

31/6/18

Sri Malay Nath

L. 2905/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 608414

DEVELOPMENT AGREEMENT

R-0-9/6851/18
18/06/18, 1.09

THIS DEVELOPMENT AGREEMENT is made on the ^{18th} day of **June, 2018** (two thousand eighteen) **BETWEEN SRI MALAY NATH** (PAN NO. AEAPN2605L) son of- Late Atul Krishna Nath, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Dhalua (West), P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152, hereinafter referred to as the **LANDOWNER** (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his heirs, successors, executors, administrators, legal representatives, assigns) of the **ONE PART**

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

Additional District Sub-Registrar.

Certificate
Registered
Volume n
being No

94122

23 MAY 2018

No. Re. Date

Name - ARJUN SOPE, Advocate
Address - High Court, Calcutta, No. 27
Vendor -
I. C. SECURITY
Co. Ltd. ...



Additional District Sub-Registrar,
Garia South 24 Pagar

18 JUN 2018

(A) Abhijit Saha
A Advocate
C High Court, Calcutta
V 5/10 Prabin Saha
Howrah Street
Kolkata - 700001

AND

S.P. CONSTRUCTION (PAN NO. ADIFS6473Q) a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152 and represented by its Partners namely **(1) SRI SUKANTA KUMAR MONDAL**, (PAN NO. AHBPM1094Q) son of Sri Subir Mondal, **(2) SRI SUBRATA NASKAR** (PAN NO. ACKPN6880H) son of Sri Santosh Naskar, both by faith - Hindu, by occupation- Business, residing at Dhalua, P.S.- Sonarpur, Kolkata-700152, **(3) SRI PINTU DEBNATH** (PAN NO. AGHPD4819P) son of- Late Anil Debnath, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- L-7, Sreenagar Main Road, P.O.- Panchasayar, Police Station- Purba Jadavpur, Kolkata- 700094 and **(4) SRI PINTU MONDAL** (PAN NO. BWCPM7030B) son of- Sri Kanai Chandra Mondal, by faith- Hindu, by occupation- Business, residing at- Radhanagar, P.S.- Sonarpur, Kolkata- 700150, hereinafter called as the **DEVELOPER** (which terms or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS the Landowner herein is the owner of the land measuring more or less 6 (six) cottahs 14 (fourteen) chittacks 22 (twenty two) sq. ft. and the said land has been morefully described in the First Schedule written hereunder;

AND WHEREAS Sri Bijoy Krishna Naskar and his other co-sharers while being the owners of the land measuring about 7 cottahs 4 chittacks in R.S. Dag No. 216, Mouza- Dhalua, sold the same to Motilal De and Sunil Kumar De by virtue of a Sale Deed registered on 14.11.1969 before Sub. Registrar, Sonarpur and recorded in Book No.- I, Volume No.- 38,



2

Additional District Sub-Registrar
Garia South 24 Parganas

18 JUN 2016

Pages 152 to 155, Being No.- 2177 for the year 1969, and thereafter on 08.11.1974, Motilal De and Sunil Kumar Dey jointly sold the said land measuring about 7 cottahs 4 chittacks in R.S. Dag No. 216, Mouza- Dhalua to Atul Krishna Nath by virtue of a Sale Deed registered before Sub. Registrar, Sonarpur and recorded in Book No.- I, Volume No.- 72, Pages 55 to 58, Being No.- 4486 for the year 1974;

AND WHEREAS after purchasing the said land measuring about 7 cottahs 4 chittacks in R.S. Dag No. 216, Mouza- Dhalua, Atul Krishna Nath gifted the land measuring about 6 cottahs 14 chittacks 22 sq. ft. (after physical measurement which appears to be) to his son Malay Nath (the Landowner herein) by virtue of a Deed of Gift registered on 15.12.2004 before District Sub. Registrar- IV, Alipore and recorded in Book No.- I, Volume No.- 2, Pages 1099 to 1112, Being No.- 215 for the year 2005;

AND WHEREAS after acquiring the ownership of the said land measuring about 6 cottahs 14 chittacks 22 sq. ft. in R.S. Dag No. 216, Mouza- Dhalua, Malay Nath (the Landowner herein) mutated his name before the BL&LRO Sonarpur and L.R. Record-of-Rights (Parcha) has been published in his name in respect of the said land and the Landowner herein also mutated his name in the Assessment Register of Rajpur Sonarpur Municipality in respect of the said land at present the Landowner herein has been enjoying the ownership of the said land;

AND WHEREAS the land which is being described hereinabove within these presents is situated under the Jurisdiction of Rajpur Sonarpur Municipality Ward No. 2, and the Landowner at present has been enjoying the said land as more fully described in the First Schedule hereunder written without any interruption and



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18 JUN 2015

hindrances and the Landowner is thus in lawful possession of the said entire land and adversely to the interest of any body else and the Landowner has every right to deal with this land with any other person;

AND WHEREAS the Landowner is very much desirous to construct a building on maximum availability of FAR as per existing rule of Rajpur Sonarpur Municipality on their said First Schedule land and to do and to make construction of a new building/s on their said land, they have no such experience in the matter and so the Landowner approached the parties of Second Part herein to make construction of the new building as per building plan to be sanctioned by the Rajpur Sonarpur Municipality at their cost as well as specification annexed in Second Schedule hereto;

AND WHEREAS the parties of the Second Part herein have agreed to make the construction of the proposed new building/s in flat systems for residential and other purposes in exchange of getting their cost of construction and their remuneration for supervision of such construction in kind of flats, car-parking spaces etc. after deducting or giving the Landowner allocation as more fully described and mentioned hereunder written and it is appearing as consideration for the land as described in the First Schedule hereunder written.

AND WHEREAS the parties of the Second part herein shall get rest of the construction of said proposed building. It has been clearly mentioned and described hereunder that the parties of the Second part shall erect the entire proposed building at their cost



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Garia South 24 Parganas

18 JUN 2018

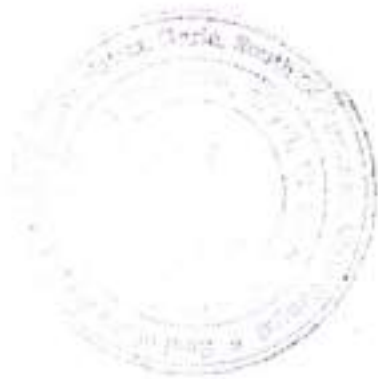
and supervision and labour and thereafter they shall deliver the Landowner Allocations as mentioned herein to be erected as per annexed, specification as well as sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality and to meet up such expenses they shall collect the entire money from the sale of their portion to be sold to the interested parties from whom they shall collect entire cost of construction as well as cost of land in connection with the said flats, car parking spaces etc.

AND WHEREAS the parties of the Second Part has agreed to do this project by constructing a building/s on the said land up to maximum height as per sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality at his cost and also providing for common areas and other facilities/amenities for the purpose of selling of flats/apartments as described hereunder, the parties of the Second Part shall get and enjoy all other flats, car-parking spaces etc. of the proposed building/s to be constructed excluding the portions to be given to Landowner by the Developer on the following terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH as follows:-

ARTICLE-I : TITLE, INDEMNITY & DECLARATION

- (i) The Owner hereby declares that he has good and absolute right and title to the said premises without any claim, right or interest of any person or persons claiming under or in trust for the owner and the owner have a good and marketable title to enter into this Agreement with the Developer and the Owner hereby undertakes to indemnify and keep indemnified the Developer against any and every part of claim action and demand whatsoever.



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Ghana South 24 Parganas

18 JUN 2018

- (ii) The Developer shall construct and complete the building/s on the said premises in a proper and workman-like manner in terms of the sanctioned plan and as per Specifications of construction mentioned in the Second Schedule hereunder written.
- (iii) The Owner hereby assures and declares that there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 on the said premises.
- (iv) The Owner hereby also undertakes that the Developer shall be entitled to construct and complete the building on the said premises as agreed between the parties hereto and to retain the Developer's Allocation therein without any interference from the Owner or any person or persons claiming through or under or in trust for him.
- (v) It is clearly agreed and understood between the Owner and the Developer that entering into this Agreement for development of the building will not be construed any Partnership between the Owner and the Developer and forming of Association of persons involving the said premises and during the period of construction of the building/s, the Developer shall hold the possession of the said premises as licensee and not in any other capacity and the Owner and in the absence of the Owner the legal heirs of the Owner hereby jointly and severally declare and undertake that they shall not cancel this Agreement for any reason whatsoever.

ARTICLE- II: DEVELOPMENT RIGHTS

- (i) The Owner hereby grant exclusive right to the Developer to build upon and commercially use the said premises for construction of building or buildings in accordance with the Sanctioned plan or



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Garia South 24 Parganas

18 JUN 2016

the revised plan to be sanctioned by the appropriate authority with such alterations or modifications as may be thought fit by the Developer with prior intimation to and consent of the Owner.

- (ii) All applications, plans and other papers and documents shall be submitted by the Developer in the name and as Lawful Constituted Attorney of the Owner and the Developer will pay all costs and fees required to be paid or deposited for revised sanction of the plan, if any, for the building/s and/or commercial use of the said premises, the Landowner will execute a registered General Power of Attorney in favour of the Developer for smooth running of the constructing work.

ARTICLE-III: COMMENCEMENT

This Agreement shall be deemed to have come into effect from this day and all acts, deeds and things done by the Developer on the basis of the terms and conditions herein contained are ratified by this Agreement.

ARTICLE-IV: BUILDING

- (i) The Developer shall at its own costs construct the building on the said premises with 1st class building materials.
- (ii) The Developer shall also provide in the building facilities in terms of the sanctioned building plan or under any consequent sanctioned or approval relative to the construction of the building on the said premises.
- (iii) The building construction will be completed within 30 (thirty) months from the date of sanction of the building plan and starting of the construction work on the First



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Additional District Sub-Program
Garia South 24 Parganas

18 JUN 2016

Schedule land - whichever is later, subject to Force-Majure clause.

ARTICLE-V: SPACE ALLOCATION

On the basis of the total area comprised in the said First Schedule land and as per the rules and regulations of the Rajpur Sonarpur Municipality, it has been agreed that the said built up area shall be divided and allocated between the Owner and Developer hereinafter called "The Owner's Allocation" and "The Developer's Allocation" wherein the Owner will be entitled to **45% of the total built up area** in respect of Flats and car-parking spaces of the to be constructed building as per sanctioned building plan on the First Schedule premises and **rest 55% of the total built up area** in respect of flats, car-parking spaces will be allotted towards Developer's share of allocation. Apart from the afore-stated allocations the Developer will pay to the Landowner a total sum of Rs. 10,00,000/- (Rupees Ten lakh) only as refundable advance (which will be refunded by the Landowner to the Developer before taking over his afore-stated allocations) out of which Rs. 5,00,000/- will be payable on the date of signing and registration of this Agreement and rest Rs. 5,00,000/- will be payable by the Developer to the Landowner after casting of 1st Floor roof of the said to be constructed building on the First Schedule premises.

PART-I

OWNER'S ALLOCATION

45% of the total built up area in respect of Flats and car-parking spaces of the to be constructed building on the First Schedule premises



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Garia South 24 Parganas

18 JUN 2016

will be provided to the Owner. Be it clearly mentioned that the Owner will accept the possession of the Owner's Allocation after the completion of work in a habitable condition by the Developer. Immediately after completion of work of the Owner's Allocation in a complete habitable condition the Developer will inform the same to the Owner by written notice requesting him to take the delivery of possession of the Owner Allocation fixing the date and time.

PART-II

DEVELOPER'S ALLOCATION

Balance/remaining **55% of the total built up area** in respect of Flats and car-parking spaces of the to be constructed building on the First Schedule premises flats and car-parking spaces other than the Owner Allocation.

Be it clearly mentioned that the Landowner and the Developer will execute a Specified Agreement within 30 days from the sanction of the building plan, whereby the proper demarcation of the Landowner's allocation will be done in a reciprocal manner.

The Owner shall be entitled to sell, transfer, let out or enter into any contract for sale or transfer of the Owner Allocation. Similarly the Developer will also be entitled to sell, transfer, let out or enter into any Agreement in respect of the said Developer's Allocation.

No further consent or authority shall be required from the owner to enable the Developer to enter into any Agreement for Sale or transfer and/or letting out and/or to deal with the said Developer's Allocation and the Owner hereby consent to the same.



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Garia South 24 Parganas

16 JUN 2018

ARTICLE-VI: CONSIDERATION AND PAYMENT

- (i) All costs, charges and expenses for construction and/or development of the proposed building shall be paid, borne and discharged by the Developer.
- (ii) In consideration of the Owner having agreed to allow the Developer to develop the said premises and to appropriate the Developer's Allocation, the Owner shall not be liable to make any payment on account of the Owner Allocation save and except what are mentioned in Part-I of Article-V and Article-IX (i).
- (iii) In consideration of the Developer bearing all costs, charges and expenses for construction and development of the proposed building on the said premises, the Developer shall not be liable or required to make any payment on account of the land/said premises/Developer's Allocation.

ARTICLE-VII: OWNER'S OBLIGATION

- (i) The Owner shall permit or allow the Developer the right to commercially exploit the said premises by causing building or buildings to be constructed at their own costs at the said premises subject to the terms and conditions herein contained.
- (ii) The Owner shall execute the Deed(s) of Conveyance in respect of the undivided proportionate share in the land attributable to the Developer's Allocation in favour of the Developer or their nominees in such part or parts as the Developer shall require only after payment of the entire Owner Allocation to the Landowner.



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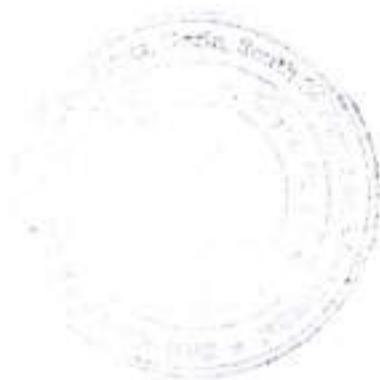
8 JUN 2018

ARTICLE- VIII: DEVELOPER'S OBLIGATION

The Developer shall carry out the construction work in a proper manner and shall deliver the Landowner their allocations within the time mentioned hereinabove.

ARTICLE- IX: COMMON FACILITIES

- (i) The Developer will pay all arrears, rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the Owner and Developer upon completion of the building shall pay and bear all taxes and other dues and outgoings including the service and maintenance charges in respect of their respective allocations proportionately; and such common maintenance charges will be calculated between the Landowner and the Developer after taking possession, and such common expenses shall be paid by the Owner from the date of taking possession of his allocations in the proposed new building/s.
- (ii) As soon as the building is completed and certified by the Architect to be fit for occupation, the Developer shall give written notice to the Owner requesting them to take possession of the Owner Allocations in the building and on and from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal and Land taxes, rates, duties and other public outgoings and maintenance charges whatsoever payable in respect of the Owner Allocation, the rates to be apportioned pro-rata with reference to the saleable space if they are levied on the building as a whole.
- (iii) The Owner and the Developer shall punctually and regularly pay the said rates to the concerned authorities in consultation with each



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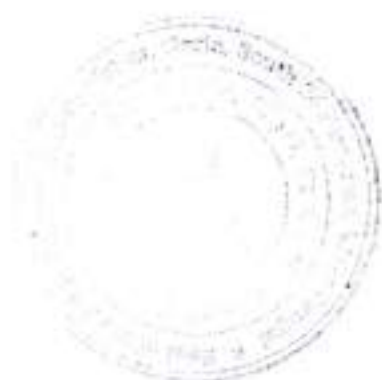
18 JUN 2018

other and each of them shall keep indemnified the other against all actions, claims, demands, costs, charges, expenses, proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Owner/Developer.

- (iv) The Landowner and Developers shall enjoy the common areas as mentioned in the Third Schedule hereunder and will also have to bear the common expenses as mentioned in the Fourth Schedule hereunder.

ARTICLE- X:- MISCELLANEOUS

- i) "Force Majeure" shall mean the reasons beyond the Developer's control for giving possession of the Owner allocations to the Owner within the time period mentioned hereinabove, such as storm, tempest, flood, earthquake and other Acts of God or Acts of Government, Statutory Body etc., strike, riot, mob, air-raid, order of injunction or otherwise restraining development or construction at the said land by the Court of Law, Tribunal or Statutory Body, scarcity or no availability of building materials equipments or labourers, changes in laws for the time being in force resulting in stoppage of construction at the said land.
- ii) Nothing in these shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof or the building to be built thereon to the Developer or as creating any right, title or interest in respect thereof in the Developer other than an exclusive license to the Developer to commercially exploit the same as per mutually agreed plan or construction in terms hereof.



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Additional District Sub-Registrar
Ganai South 24 Parganas

18 JUN 2018

- iii) All taxes, khajnas and other dues in respect of the said premises for and up to the date of this Agreement shall be payable by the Landowner.
- iv) The parties hereto have agreed to register this instrument as and when required.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land containing an area of **6 (six) cottahs 14 (fourteen) chittacks 22 (twenty two) sq. ft.** be the same a little more or less comprised in and formed under Mouza - Dhalua, J.L. No. 43, Touzi No. 340-342, R.S. Khatian No. 120, L.R. Khatian No. 2327/1, R.S. Dag No. 216, L.R. Dag No. 227, Holding No. 256, Dhalua (Paschim), within Ward No. 2, of Rajpur-Sonarpur Municipality under Sub-Registry Office- Garia, Police Station - Sonarpur within the District - 24 Parganas (South) and the said land is butted and bounded as follows :-

- ON THE NORTH : By R.S. Dag No. 216 (P);
- ON THE SOUTH : By R.S. Dag No. 216 (P);
- ON THE EAST : By 12 feet wide common passage;
- ON THE WEST : By R.S. Dag No. 217;

SECOND SCHEDULE ABOVE REFERRED TO

(Specifications of construction)

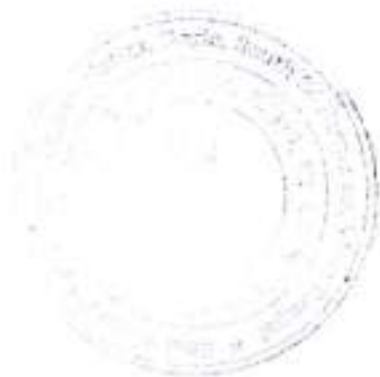
1. Foundation & Structures

As per choice of the Architect of the Developer.

2. Walls

- a. Putty will be given in the inside wall.
- b. Attractive external finish with best quality cement paint.

3. Windows



2

Additional District Sub-Registry
Garut South 24 Parganas

18 JUN 2018

Aluminum windows with large glass panes & grill.

4. Doors

All doors will be of Flush doors.

5. Flooring

Vitrified Tiles Flooring.

6. Kitchen

- a. Coloured / designed ceramic tiles up to height of 2 ft.
- b. Guddapha stone kitchen counter top
- c. Provision for exhaust fan

7. Bathrooms

- a. Coloured/ designed ceramic tiles up to height of 5 ft.
- b. Concealed plumbing system using standard make pipes and fittings
- c. White sanitary ware of ISI Mark with C.P. fittings
- d. Provision for exhaust fan

8. Electricals

- a. PVC conduit pipes with copper wiring
- b. 15 & 5 Amp Points one each in living room, bedrooms, bathrooms and kitchen
- c. Electrical Calling Bell point at entrance of residential flats

9. Special Features

- a. Common Staff toilet in ground floor
- b. Boundary walls with decorative grills and gate



2

Additional District Sub-Registrar
Garia South 24 Parganas

18 JUN 2018

- c. Deep tube-well and overhead tank
- d. Roof treatment for water proofing.

THIRD SCHEDULE ABOVE REFERRED TO
(COMMON AREAS AND INSTALLATIONS)

1. Paths, passages and driveways in the Building Complex earmarked by the Developer as common for all Unit Holders.
2. Staircase lobby and landings with stair cover on the roof of the new building/s.
3. Water pump with motor and with water distribution pipes save those inside any Unit to the overhead water tank of each building and room if any for installing the water pump and motor.
4. Underground Water Reservoir and Overhead water tanks with distribution pipes therefrom connecting to different units and from the underground water reservoir to the overhead tanks.
5. Electrical wiring and fittings and other accessories for lighting the staircase lobby and landings and other common areas.
6. Electrical installations including transformer and substation (if any) for receiving electricity to supply and distribute amongst the Unit Holders with electrical room.
7. Water waste and sewerage evacuation pipes from the flats/ units to drains and sewers common to the building.
8. Drain and Sewerage Pipes from the Building Complex to the municipal duct.
9. Boundary walls and Main gate to the premises and building.



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Garia South 24 Parganas

18 JUN 2016

FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSES)

1. All expenses for the maintenance, administration, repairs, replacement and renovation of the main structure and in particular the filter water and rain water pipes of the building water pipes and electric wire under or upon the building enjoyed or used by the Landowner, the Developer and all apartment owner of the building and the main entrance, landing stair case of the building as enjoyed by all the apartment owner with the Landowner and Developer in common as aforesaid and the boundary walls of the building compound etc. The costs of sweepers, electricians etc. for the common areas and facilities.
2. The Municipal taxes as levied or may be levied from time to time in respect of the whole of the building and all replacements improvements or additions or alterations of the common areas and facilities as described in Third Schedule hereinabove and all sums assessed against the apartment owner.
3. Costs of establishment and operations of the Association relating to the common purposes.
4. Litigation expenses incurred for the common purposes ;
5. Office Administrative over head expenses incurred for maintaining the office for common purposes ;



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Additional District Sub-Registrar,
Garia South 24 Parganas

18 JUN 2018

IN WITNESS WHEREOF the parties have put their respective signature hereto the day, month and year first above written.

WITNESSES

1. Pritam Karo
Gariaankol-94

2. Abhijit Saha
Advocate
High Court, Calcutta

Malay Nath

SIGNATURE OF THE LAND OWNER

S. P. CONSTRUCTION
Subrata NARAYAN
Partner

S. P. CONSTRUCTION
Pintu Deb Nath
Partner

S. P. CONSTRUCTION
Pintu Mondal
Partner

S. P. CONSTRUCTION
Sucipto Kumar Mondal
Partner

SIGNATURE OF THE DEVELOPER



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Additional District Sub-Registrar
Garia South 24 Parganas

18 JUN 2018

MEMO OF RECEIPT

RECEIVED of and from the Developer herein the sum of **Rs. 5,00,000/- (Rupees Five lakh)** only as adjustable advance out of the total agreed amount of Rs. 10,00,000/-:-

<u>Cheque</u>	<u>Bank</u>	<u>Date</u>	<u>Amount</u>
160760	IOBS. (Sm. Lane Main Rd)	18/06/18	Rs. 5,00,000/-
			<u>Rs. 5,00,000/-</u>

WITNESSES:-

1. Pritam Kar

Malay Nath

SIGNATURE OF THE LAND OWNER

2.

Drafted by:-

Dibakar Bhattacharjee
Dibakar Bhattacharjee

Advocate,
High Court, Calcutta.

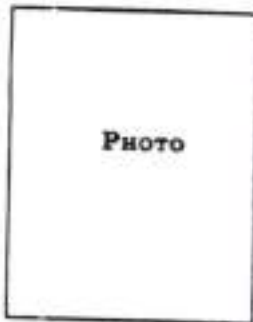
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Gaia South 24 Parganas

8 JUN 2016



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Malay Nath

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Pinta Debnath

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Saquail Kaur

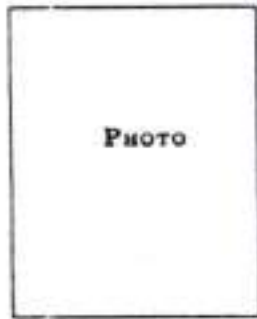
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Garia South 24 Parganas

18 JUN 2018



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RIGHT HAND					



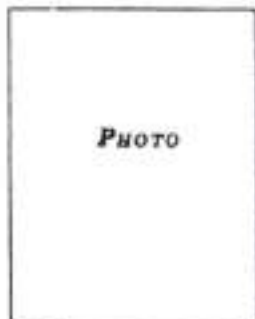
Subrata Narayan

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LEFT HAND					
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RIGHT HAND					



Pintu Mondal

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RIGHT HAND					



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RIGHT HAND					



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Garia South 24 Parganas

18 JUN 2018



Your PAN Application Status

Acknowledgment Number	802031179943006
Name	S.P. CONSTRUCTION
Category	Fee
Status	Your PAN card dispatched by Registered/Speed Post™ with away bill no. EA07926JSS31N has been returned undelivered to NSDI on 12-Jun-2017. Please contact NSDI or the TWFacilitator Centre (TW-FC) where application was made by you. ** EMXXXXXXXXX represents Away Bill Number for Speed Post & RMXXXXXXXXX represents Away Bill Number for Registered Post.
Permanent Account Number (PAN)	ADP564730

1. PAN card will be dispatched only to the communication address provided in your PAN application. Wherever the Registration Address (RA) details mentioned in Form 495A are mentioned in the application, PAN Card will be dispatched to the RA's address.

2. If your communication address has changed, please submit a Request for New PAN Card or Change of Correction in PAN data form so that the Income Tax Department's database is updated with your current address.

3. Written communication from the Income Tax Department will be directed to the communication address recorded against your PAN. So to avoid any inconvenience in future, please ensure that your communication address is up-to-date in the Income Tax Department's database.

BACK

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Pinky Mondal.

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INDUSTRIAL DEPARTMENT
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GOVT. OF INDIA



Print Debat

PERMANENT ACCOUNT NUMBER
AHBPW1D94Q

PHOTO

NAME
SUKANTA KUMAR MONDAL

PHOTO SIGNATURE NAME
SUSRI MONDAL

DATE OF BIRTH
03-12-1973

PHOTO SIGNATURE
Sukanta Kumar Mondal

COMMISSIONER OF REVENUE, TAL. W.B. - 01

Sukanta Kumar Mondal

Susri Kumar Mondal

भारत सरकार भारत सरकार
INCOME TAX DEPARTMENT भारत सरकार
GOVT. OF INDIA भारत सरकार

Permanent Account Number Card
AEAPN2605L

Name of Taxpayer's Name
ATUL KISHORE NATH

Signature
Atul Nath

Date of Issue of Card
03/06/1908

05032017

Atul Nath

PERMANENT ACCOUNT NUMBER
ACKPN6880H


MR NAME
SUBRATA NASKAR

MR OR MRS FATHER'S NAME
SANTOSH NASKAR

MR MRX DATE OF BIRTH
12-09-1973

FORMER SIGNATURE
Subrata Naskar

Chitras
SECRETARY (IN-CHARGE), W.B. - III
COMMISSIONER OF INCOME-TAX, W.B. - III



Subrata Naskar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PINTU MONDAL

KANAJ MONDAL

18/04/1989

Permanent Account Number
BWCPM7030B

Pintu Mondal

Signature



Pintu Mondal.

Directorate of Registration & Stamp Revenue
e-Challan

IN: 19-201819-024865978-1

BRN Date: 13/06/2018 19:16:21

BRN: CKG1775112

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 13/06/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16290000916851/2/2018

[Query No./Query Year]

Name : SUKANTA KUMAR MONDAL

Contact No. : Mobile No. : +91 9831072514

E-mail :

Address : Dhalua PascimparaKolkata700152

Applicant Name : Mr Dibakar Bhattacharjee

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16290000916851/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	10001
2	16290000916851/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	5007
In Words : Rupees Fifteen Thousand Eight only			Total	15008

Major Information of the Deed



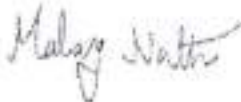
Deed No :	I-1629-02905/2018	Date of Registration	18/06/2018
Query No / Year	1629-0000916851/2018	Office where deed is registered	
Query Date	12/06/2018 11:11:10 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibakar Bhattacharjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No : 9831072514, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 76,91,063/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,051/- (Article:48(g))	Rs. 5,007/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality:-RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhulua, Holding No:700152

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-227	LR-2327/1	Bastu	Danga	6 Katha 14 Chatak 22 Sq Ft	10,00,000/-	76,91,063/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
Grand Total :					11.3942Dec	10,00,000 /-	76,91,063 /-	

Land Lord Details :



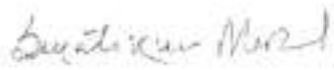


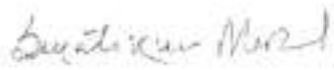


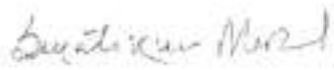


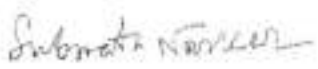


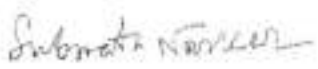


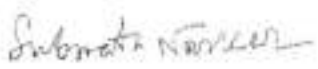









Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Malay Nath Son of Late Atul Krishna Nath Executed by: Self, Date of Execution: 18/06/2018 , Admitted by: Self, Date of Admission: 18/06/2018 ,Place : Office			
		18/06/2018	18/06/2018	18/06/2018
Dhalua West, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEAPN2605L, Status :Individual, Executed by: Self, Date of Execution: 18/06/2018 , Admitted by: Self, Date of Admission: 18/06/2018 ,Place : Office				

Major information of the Deed :- I-1629-02905/2018-18/06/2018



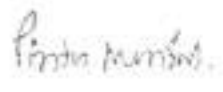
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S.P. CONSTRUCTION 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152, PAN No.:: ADIFS6473Q, Status :Organization, Executed by: Representative

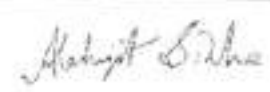
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sukanta Kumar Mondal (Presentant) Son of Mr Subir Mondal Date of Execution - 18/06/2018, , Admitted by: Self, Date of Admission: 18/06/2018, Place of Admission of Execution: Office </td> <td>  <small>Jun 18 2018 3:21PM</small> </td> <td>  <small>LTI 18/06/2018</small> </td> <td>  <small>18/06/2018</small> </td> </tr> <tr> <td colspan="4"> Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHBPM1094C Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Sukanta Kumar Mondal (Presentant) Son of Mr Subir Mondal Date of Execution - 18/06/2018, , Admitted by: Self, Date of Admission: 18/06/2018, Place of Admission of Execution: Office	 <small>Jun 18 2018 3:21PM</small>	 <small>LTI 18/06/2018</small>	 <small>18/06/2018</small>	Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHBPM1094C Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)			
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Subrata Naskar Son of Mr Santosh Naskar Date of Execution - 18/06/2018, , Admitted by: Self, Date of Admission: 18/06/2018, Place of Admission of Execution: Office </td> <td>  <small>Jun 18 2018 3:21PM</small> </td> <td>  <small>LTI 18/06/2018</small> </td> <td>  <small>18/06/2018</small> </td> </tr> <tr> <td colspan="4"> Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACKPNS880F Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Subrata Naskar Son of Mr Santosh Naskar Date of Execution - 18/06/2018, , Admitted by: Self, Date of Admission: 18/06/2018, Place of Admission of Execution: Office	 <small>Jun 18 2018 3:21PM</small>	 <small>LTI 18/06/2018</small>	 <small>18/06/2018</small>	Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACKPNS880F Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)			
Name	Photo	Finger Print	Signature										
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Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACKPNS880F Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)													
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Pintu Debnath Son of Late Anil Debnath Date of Execution - 18/06/2018, , Admitted by: Self, Date of Admission: 18/06/2018, Place of Admission of Execution: Office </td> <td>  <small>Jun 18 2018 3:23PM</small> </td> <td>  <small>LTI 18/06/2018</small> </td> <td>  <small>18/06/2018</small> </td> </tr> <tr> <td colspan="4"> L-7, Sreenagar Main Road, P.O:- Panchasayar, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGHPD4819P Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Pintu Debnath Son of Late Anil Debnath Date of Execution - 18/06/2018, , Admitted by: Self, Date of Admission: 18/06/2018, Place of Admission of Execution: Office	 <small>Jun 18 2018 3:23PM</small>	 <small>LTI 18/06/2018</small>	 <small>18/06/2018</small>	L-7, Sreenagar Main Road, P.O:- Panchasayar, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGHPD4819P Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)			
Name	Photo	Finger Print	Signature										
Mr Pintu Debnath Son of Late Anil Debnath Date of Execution - 18/06/2018, , Admitted by: Self, Date of Admission: 18/06/2018, Place of Admission of Execution: Office	 <small>Jun 18 2018 3:23PM</small>	 <small>LTI 18/06/2018</small>	 <small>18/06/2018</small>										
L-7, Sreenagar Main Road, P.O:- Panchasayar, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGHPD4819P Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)													

Major Information of the Deed :- I-1629-02905/2018-18/06/2018

Name	Photo	Finger Print	Signature
Mr Pintu Mondal Son of Mr Kanai Chandra Mondal Date of Execution - 18/06/2018, , Admitted by: Self, Date of Admission: 18/06/2018, Place of Admission of Execution: Office			
	Jun 18 2018 3:22PM	L1 18/06/2018	18/06/2018
Radhanagar, 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.:: BWCPM7030B Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)			

Identifier Details :

Name & address	
Mr Abhijit Sinha Son of Mr Prabir Sinha Dhulua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152. Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Malay Nath, Mr Sukanta Kumar Mondal, Mr Subrata Naskar, Mr Pintu Debnath, Mr Pintu Mondal	
	18/06/2018

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Malay Nath	S.P. CONSTRUCTION-11.3942 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhulua, Holding No:700152

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 227(Corresponding RS Plot No:- 216), LR Khatian No:- 2327/1	Owner:মলয় নাথ, Gurdian:অবুলক্বা, Address:বিজ, Classification:ঘাট, Area:0.11000000 Acre,

Endorsement For Deed Number : I - 162902905 / 2018

Major Information of the Deed :- I-1629-02905/2018-18/06/2018

On 18-06-2018

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 13.09 hrs on 18-06-2018, at the Office of the A.D.S.R. GARIA by Mr Sukanta Kumar Mondal .

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 76,91,063/-

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

Execution is admitted on 18/06/2018 by Mr Malay Nath, Son of Late Atul Krishna Nath, Dhalua West, P.O: Panchpota, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business Indetified by Mr Abhijit Sinha, . , Son of Mr Prabir Sinha, Dhalua, P.O: Panchpota, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-06-2018 by Mr Sukanta Kumar Mondal, Partner, S.P. CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Abhijit Sinha, . , Son of Mr Prabir Sinha, Dhalua, P.O: Panchpota, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Advocate

Execution is admitted on 18-06-2018 by Mr Subrata Naskar, Partner, S.P. CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Abhijit Sinha, . , Son of Mr Prabir Sinha, Dhalua, P.O: Panchpota, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Advocate

Execution is admitted on 18-06-2018 by Mr Pintu Debnath, Partner, S.P. CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Abhijit Sinha, . , Son of Mr Prabir Sinha, Dhalua, P.O: Panchpota, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Advocate

Execution is admitted on 18-06-2018 by Mr Pintu Mondal, Partner, S.P. CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Abhijit Sinha, . , Son of Mr Prabir Sinha, Dhalua, P.O: Panchpota, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,007/- (B = Rs 5,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2018 12:00AM with Govt. Ref. No: 192018190248659781 on 13-06-2018, Amount Rs: 5,007/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKG1775112 on 13-06-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1629-02905/2018-18/06/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by Stamp Rs 50/- online = Rs 10,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 94129, Amount: Rs.50/-, Date of Purchase: 23/05/2018, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 13/06/2018 12:00AM with Govt. Ref. No: 192018190248659781 on 13-06-2018, Amount Rs: 10,001/-, Bank: State Bank of India (SBIIN0000001), Ref. No. CKG1775112 on 13-06-2018, Head of Account 0030-02-103-002



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

Major Information of the Deed :- I-1629-02905/2018-18/06/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2018, Page from 92016 to 92049
being No 162902905 for the year 2018.



Digitally signed by ABHIJIT BERA
Date: 2018.06.20 14:03:52 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 20-Jun-18 2:02:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)