorities, which have recommended, commented upon, approved and/or sanction the plans.

6. **LAND** shall mean the land comprised in the premises having an area of 10 (Ten) Cottahs 9 (Nine) Chittacks 25 Sq. ft. more or less.

7. **NEW BUILDING** shall mean such building or buildings as to be constructed a multi storied building (storied) as per sanctioned building plan sanctioned by the Rajpur-Sonarpur Municipality on the premises by the Developer in pursuance hereof.

OWNERS ALLOCATION means 44% of the total constructed area together with proportionate share of land of the proposed new building to be constructed as per sanctioned building plan to be obtained from The Rajpur-Sonarpur Municipality along with Rs. 5,00,000/- refundable or adjustable money which will complete in all respect inhabitable condition as per specification given in the **Forth Schedule** herein below with all sorts of common amenities and facilities to be attached with the said new building, water, electricity, common space, staircase, roof, entrance, landings, sewerage system etc., including all easement rights together with proportionate share of land underneath the building and common areas to be constructed on or over the "A" Schedule property. At the time of handing over the owner's allocation to the owners will debar from claiming any portion of the first floor of the proposed multi stored building.

9. DEVELOPER'S AREA shall mean the remaining portion of the proposed new building except the owners' allocation mentioned above together with proportionate share of land of the proposed new building to be constructed as per sanctioned building plan to be obtained from The Rajpur-Sonarpur municipality complete in all respect inhabitable condition as per specification given in the **Forth Schedule** herein below with all sorts of common amenities and facilities to be attached with the said new building, water, electricity, common space, staircase, roof, entrance, landings, sewerage system etc., including all easement rights together with proportionate share of land underneath the building and common areas to be constructed on or over the "A" Schedule property. At the time of allocation the developer will get the entire first floor of the proposed building which is to be construed as inclusiveness of 56% of the constructed area.

10. PLANS shall mean the plans of the new building which would be sanctioned and approved by the Kolkata Municipal Corporation and shall also wherever the context permits, include sanctioned letter, such plans, drawings, designs, elevations and specifications as are prepared by the Architects including variations/modifications therein, if any. Be it specifically stated that despite the fact that a Development Power of Attorney for the purpose of getting the plan sanctioned has been agreed to be given by the first party, it is agreed that before submission of the plan a formal verbal approval on a copy of the

shall be obtained from the first party and in case of any Revised Plan also such verbal approval has to be taken.

11. **PREMISES** shall mean Holding No.75, Purba Das Para Road, Police Station & Post Office - Sonarpur, District- South 24 Parganas, Kolkata - 700150, having an area of **10 (Ten) Cottahs 9 (Nine) Chittacks 25 Sq. ft.** more or less more fully described in the "**A**" and "**B**" Schedule hereto and shall also include the land, the existing dilapidated one storied building.
12. **PROJECT** shall mean the work of the development undertaken to be done by the Developer in pursuance hereof till the development of the premises be completed.
13. **PROPORTIONATE** with all its cognate variations shall mean such ratio of the entire land in question.
14. **UNIT** shall mean any flat in the new building is capable of being exclusively owned, used and/or enjoyed by any Unit Owners and which is not the common portion.
15. **UNIT OWNERS** shall mean any person who has acquired, hold and/or own and/or agree to acquire hold and/or own any unit in the new building and shall include the Owner and the Developer/Developer for the Units held by them from time to time.

DEMOLITION AND DEBRIS: the developer at its own risk and responsibility shall demolish the existing building and the value of the debris shall belong to the developer.

17. **MASCULINE GENDER** shall include the feminine and vice versa.

18. **SINGULAR** shall include the plural and vice versa.

The Owner have approached the Builder for development of the premises and represented to the builder as follows:-

19. The First Party / Owners are the absolute Owners of the entirety of the Property lying and situated at R.S Dag No. 257 and 258, under R.S Khatian No. 302 and 599, Mouza - Sonarpur, J.L No. 39, Revenue Survey No. 13, Touzi No. 109, Police Station- Sonarpur, District- South 24 Parganas, along with the one stored residential structures an shop space thereon Under Holding No.75, Purba Daspara Road, Ward No.13, Rajpur Sonarpur Municipality, more fully described in the **"A" and "B" Schedule** hereto free from all encumbrances.

20. The Property is in the khas possession and enjoyment of the Owners and no other person or persons other than the Owners have any right of occupancy, easement or otherwise on the premises and the part thereof.

21. There is no suit, litigation or legal proceedings pending in respect of the premises or any part thereof.

No person other than the Owners has any right, title and/or interest or possession of any nature whatsoever in the premises or any part thereof.

23. The right, title, interest and possession of the Owners in the premises is free from all encumbrances and the Owners have good marketable title thereto.

24. No part of the premises has been or is liable to be acquired under the Urban Land Ceiling and Regulations Act, 1976 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.

25. The Owners are fully and sufficiently entitled to enter into this agreement with the Developer / Second party herein.

26. The Owners through the developer shall cause sanction of the plans by complying with all prevailing building Rules and Regulations and such sanction shall be valid and binding upon the Owners till completion of entire project.

27. The Builder has agreed to develop the premises and to complete the project, by constructing multi storied building on the terms mentioned hereunder.

NOW IT IS HEREBY AGREED AND DECLARED:

1. The Owners have appointed the Builder as the Builder of the new proposed building at the said premises and the Builder has accepted such appointment on the terms and conditions hereunder contained.

The development of the premises will be in the following manner :-

A. Simultaneously with the execution hereof, the Owners shall hand over to the Builder original copies of all the title deeds, Municipal papers and other papers and documents relating to the premises for the purpose of smooth development & obtaining sanction plan at the time of registration of this agreement. It is clarified that the Owners and their representatives shall inspect from time to time of the said original documents till the completion of the project. Upon completion of the project the developer/ second party shall hand over the original documents to the association of unit Owners as would be formed in the new building.

B. After getting vacant peaceful possession the Developer shall apply for sanctioning the Building Plan before The Rajpur Sonarpur Municipality observing the formalities earlier mentioned and shall obtain such sanctioned Building Plan as early as possible.

C. Upon getting the sanctioned building plan for construction of the new building as aforesaid, the Developer shall notify in writing to the party of the first part and the developer shall started the construction work within 30 days from the obtaining sanctioned building plan from the Rajpur-Sonarpur Municipality.

D. At any time thereafter, the developer shall have the right and shall be entitled to enter upon the premises and do all preparatory works, as may be necessary for the project.

E. The developer will hand over the owners' allocation to the party of the first part within 36 (Thirty six) months from the date of obtaining sanctioned building plan from the Rajpur-Sonarapur Municipality.

F. *SUBJECT* to force major (viz. flood, earth quake, riot, war, tempest, uncontrollable civil commotion and any act of god which are beyond the control of the human being) the developer fails to or neglect to complete the construction within 36 (Thirty six) months from the date of obtaining Sanctioned Building Plan from the Rajpur-Sonarapur Municipality then granted extension of time by the party of the first part as a **grace period 6 (Six) months** time by the party of the first part to the developer to complete the said construction work. **The said Development Agreement should be revoked by the owners after expiry of total 42 (Forty two) months including the grace period from the date of obtaining sanctioned building plan from the Rajpur-Sonarapur Municipality**, the Developer shall complete the project by constructing the new building and/or otherwise at its own cost and expenses and shall at first deliver possession of the Owners' area to the party of the first part complete in all respect including individual electricity meter for Owners' flats as per the specification mentioned in the Third Schedule below.

G. The Developer shall offer possession of the Owners' area to the party of the first part by a notice in writing and after 15 days from the date of receiving the notice by the party of the first part, the Developer shall be deemed to have delivered possession of the Owners' allocation to the party of the first part, whether or not the party of the first part take physical possession if not objected otherwise.

H. The Developer will construct such maximum area as can be constructed on the premises in a commercially viable manner permissible under the Building Rules and Regulations of the Rajpur-Sonarpur Municipality and in conformity with the plans.

3. The new building shall be for residential and commercial purpose only.
4. The New building proposed to be constructed as multi- storied building.
5. In case the Builder fails to deliver possession of the entirety of the Owners' area within the period of 42 (Forty two) months including grace period from the date of obtaining sanctioned building plan from the Rajpur-Sonarpur Municipality and thereafter **the Developer shall be liable to pay liquidated damages for compensation to the extent of Rs. 2000/- (Rupees Two Thousand) only per month** or part thereof w.e.f. the date of expiry of 42 (Forty two) months till the date of delivery of possession of the Owners' allocation, acceptable in habitable condition.
6. The Owners shall give such consent, sign such papers, documents, deeds and undertaking and render such cooperation as to be require by the Builder for the construction and completion of the new building i.e. the project subject to compliance with the different clauses mentioned hereinbefore.

The Developer shall be entitled to occupy and use the premises subject to the terms of this Agreement for the duration of the project. The Developer shall be entitled to use the premises for setting up a temporary site office and/or quarters for its watch and ward personnel and other staff and shall not carry out any illegal business / acts which are prohibited according to law.

8. The developer shall cause a building plan with such internal minor changes to be made in the plans as the Architect may approve and/or as shall be required by the concerning authorities from time to time without prior written consent of the party of the first part.

9. In connection with the aforesaid, it is agreed and clarified as follows :-

i) The developer shall cause a building plan with such internal minor changes to be made in the plans as the Architect may approve and/or as shall be required by the concerning authorities from time to time without any objection from the Owners.

ii) In case any outstanding dues to the Rajpur-Sonarapur Municipality or any other outgoing and liabilities in respect of the said premises till the date of hand over vacant and peaceful possession of the said premises to the Developer, the party of the first part / owners shall pay such dues and bear the costs and expenses thereof and the Developer shall be liable for the subsequent period also.

iii) All costs, charges and expenses for sanction of building plan and for construction of the new proposed building and/or development of the premises shall be borne by the developer solely and exclusively.

iv) The Builder will pay Rs. 30,000 Per month for house rent to the land owners as shifting charges or for the land owners accommodation, builder/developer shall liable to pay the monthly rent for the aforesaid arrangement till handing over the possession at the demised constructed building, The rent should be paid within the 5th of every month and initially the 6 months rent to be paid at a time starting from the month of September 2021, to February 2022.

v) For the purpose of construction of the Building and making the same habitable, the Developer shall be authorized in so far as be necessary to apply for and obtain quotas entitled to and other allocation of steel, cement, bricks and other material allocable to the Developer and/or their nominee, purchaser or purchasers for construction of the building and also to apply for and obtain temporary and permanent connection of water, electricity, drainage, and sewerage to the building and other input facilities required for construction and enjoyment of the building and for such purpose the owners shall execute and register in favour of the Developer a Registered Development Power of Attorney including power of alienation as and when called for by the Developer and other authority or authorities as shall be required by the Developer from time to time. The party of the first part shall, as and when required by the Developer, convey and transfer to the Developer and/or its nominee or nominees free from all encumbrances whatsoever the proportionate share of land therein at or for the said total consideration of Owners' allocation and on the terms and conditions mentioned hereinafter only after getting possession of the allocation of the party of the first part which shall be made on priority basis. Without delivering

possession of the Owners' allocation to the Owners no other person will be given possession.

vi) The **developer will submit the building plan** before the Rajpur-Sonarpur Municipality for sanction the same **within 180 (One Eighty) days from the date of getting register Development Power of Attorney** from the owners.

vii) If it is necessary or essential to amalgamate this plot with the adjacent plot/plots then the entire procedure to be completed at the cost of the developer and the party of the first to be due diligent to execute the deed of amalgamation/deed of exchange as an when request to be made by the developer.

THE OWNER COVENANT WITH THE DEVELOPER INTER- ALIA AS FOLLOWS :-

- (a) Not to cause any interference or hindrance in the construction of the building at the said Premises by the Developer.
- (b) Not to do any act, deed or thing whereby the Developer may be prejudicially affected from the right of selling, transferring, dealing with and/or disposing of the developers share only of space of the building and premises.
- (c) Not to let out, grant, lease, mortgage and cause any encumbrance and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the subsistence of this Agreement.

To apply for and obtain at his own cost all permissions, clearances and certificates required for effectuating and completing the sale and transfer envisaged hereunder, if required.

e) No responsibility have to be borne by the owners if the second party makes any fault/illegality for construction of the said multi storied building.

d) After obtaining certificate for completion of job, from Rajpur-Sonarapur Municipality the developer shall handed over the copy of said completion certificate to the Owners unconditionally forthwith.

(i) Sanctioning of the plan and for additions and/or alterations in the plans as may be required for construction of the building on the said premises.

(ii) **Execution and registration of all Agreements and/or other Deeds and documents of transfer, lease, and sale** of the proportionate share of land and flat/flats and common areas comprised in the said premises as be appurtenant to the Developer's area to the customers of the Developer.

(iii) The Owners are bound to supply the original copy of all documents from time to time to the developer regarding land in question as and when to be required. Be it specifically mentioned that if the Owners fails to or neglect to supply the documents regarding the First Scheduled property then the developer will not be liable to complete the construction within the period of 30 (Thirty) months including grace period from the date of from the date of getting sanctioned building plan from Rajpur-Sonarapur Municipality and also not liable to pay any compensation for the same.

10. The Owners shall be solely and exclusively entitled to the Owners' area and the developer shall be solely and exclusively entitled to the Developer's area as stated herein and common areas shall remain common.

11. The Owners' area shall be constructed by the builder for and on behalf of the owners; the rest of the proposed sanctioned new building shall be constructed by the Builder for and on behalf of itself and/or its nominees.

12. The Owners and the Developer shall be entitled absolutely to area and shall be at liberty to deal therewith in any manner they deem fit and proper **SUBJECT HOWEVER** to the general restrictions for mutual advantage interest in the Ownership flat scheme they will also be at liberty to enter into agreements for sale of their respective areas *SAVE* that at least as far as the same relates to the common portions (as described in the Fourth Schedule hereto), common expenses (as described in the Sixth Schedule hereto) and other matters of common interest, the Owners and the Builder shall adopt the same covenants and restrictions (which are expressly described in the Fifth Schedule hereto). The form of such agreement to be utilized by the parties shall be such as be drawn by the advocate in consultation with the Owners but the same shall be in accordance with the parties prevailing in respect of Ownership flat buildings in Kolkata.

13. The Developer shall be entitled to all moneys that the firm receive from the Unit Owners of the Developer's area at its own risk and Owners shall not be in any way responsible for the same whether the same be by way of earnest money, part consideration, construction cost, sale proceeds and/or otherwise and the Developer shall be entitled to all such moneys receivable in respect of

Developer's area **PROVIDED HOWEVER** that the moneys payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the Unit Owners to be deposited in a joint bank account along with Owner or their nominee/s for the purpose of common expenses of the deemed premises.

14. The Owners shall from time to time, sell and convey to the Developer and/or its nominee undivided proportionate share in the land contained in the premises appurtenant to Units and parking space and to other saleable spaces of the Developer's area in the new building. The cost of preparation, stamping and registration of the conveyance shall be borne and paid by the respective flat Owners.

15. It is further clarified as follows:-

i) The Developer will arrange electricity connection for the entirety of the new building including the Developer's area and only the Unit Holders shall reimburse to the Builder proportionate amount of deposits and expenses as be required to obtain electricity form WBSEDCL or otherwise on production of Receipts and Vouchers.

ii) The Owners, Developer together with all other Unit Holders may cause formation of a society/association for the common purpose as early as possible. After the completion of the project, the Developer shall hand over all deposits and all matters arising in respect of the management and maintenance of the premises and particularly the common portions to the said society/association in the said building.

iii) The Developer shall keep the Owners saved, harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings that may arise in pursuance hereof including.

a) All claims or demands that may be made due to anything done by the Developer during construction of the new building.

b) All claims and demands of the suppliers, contractors, workmen and agents of the Developer on any account whatsoever, including any accident or other loss shall be settled by the Developer.

c) Any demand and/or claim made by the Unit Owners of the Developer's area, and

d) Any action taken by The Municipality and/or any other authority for any illegal and faulty construction or for any purpose caused or caused to be done by any person for and on behalf of the Developer in or around the proposed new building.

16. The Developer and/or the said attorneys shall indemnify and keep the Owners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done in pursuance of the authorities granted as aforesaid.

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

18. In case any outgoings or encumbrances relating to title or Ownership be found on the premises then and in such event, the Owners shall be liable to remove the same at their own costs in case the Owners does not then the Developer shall be at liberty to do so and recover the costs from the Owners.

19. In case, the Parties hereto are unable to fulfill its/their obligation within the time hereinabove mentioned due to any reason beyond its/their control, then and in such event the time for the performance of its/their obligations may be mutually extended accordingly.

20. In case of the Parties hereto commit any default in fulfillment of their obligations contained herein, then and in such event, the other party shall be entitled to specific performance and/or damages, SUBJECT ALWAYS to the other provisions of this Agreement.

21. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred for **arbitration 2 (Two) arbitrators**, one to be appointed by each of the parties. The Arbitrators will be entitled to appoint an Umpire. Such arbitrators shall otherwise be in accordance with the Arbitration and Conciliation Act, 1996.

22. Only the Courts having territorial jurisdiction over the premises shall have jurisdiction in all matters relating to or arising out of this agreement.

FIRST SCHEDULE ABOVE REFERRED TO/Schedule "A"**(Description of the Property)**

ALL THAT the piece and parcel of land measuring about **1)** 4 Cottahs 8 Chittacks 30 Sq.ft. of land out of the entire 27 Decimal of land in R.S. Dag No. 257 under R.S. Khatian No. 599, **2)** 6 Cottahs 40 Sq.ft. of land out of the entire 38 Decimal of land in R.S. Dag No. 258 under R.S. Khatian No. 302 i.e. total area of land in two Dags (4 Cotthas 8 Chittaks 30 Sq.ft + 6 Cotthas 40 Sq.ft.) = 10 Cotthas 9 Chittaks 25 Sq.ft be the same a little more or less along with 500 sq.ft. of dilapidated building standing thereon lying and situated at Mouza- Sonarpur, J.L No. 39, Revenue Survey No. 13, Touzi No. 109, Police Station- Sonarpur, District- South 24 Parganas, along with the dilapidated structures thereon under Holding No. 75, Purba Daspara Road, Ward No. 13, Rajpur-Sonarpur Municipality, which is butted and bounded by :-

ON THE NORTH BY : Part of R.S. Dag No. - 257.
ON THE SOUTH BY : Part of R.S. Dag No. - 257.
ON THE EAST BY : Aghore Sarani Road
ON THE WEST BY : Part of R.S. Dag No. - 258.

SECOND SCHEDULE REFERRED TO ABOVE**(Owners' Allocation)**

ALL THAT the owners' allocation is to be allocated in the following manner :-
 shall mean Owners herein will get of the 44% of the construction area excluding First Floor together with proportionate share of land of the proposed new building to be constructed as per sanctioned building plan to be obtained from The Rajpur-Sonarpur municipality along with security deposit Rs. 5,00,000/-

which will be refundable or adjustable money and which will complete in all respect inhabitable condition as per specification given in the **Forth Schedule** herein below with all sorts of common amenities and facilities to be attached with the said new building, water, electricity, common space, staircase, roof, entrance, landings, sewerage system etc., including all easement rights together with proportionate share of land underneath the building and common areas to be constructed on or over the "A" Schedule property.

THIRD SCHEDULE REFERRED TO ABOVE

(Developer' Allocation)

ALL THAT the Developers' allocation is to be allocated in the following manner :-

shall mean the remaining portion of the proposed new building except the owners' allocation mentioned above together with proportionate share of land of the proposed new building to be constructed as per sanctioned building plan to be obtained from The Rajpur-Sonarpur municipality complete in all respect inhabitable condition as per specification given in the **Forth Schedule** herein below with all sorts of common amenities and facilities to be attached with the said new building, water, electricity, common space, staircase, roof, entrance, landings, sewerage system etc., including all easement rights together with proportionate share of land underneath the building and common areas to be constructed on or over the "A" Schedule property. At the time of allocation the developer will get the entire first floor of the proposed building which is to be construed as inclusiveness of 56% of the constructed area.

FORTH SCHEDULE REFERRED TO ABOVE**(Specification of Construction)**

FOUNDATION: The building will be R.C.C. structure frame work on R.C.C. foundation, concrete grade conforming to M-15/M-20 as per the design and specification of the Architect and structural Engineer.

BRICK WORK : All the external wall shall be 200 mm. thick with 1:6 cement mortar and internal partition walls will be 100 mm./125 mm. thick in 1:4 cement mortar provided with partition net in every fourth layer.

PLASTER : The outside of the building will have 19 mm. (avg.) thick plaster whereas the inside and ceiling plaster will be 12 mm. thick (avg.).

FLOORING : All bed rooms, living cum dining room, kitchen, balcony, stair case and landings will be marble finished and toilet, W.C., finished with anti skit floor tile or marble.

ROOF : to be finished pates stone with net cement.

WALL : All inside walls of the Flat shall be finished with Putty and one coat white primer. Toilet and W.C. wall would be finished with colour glaze ceramic tiles up to 5' feet height from the floor. The kitchen wall above the work slab top will be fitted with as per developer choice glazed tiles up to 750 mm. height from the work top level.

DOORS WITH FRAME : Wooden door frame (100 mm x 65 mm) of good quality Sal Wood of size 4'0" x 2 1/2" and all doors will be best quality commercial door. Main door will be fitted with -

- Best quality handle - Both side
2. Best quality mortise lock
 3. Pip hole
 4. Outside - Hatch bolt
 5. Inside - Tower bolt
 6. Door Stopper

Other doors - Door stopper, Hatch bolt, Tower bolt, Handel all door painted in colour.

WINDOW : Aluminum with tinted glass (3mm)

KITCHEN : One R.C.C. slab of 4'0" x 2'0" width would be provided in the kitchen which would be furnished with marble/black stone on the top and back wall of the oven slab top would be finished with marble glazed/kitchen ceramic tiles up to exhaust fan opening height, kitchen platform, one stainless steel (ISI brand) sink of required size shall be provided in the kitchen. Two bib cocks-one on the sink with arrangement for water purifier connection and one just below the sink.

ELECTRICAL AND INSTALLATIONS :

- (i) All wiring will be concealed with re-wearable fuse DB. (ii) All bed rooms will be provide with 1 fan point,, 2 light points, 1 Tube 1 plug point, (iii) All dining and living rooms will be provided with 2 No. fan points, 2 No. of light points, 1 No. foot lamp, 1 No. 5 AMP plug point, 1 No. telephone point and 1 No. cable point (both without cables). (iv) Kitchen, Toilet and W.C. will be provided with 1 No. 5/15 amp plug point, 1 No. exhaust fan point and 1 No. light point in each. (v) All balcony and staircase will be provided with 1 No. light point each. (vi) Only main service electric meter will be provided for common

only, (vii) 440 kw electrical service connection shall be provided only, individual meter at extra cost.

TOILET : All pipes will be concealed. Walls will be covered with designed tiles/ceramic tiles (8" x 12" size) minimum up to 5' height from the floor with concealed pipelines (Geyser line in toilets only) for water supply.

Shower (1)

Bib cock (2)

Wall mixture (1) (for hot and cold water)

Colour/Floral commode Hind ware

&

Matching Colour basis (filled with pillar cock)

Soap Case

Mirror with box

Towel rod & Ring,

W.C. Best quality/matching colour

Shower (1)

Bib cock (2)

Colour/ Floral commode low type (Indo European)/Anglo Indian

Soap Case

Mirror with box

Towel rod & Ring

Colour Basin

DINNING & DRAWING - one basin with pedestal (coloured)

INTERIOR WALL COAT : All the interior walls will be finished with putty with one coat of primer.

outside walls will be finished with suitable shades of water-proof cement paint.

COLOURING : Outside weather coat colour only on the entire outside wall.

WATER SUPPLY : Connection of Corporation Tap line up to toilet, W.C. and Kitchen through reservoir and overhead tank.

LIFT FACILITY

EXTRA WORKS: Any extra work other than the standard Specification shall be charged extra and such amount shall be deposited before the Execution of work.

FIFTH SCHEDULE ABOVE REFERRED TO
(The common Portion)

- A. Entrance and exists to the premises and the new building
- i) Roof of the proposed new building
 - ii) Duran's room/care takers room.
 - iii) Boundary walls and gate of the premises
 - iv) Staircase lobbies on the entire floor.
 - v) Entrance lobby, electric utility room/meter room.
 - vi) Water pump room.
 - vii) Common installations anywhere outside any unit.
 - viii) Right of access on the roof above the top floor of the new building.
 - ix) Any common area in the new building, foundation, columns, beams, supports common passage etc.

WATER, PLUMBING, AND DRAINAGE:-

1. Drainage, Sewerage lines and other installations for the same. (Except only those as are installed within the exclusive area of any unit and/or exclusively for its use.
2. Water supply system/Drinking Water supply system/tube well.
3. Water pump, underground water reservoir together with all common plumbing installations for drainage water (save only those as are within the exclusive area of any unit and/or exclusively for its use).
4. Electrical installations: Electrical wiring and other fitting (excluding those as are installed within exclusive area of any unit or exclusively for its use)
5. Lightning of common portion
6. Electrical installations for receiving electricity from supply. Supplier (WBSEDCL) and meter for receiving the supply.
7. Lift
8. Others: Such other common parts, areas, equipment, installations, fittings fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the units in common by the co-Owner.

SIXTH SCHEDULE ABOVE REFERRED TO**(Covenants and common restrictions)**

The Owner and all units Owners shall always be strictly adhere to the following restrictions:-

The Owner, Developer or his nominees and/or unit Owners shall not do the following:-

1. Obstruct the Association (upon its formation) in their acts relating to the common purpose.

- and
- Violet any of the rules and/or regulation laid down for the common purpose and for the user of the common portion.
3. Injure, harm, or damage the common portion or any other units in the new building by making any alteration or withdrawing any support or otherwise.
 4. Alter any portion, elevation or colour scheme of the new building.
 5. Throw or accumulate or cause to be thrown or accumulation any dust, rubbish or other refuse in the common portions save at the place indicated or worked thereof.
 6. Place or cause to be placed any article or object in the common portion.
 7. Use any unit or any portion thereof for any purpose other than the purpose meant for (Residential)
 8. Carry or on cause to be carried on any obnoxious or injurious activity in or through any unit and parking space or the common portion.
 9. Do or permit anything to be done which is likely to cause nuisance or annoyance to the occupants of the other units in the new building and/or the adjoining building or buildings.

SEVENTH SCHEDULE ABOVE REVERED TO
(THE COMMON EXPENSES)

Maintenance :-

1. All cost of maintaining, operating, replacing, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstruction, lighting and renovating the common portions including the exterior or interior (but not inside any unit) walls of the new building.
2. Maintenance of Staff :- The salaries of and all other expenses of the staff to be employed for the common purpose, including caretaker/ durwans,

weepers, plumber, electricians etc. and their perquisites, bonus and other emoluments and benefits.

3. Association: - Establishment and all other expenses of the Association are including the formation, office and miscellaneous expenses.

4. Common utilities: - All charges and deposits for suppliers of common utilities to the co-Owner's in common.

5. Electricity: - electricity charges for the electrical energy consumed for the operation of common portions.

6. Litigation: all litigation expenses incurred for the common purposes and

7. Rates and Taxes: - Municipal Taxes, multistoried building tax, water tax and other levies in respect of the premises and the new building save those separately assessed on co-Owners.

8. Maintenance of lift

EIGHT SCHEDULE REFERRED TO ABOVE

(Developer's Allocation)

ALL THAT DEVELOPER'S AREA shall mean the remaining portion of the proposed new building except the owners' allocation including proportionate impartible undivided share in the land underneath the building, easement right of common areas/ portions and the roof above the top floor of the new building.

IN WITNESS WHEREOF the parties herein have set and subscribed their respective signatures and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by

The Owner's and the Developer/Builders above named

At Kolkata in the presence of :

1. Chandidas Choudhury,
S/o Cati - Sadamanda Choudhury,
Baikunthapur - Sonabari - Cal - 749.
2. Satyajit Mahata
Habapally, Dhaka
Garia Stn.
Kolkata - 700152

1. বিজয় বসু
2. Pradip Naskar,
3. Ashok Naskar.
4. Bipin Kumar Roy.
@ Bipin Kumar Naskar
5. Uttam Naskar.

Drafted by

Safik Dewan

(Safik Dewan)
Advocate

High Court, Calcutta
Bar Association Room No-17
Enrolment No. W.B.219 of 2008

23/09/2021

Type by

Mohan Naskar
Mohan Naskar
Advocate Chamber

SIGNATURE OF THE OWNERS

1. Bipal Roy.
2. Basanti Dey

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

RECEIVED of and from the Developer a sum of Rs. 5,00,000/- (Rupees Five Lakhs) only as security money which will be refundable and adjustable money as mentioned herein below, which I do hereby accept and acknowledge.

<u>Ch. No./Cash/Draft</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
Draft Being no. 002094	10/08/2021	Axis Bank Sonarpur Branch	5,00,000/-
		TOTAL	Rs. - 5,00,000/-

(Rupees Five Lakhs Only)

WITNESSES :

1. Chandidas Chandra Pradyay.
S/o: Late Sademanda Chandra Pradyay.
Baikunthapur, Sonarpur, Kat-149.
2. Satyajit Mahata
Habapally, Dhalua
Crossin Station
Kat. - 700152.

1. विद्युत एनी नरकर
2. Pradip Naskar
3. Ashok Naskar.
4. Dilip Kumar Roy.
@ Dilip Kumar Naskar.
5. Uttam Naskar.

SIGNATURE OF THE OWNERS



Biplob Dey

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



Basanti Dey

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



বিজয় সান্যাল

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



Pondip Nasr Kab.

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



Ashok Naskar.

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



Pondip Kumar Roy
© Pondip Kumar Naskar.

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



Uttam Naskar.

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



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



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

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

GRN Details

GRN: 192021220083816281 **Payment Mode:** Online Payment
GRN Date: 23/09/2021 13:28:47 **Bank/Gateway:** Central Bank of India
BRN : CBI230921782470 **BRN Date:** 23/09/2021 13:09:43
Payment Status: Successful **Payment Ref. No:** 2001861973/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Biplab Dey
Address: Sonarpur
Mobile: 9903352243
Depositor Status: Buyer/Claimants
Query No: 2001861973
Applicant's Name: Mr SAFIK DEWAN
Identification No: 2001861973/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001861973/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	9521
2	2001861973/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	5021
Total				14542

IN WORDS: FOURTEEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

BIPLAB DEY

JHANTU DEY

02/10/1979

Permanent Account Number

AMIPD9937D

Biplab Dey
Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Section Code: 11111111
Plot No. 2, Sector 11, CBD, Bhubaneswar
New Mumbai - 400 611

यदि यह कार्ड खोया/प्राप्त हुआ, कृपया सूचना दें/वापस करें।
आयकर विभाग कोड: 11111111
प्लॉट नं. 2, सेक्टर 11, CBD, भुवनेश्वर
नया मुंबई - 400 611

Biplab Dey



ভারত সরকার
Unique Identification Authority of India
Government of India

চালিকাভুক্তির আই ডি / Enrollment No. : 2010/17508/04849

To
Biplab Dey
বিলুপ দে
S/O: Jhantu Dey
NATUN PALLY
Rajpur Sonarpur (M)
Sonarpur, South 24 Parganas
West Bengal - 700160

KL906346146FT
00034614



আপনার আধার সংখ্যা / Your Aadhaar No. :
5794 0060 4317

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

বিলুপ দে
Biplab Dey



জন্মতারিখ / DOB: 02/10/1979
পুংস্ব / Male

5794 0060 4317

আধার - সাধারণ মানুষের অধিকার



Government of India

- আপনার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা দাঙ করা হয়।

INFORMATION

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

- আপনার সারা দেশে মালা।
- আপনার অভিযান্ত্রে 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.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: বিলুপ দে
সহন পল্লী, রাজপুর সোনারপুর (এম)
সোনারপুর, দক্ষিণ ২৪ পরগনা
পশ্চিম বঙ্গ,

Address: S/O. Jhantu Dey
NATUN PALLY, Rajpur
Sonarpur (M), South 24
Parganas, Sonarpur, West
Bengal, 700160

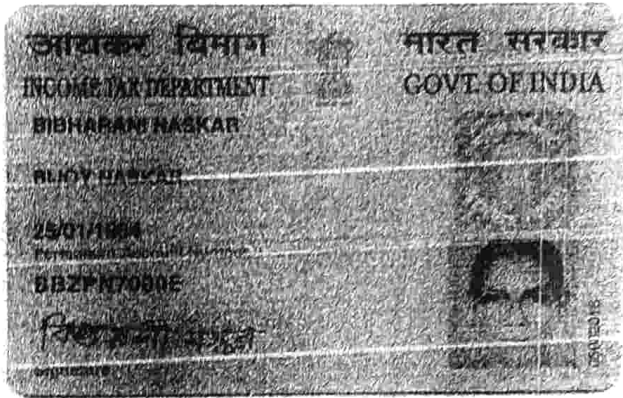
5794 0060 4317

1800 300 1947

naip@uidai.gov.in



www.uidai.gov.in

Biplab dey.




विजय कृष्ण नस्क़र

পূর্ববঙ্গ সরকার


Dilip Kumar Roy
 Date of Birth/DOB: 10/05/1966
 Major: MALE



8889 5536 0380


আমার আধার, আমার পরিচয়



পূর্ববঙ্গ সরকার পশ্চিমবঙ্গ



GOVERNMENT OF WEST BENGAL
 GOVERNMENT OF INDIA

Address:
 S/O Niranjan Roy, PURBA DAS PARA,
 SONARPUR, Rajpur Sonarpur(M), South
 24 Parganas,
 West Bengal - 700150



1987  rsn@wb.gov.in  www.tdcei.gov.in P.O. Box No. 1987
 Bengaluru 560 001

Dilip Kumar Roy
 @ Dilip Kumar Worker

শ্রী শ্রী সরকার
Government of India

মোহন নস্কর
Mohan Naskar
পিতা : কার্তিক নস্কর
Father : Kartick Naskar

জন্মতারিখ/DOB 11/09/1999
পুরুষ / Male



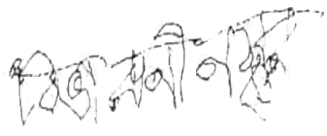


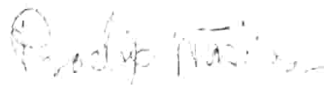


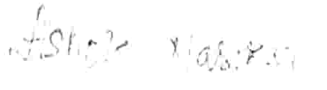
4120 4301 1374



আধার - সাধারণ মানুষের অধিকার


Mohan Naskar,

d Details :
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt BIBHARANI NASKAR (Presentant) Wife of Late NIRANJAN NASKAR Executed by: Self, Date of Execution: 23/09/2021 Admitted by: Self, Date of Admission: 23/09/2021 ,Place Office	 23/09/2021	 LTI 23/09/2021	 23/09/2021
H.C. SARANI, KHIRISHTALA, City:- Rajpur-sonarpur , P.O:- SONARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx0E, Aadhaar No: 70xxxxxxxx2248, Status :Individual, Executed by: Self, Date of Execution: 23/09/2021 , Admitted by: Self, Date of Admission: 23/09/2021 ,Place : Office			
Name	Photo	Finger Print	Signature
2 Shri PRADIP NASKAR Son of Late NIRANJAN NASKAR Executed by: Self, Date of Execution: 23/09/2021 Admitted by: Self, Date of Admission: 23/09/2021 ,Place Office	 23/09/2021	 LTI 23/09/2021	 23/09/2021
H.C. SARANI, KHIRISHTALA, City:- Rajpur-sonarpur , P.O:- SONARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx4P, Aadhaar No: 60xxxxxxxx7624, Status :Individual, Executed by: Self, Date of Execution: 23/09/2021 , Admitted by: Self, Date of Admission: 23/09/2021 ,Place : Office			
Name	Photo	Finger Print	Signature
3 Shri ASHOK NASKAR Son of Late NIRANJAN NASKAR Executed by: Self, Date of Execution: 23/09/2021 Admitted by: Self, Date of Admission: 23/09/2021 ,Place Office	 23/09/2021	 LTI 23/09/2021	 23/09/2021
PURBA DASPARA, SONARPUR, City:- Rajpur-sonarpur , P.O:- SONARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx8K, Aadhaar No: 57xxxxxxxx7586, Status :Individual, Executed by: Self, Date of Execution: 23/09/2021 , Admitted by: Self, Date of Admission: 23/09/2021 ,Place : Office			

Name	Photo	Finger Print	Signature
DILIP KUMAR ROY, Alias: Shri DILIP KUMAR NASKAR Son of Late NIRANJAN NASKAR Executed by: Self, Date of Execution: 23/09/2021 , Admitted by: Self, Date of Admission: 23/09/2021 ,Place : Office	 23/09/2021	 LTI 23/09/2021	 23/09/2021

PURBA DASPARA, SONARPUR, City:- Rajpur-sonarpur, , P.O:- SONARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BSxxxxxx5Q, Aadhaar No: 88xxxxxxxx0380, Status : Individual, Executed by: Self, Date of Execution: 23/09/2021 , Admitted by: Self, Date of Admission: 23/09/2021 ,Place : Office










Name	Photo	Finger Print	Signature
Shri UTTAM NASKAR Son of Late NIRANJAN NASKAR Executed by: Self, Date of Execution: 23/09/2021 , Admitted by: Self, Date of Admission: 23/09/2021 ,Place : Office	 23/09/2021	 LTI 23/09/2021	 23/09/2021

PURBA DASPARA, SONARPUR, City:- Rajpur-sonarpur, , P.O:- SONARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5H, Aadhaar No: 91xxxxxxxx4279, Status : Individual, Executed by: Self, Date of Execution: 23/09/2021 , Admitted by: Self, Date of Admission: 23/09/2021 ,Place : Office



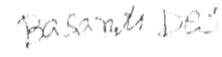
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ARADHYA ENTERPRISE NATUNPALLY, PASCHIM PARA, City:- Rajpur-sonarpur, , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.:: ABxxxxxx8C,Aadhaar No Not Provided by UIDAI. Status Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BIPLAB DEY Son of Shri JHANTU DEY Date of Execution - 23/09/2021, , Admitted by: Self, Date of Admission: 23/09/2021, Place of Admission of Execution: Office </td> <td>  Sep 23 2021 2:55PM </td> <td>  LTI 23/09/2021 </td> <td>  23/09/2021 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr BIPLAB DEY Son of Shri JHANTU DEY Date of Execution - 23/09/2021, , Admitted by: Self, Date of Admission: 23/09/2021, Place of Admission of Execution: Office	 Sep 23 2021 2:55PM	 LTI 23/09/2021	 23/09/2021
Name	Photo	Finger Print	Signature						
Mr BIPLAB DEY Son of Shri JHANTU DEY Date of Execution - 23/09/2021, , Admitted by: Self, Date of Admission: 23/09/2021, Place of Admission of Execution: Office	 Sep 23 2021 2:55PM	 LTI 23/09/2021	 23/09/2021						

NATUNPALLY, PASCHIM PARA, City:- Rajpur-sonarpur, , P.O:- SONARPUR, P.S:-Sonarpur, District -
 in 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation
 Business, Citizen of: India, , PAN No.:: AMxxxxxx7D, Aadhaar No: 57xxxxxxxx4317 Status
 Representative, Representative of : ARADHYA ENTERPRISE (as BIPLAB DEY)

Name	Photo	Finger Print	Signature
Smt BASANTI DEY Wife of Shri BIPLAB DEY Date of Execution - 23/09/2021, , Admitted by: Self, Date of Admission: 23/09/2021, Place of Admission of Execution: Office	 <small>Sep 23 2021 2:56PM</small>	 <small>LTI 23/09/2021</small>	 <small>23/09/2021</small>
NATUNPALLY, PASCHIM PARA, City:- Rajpur-sonarpur, , P.O:- SONARPUR, P.S:-Sonarpur, District - South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Female, By Caste: Hindu, Occupation Business, Citizen of: India, , PAN No.:: BUxxxxxx7J, Aadhaar No: 59xxxxxxxx0197 Status Representative, Representative of : ARADHYA ENTERPRISE			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MOHAN NASKAR Son of Mr KARTICK NASKAR MALLICKPUR HALDER PARA, City:- Baruipur, . P.O.- MALLICKPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	 <small>23/09/2021</small>	 <small>23/09/2021</small>	 <small>23/09/2021</small>
Identifier Of Smt BIBHARANI NASKAR, Shri PRADIP NASKAR, Shri ASHOK NASKAR, Shri DILIP KUMAR ROY, Shri UTTAM NASKAR, Mr BIPLAB DEY, Smt BASANTI DEY			

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2021, Page from 168833 to 168897

being No 160805478 for the year 2021.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA
Date: 2021.09.24 17:31:26 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2021/09/24 05:31:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

RADHYA ENTERPRISE
Biplob Dey,
Basanti Dey
Partner

(This document is digitally signed.)