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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 325091

Q-1-369982/15
16/12/15, 1.02

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

Additional Dist. Sub-Registrar
Caria, South 24 Parganas

16 DEC 2015

DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF DEVELOPMENT AGREEMENT made on this 16th day of December, 2015 (Two Thousand Fifteen) ;

BETWEEN

8409 14/12/2015
NO.....
Sold to..... Subhendu K Hota Pn
of..... Hpt court cal
Rupees..... 5000



Des
Sankar Das
Stamp Vendor
Alipore Police Court
South 24 Pgs. No.

8409 AS 5000 (As fine thousand only)



a
Additional Dist. Sub-Registrar
Garia, South 24 Parganas

16 DEC 2015

Ajith Sarkar.
S/o Ajit Sarkar.
3139 Nayabadi
P/O Panchagar.
P/S Purbajadpur
Kat. 94
occupatiⁿ Business

SRI AMARESH BHOWMIK (PAN AMDPB4906F), son of Naresh Chandra Bhowmik, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing at 10/4A, Justice Manmatho Mukherjee Road, Kolkata -700009, presently residing at Garia, Sreenagar, P.O.- Dhalua, P.S.- Sonarpur, Kolkata -700152, hereinafter called and referred to as the **"LAND OWNER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives, administration and assigns) of the **FIRST PART**.

AND

M/S. THE NEST (PAN: AAGFT3517R), a partnership firm having its office at P-9, Sreenagar, P.O. - Panchasayar, P.S. - Sonarpur, Kolkata - 700 094, represented by its partners namely **(1) Soumendu Naha (PAN: ACYPN3362J)**, son of Sri Bibhu Ranjan Naha residing at P-9, Sreenagar, P.O. - Panchasayar, P.S. - Sonarpur, Kolkata - 700 094 **(2) Swadesh Das (PAN: AVXTD2792E)**, son of Sri Nitya Ranjan Das, residing at 398, Nayabad Road (Chak Garia), P.O. - Panchasayar, P.S. - Purba Jadavpur, Kolkata - 700 094 and **(3) Premangsu Das (PAN - AESPD5778A)**, son of Late Sunil Kumar Das, residing at B2/1, Ramgarh Colony, P.O. - Naktala, P.S. - Jadavpur, Kolkata -70,0 047, all by faith Hindu, by nationality Indian, all by occupation Business, hereinafter called and referred to as the **"PROMOTER/ DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, representatives, administration and assigns) of the **SECOND PART**.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

ARTICLE - I : DEFINITIONS

1. **THE OWNER** : The owner shall mean legal title holder of the land as well as the building already constructed on this plot of land

unless excluded by / or repugnant : to the subject or context his heirs, legal representatives , executors and/or assigns.

2. **THE DEVELOPER** : The Developer unless by or repugnant to the subject or context be deemed to mean and include its heirs, successors-in-interest, legal representatives, executors, administrators, assigns and nominees.
3. **THE SAID PROPERTY** : The said property shall mean 4 (four) Cottah 12 (twelve) Chittaks, 0 (Zero) Sq. ft. Bastu Land out of 10 (Ten) Cottahs lying and situates at and comprised in Mouza Dhalua, J.L. No. No. - 43, Touzi No. 340, 342, R.S. Khatian No. 340, R.S. Dag No. 187, P.S. - Sonarpur within the local limit of the Rajpur Sonarpur Municipality , Holding No. 403, registering jurisdiction A.D.S.R. Sonarpur, in the District of South 24 Parganas are shall be known, numbered, called, distinguished and/or described fully and particularly written hereunder in Schedule "A".
4. **THE NEW BUILDING** : The new Building shall mean the as per sanctioned of the building to be constructed at the said property.
5. **COMMON FACILITIES**: Common facilities shall mean and include corridors, Hallways, Stairways, Landings, Lift facilities, Machine Room, Stair case, Passage, Roof and common conveniences whatsoever required for the beneficial enjoyment, use and occupation by the occupiers thereof.
6. **SALEABLE SPACE** ; Saleable space shall mean the space in new building available for independent use and occupation, other than the space aliable to the owner or other occupies along with

Amarendra Bhowmik

the right to use and enjoy the common facilities and convenience provided in the new building.

7. **OWNER'S ALLOCATION** : Owner's allocation shall mean the constructed area and common service area in the newly constructed building i.e. **entire 1st floor, 50% FAR area on the 3rd floor and 50% FAR area on the ground floor including shop, garage, store and caretaker room of the said building** as per sanctioned plan and Rs.5,10,000/- (Rupees Five Lakhs Ten Thousand Only) non refundable money at the time of agreement and rest amount Rs.3,00,000/- (Rupees Three Lakhs only) non refundable amount after possession of the Owner allocation paid by the developer to the land owner and total non refundable amount is **Rs.8,10,000/- (Rupees Eight Lakhs Ten thousand) only** and the said schedule property is free from all encumbrances which is fully and particularly described in **SCHEDULE - B** hereunder written.
8. **DEVELOPER'S ALLOCATION** : Developer's Allocation shall mean the space allocable to the Developer the remaining portion other than the Owner's Allocation of the New Building i.e. **entire 2nd floor, 50% FAR area on the 3rd floor and 50% FAR area on the ground floor including shop, garage, store and caretaker room of the said building** has fully and particularly described in **SCHEDULE - C** hereunder written.
9. **THE ENGINEER / ARCHITECT** : The Engineer shall mean as the consulting Engineer who has been appointed by the Developer for designing and planning of the New Building or any other persons, firm or company who may be appointed hereinafter , for the similar purpose.

10. **THE BUILDING PLAN** : The Engineer shall mean as the consulting Engineer who has been appointed by the Developer for designing and planning of the New Building or any other persons, firm or company who may be appointed hereinafter, for the similar purpose.

ARTICLE - II : OWNER'S REPRESENTATIONS

WHEREAS Sri Amaresh Bhowmik got a plot land from his father, Sri Naresh Chandra Bhowmik son of late Umesh Chandra Bhowmik, by virtue of a deed of gift being deed no. 3528 for the year 1976 measuring more or less 10 Cottah Bastu Land, the said land lying and situates at Mouza - Dhalua, J.L. No. - 43, Touzi No. 340, 342, R.S. Khatian No. 340, R.S. Dag No. 187, P.S. - Sonarpur within the local limit of the Rajpur Sonarpur Municipality, Holding No. 403, registering jurisdiction A.D.S.R. Sonarpur, in the District of south 24 Parganas.

AND WHEREAS by way of said purchase deed the said Sri Amaresh Bhowmik became the absolute Owner of the aforesaid property, more fully described in Schedule - A and paying taxes and charges and enjoying the said premises free from all encumbrances.

ARTICLE - III : DEVELOPER'S REPRESENTATIONS

1. In execution of this agreement and delivering the Vacant possession of the said property by the Owner to the Developer and to start construction of the New Building thereon with a further right, inter-alia, to exploit commercially its own salable space In the manner as provided herein subject to the terms and conditions contained herein.

Amaresh Bhowmik

2. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Owner of the said property or any part thereof or interest in respect thereof In favour of the Developer, save as herein expressly provided, except the right of the Developer to commercially exploit its own allocation of saleable space in the New Building in terms hereof and to deal with the same in the manner hereinafter stated.

ARTICLE - IV : CONSIDERATION

1. In consideration of the Owner having agreed to grant the Developer an exclusive contract to commercially develop and exploit the said property as provided herein, according to the Schedule - B herein written, besides the allocation of saleable space in the Building comprising distribution of super built-up area in favour of the Owner.

2. That it is hereby agreed by and between the land Owner and Developer that the total consideration non refundable amount is **Rs.5,10,000/- (Rupees Five Lakhs Ten Thousand Only)** non refundable money at the time of agreement (as per memo below) and rest amount Rs.3,00,000/- (Rupees Three Lakhs only) non refundable amount after possession of the Owner allocation paid by the developer to the land owner and total non refundable amount is **Rs.8,10,000/- (Rupees Eight Lakhs Ten thousand) only** and the land owner shall execute the Development Agreement along with Development Power in favour of the Developer against the developing of the said Schedule referred to A & C following manners:

Owner's allocation shall mean the constructed area and common service area in the newly constructed building i.e. entire 1st floor, 50% FAR area on the 3rd floor and 50% FAR area on the ground

floor including shop, garage, store and caretaker room of the said building of the said schedule property is free from all encumbrances. The Owner as aforesaid allotted themselves of the allocation after completion of the said newly constructed Building fully mentioned in the **Schedule - B**.

The Developer shall be entitled to the remaining saleable space of the proposed new building which the Developer shall be entitled to sell, transfer, lease and / or otherwise deal with it deems fit and proper and it shall be entitled to enter into agreements and other commitments with any other party or parties in regard to disposal thereof fully mentioned in the **Schedule - C**.

3. In consideration of the Developer having agreed to bear the cost of construction having of the Owner's allocated portion in full, as mentioned in clause herein above and as per SCHEDULE - B herein below written, the Owner will transfer to the Developer and / or its nominee / nominees undivided proportionate share of the land in conformity with the saleable space to be sold, transferred and conveyed to such parties by the Developer.

ARTICLE - V : COMMENCEMENT & VALIDITY

1. This Agreement shall be deemed to have commenced from the date of signing these presence and shall remain in force for a period of **18 (Eighteen)** months from the date of the sanctioned of the building plan unless otherwise altered by the parties hereto mutually. If the building is not completed within this period and an extension of time for another 6 (Six) months for the completion of the new building of the said premises.

2. This Agreement is valid upto completion of the said project and transfer of the saleable space in New building of the Developers allocation.

3. The Developer will start the proposed project after clearing the title dispute by the land owner and the Developer will pay the all expenses for the purpose of title clear, mutation of the said property by the name of the land owner but this expenses amount will be adjusted with the land owner Allocation.

ARTICLE - VI : PROCEDURE

1. The Developer will prepare necessary plan for the purpose of construction of the new building for residential flats and commercial Shops, Office, Godown etc. which is permissible under the law and the Owner will help (if any by putting his signature) to the Developer at the time of sanctioning of the building plan.

2. The Developer or his attorney will submit the aforesaid plan to the Rajpur-Sonarpur Municipality for necessary sanction, permission and / or clearance of the said project.

3. All applications referred to in the clause 1 and 2 above have been made in the name of the Owner or Developer and the necessary permissions and / or clearance shall be obtained in the name of the Developer, which shall be retained by the Developer till the construction of the New Building is completed.

4. In as much as the parties hereto have agreed to allocate amongst themselves the built-up area in the New Building in the manner herein before stated, the Owner and Developer shall be entitled to

proportionate undivided share and interest in the land comprised in the said property, such proportionate area to be determined as per SCHEDULE - 'B' & 'C'.

5. The said undivided proportionate area of land of the property shall be deemed to be transferable to the Developer at any time after the execution of this Agreement and the Original copies of all Title Deeds and other papers and documents relating to the said promises is are in possession of the Owner.

6. The Developer shall bear all the expenses whatsoever to obtain necessary sanction / permissions and / clearance for the Building Plan, including any modification plan, together with all other expenses as mentioned herein without any-re-imburement of same from the Owner.

7. The Owner shall render to the Developer all reasonable assistance to obtain all sanctions permissions, approvals as and when required by the Developer and the Owner hereby agree, assure, declare that they will sign and execute such plans, applications and other papers and Deeds documents, including a General Power of Attorney of the Developer's allocation as may be required by the Developer from time to time at the costs and expenses of the Developer.

8. The Owner will execute a Development Power of Attorney of the said building and right to sell the Developer's Allocation in favour of the Developer at the time of executing the present Development Agreement.

9. The Owner's will take the liabilities the title of the land. If any problem may arise in future about the construction of the building the

Owner will solve the problem and this time will not be calculated from the specific completion period of the building.

**ARTICLE - VII : INITIATION OF THE DEVELOPMENT
PROGRAMME**

1. The Developer will start the construction and shall continue the construction strictly in terms of the sanctioned building plan and in accordance with law at its own costs and risk.
2. The Developer shall be authorized by the Owner to apply for and obtained quotas, entitlements and other allocations of such buildings, materials allocable to the Owner for the construction of the New Building.
3. The Developer shall be authorized by this Owner to apply for and to obtain temporary and / or permanent connections of water, electricity, gas and / or other facilities required of the New Building.
4. All costs, charges and expenses including Architect's fees shall be paid and discharged by the Developer and the Owner will have no responsibility whatsoever therefore.

ARTICLE - VIII : SPACE ALLOCATIONS

1. On completion of the New Building, the Owner will be entitled to the saleable space as particularly mentioned in ARTICLE (IV) (I) and Schedule 'B' herein contained. However, the Developer shall hand over the Owner's Allocation within 18 (Eighteen) months' from the sanctioned of the building plan (except the natural calamity)

commencement of construction from the date of delivering the vacant possession of the premises which ever in later.

2. On completion of the construction of the New Building the Developer shall be entitled to sell the saleable space, particularly mentioned in ARTICLE (IV) 2 and Schedule - 'C' herein contained, PROVIDED ALWAYS that the Developer shall be at liberty to enter into any agreement for sale of the Developer's Allocation with any Third Party/Purchasers in his own risk and liabilities.

3. The saleable space as stated herein shall be the Super built-up area of the New Building, including the common utility areas.

4. The common areas of the New Building shall be controlled by the Owner and the Developer and the Purchasers of the apartment jointly in such manner as may be decide.

ARTICLE-IX : RATES AND TAXES

1. The Owner shall pay all pending taxes and other dues (if any) of the existing plot of land including the Building till the execution of this Agreement and thereafter, the Developer will bear all the taxes for the said plot of land of Owner's allocation. The Municipality expenses incurred in regard to sanction fees, mutation of the land.

2. The Developer shall be liable to pay all taxes, Electricity bills and other dues during the construction of the New Building.

ARTICLE - X : SERVICE & CHARGES

1. On completion of the New Building and upon intimation by the Developer, the Owner will herein take possession of his allocated area

in the New Building, and on taking possession, he will be responsible to pay and bear the proportionate service charges for the common facilities in the New Buildings.

2. Additional services charges may also be charged for such other services as may provide over and above those mentioned in Clause 2 above.

ARTICLE XI : OWNER'S OBLIGATION

1. The Owner hereby agree and covenant with the Developer not to cause any interference or hindrance in the matter of construction of the New Building by the Developer subject to fulfillment of the terms and conditions mentioned herein and in Schedule - 'B'.

2. The Owner hereby agree and covenant with the Developer not to do any act or Deed or thing whereby the Developer may be prevented from - selling, assigning and/ or disposing of any of the Developer's allocated portion in the New Building provided the Owner allocation is handed over first.

3. The Owner have not rights to any transfer of the Owner's allocation before handing over the possession of the Owner's Allocation from the Developer.

4. Owner hereby agree and covenant with the Developer that he will co-operate with the developer at the time of mutation or any other problem about the title of the land may arise in future.

ARTICLE - XII : DEVELOPER'S OBLIGATIONS

1. The Developer hereby agree and covenants with the Owner to complete the construction of the New Building within 18 (Eighteen)

months from the date of delivery of sanction of Building plan of the land by the Developer.

2. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable for construction of the New Building.

3. The Developer hereby agrees and covenants with the Owner not to do any act, Deed or thing by which the Owner may be prevented from enjoying, selling, assigning and / or disposing his / their allocated portion in the New Building, The Owner shall execute a registered general power of attorney in favour of Developer to receive the advance/ earnest money and full consideration from any intending purchasers for the Developer's share of allocation save and except the Owner's share of allocation and shall appear before the D.S.R., A.D.S.R., Registrar of Assurance of Calcutta etc. and to sign in the agreement for sale and sale Deed (part.) on behalf of the Owner save and except the Owner's share of allocation, This power of attorney shall not be revoked till the sale procurement of Developer share of allocation shall be completed.

ARTICLE - XIII : OWNER'S INDEMNITY

The Owner hereby undertake that the Developer shall be entitled to construct, complete and develop the said property and enjoy its allocated space without any interference and / or disturbance. The Owner hereby agree to indemnify the Developer against all allocation, suits, costs, proceedings and claims that may arise in respect of or relating to the Owner's title in the said property.

ARTICLE - XIV : DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the Owner sufficiently indemnified against all claims and action, demands, suits and proceedings arising out of the Developments program in terms hereof.
2. The Developer hereby undertakes to keep the Owner further indemnified against all action, suits, costs, proceedings accidents, any damage or losses and claims that may arise out of the Developer's actions with regard to the development of the said property.

ARTICLE - XV : TITLE DEEDS

The Xerox copy of the title deeds in respect of the said property shall remain in the custody of the Developer, the original Title deed may be shown to the Rajpur-Sonarapur Municipality or any other concerned authority by the Owner of the land as and when required. This clause is valid until the completion of the Building.

ARTICLE -XVI : MISCELLANEOUS

1. The Owner and the Developer have entered into this Agreement purely as a contract of Development.
2. It is understood that from time to time to facilitate the construction of the New Building by the Developer, various Deeds, matters and things, not here in specified may be required to be done and / or executed by the Developer and for which the Developer may require the authority of Owner and also various application and other documents may be required to be signed or made by the Owner or his Attorney, relative to which specific provisions may have not been

herein, the Owner hereby authorize the Developer to execute and sign all such Deeds and documents and at the request and at the cost of the Developer. The Owner also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, Deeds, matters and things do not in any way, prejudice the rights of the Owner and/or go against the spirit of this Agreement. All cost in this regards shall be borne by the Developer. It is however agreed that the Developer before submission of the plan before the Rajpur-Sonarapur Municipal authority get the approval of the land Owner.

3. Any notice require to be given by the Owner will without prejudice to any other mode of service available, deemed to have been served on the Developer, if delivered by hand or sent by registered post, Speed post with acknowledgement due at the last known addresses of the Developer recorded with the Owner.

4. Any notice required to be given by the Developer shall without prejudice to any other mode of service available, deemed to have been served on the Owner if delivered by hand or send by registered Speed Post with A/D post to.

5. The roof shall be commonly used by all Flat Owner of the New Building and the Roof will then be used by all the Co-Owner of the said building.

ARTICLE : XVII : ARBITRATION

All disputes and differences by and between the parties hereto in any way relating to or connected with the premises and / or the New building and / or this Agreement and / or anything done in pursuance

hereof shall be referred for Arbitration to such persons as may be appointed mutually to be adjudicated in accordance to the Indian Arbitration Law in force, The Arbitrators shall have the right to proceed summarily and to make interim awards.

ARTICLE - XVIII : JURISDICTION

Only the courts having Territorial Jurisdiction over the premises shall have Jurisdiction in all matters relating to or arising out of this Agreement.

ARTICLE- XIX : FORCE MAJORE

The parties hereto will be settled mutually for the construction purpose in case of Force major. The force major shall mean and include flood, Earthquake, Riot, War, Storm, Tempest, Civil Commotion any other act beyond and the control of the parties hereto.

SCHEDULE "A" ABOVE REFERRED TO (LAND)

ALL THAT piece and parcel of land measuring 4 (four) Cottah 12 (twelve) Chittaks, 0 (Zero) Sq. ft. Bastu Land out of 10 (Ten) Cottahs lying and situates at and comprised in Mouza Dhalua, J.L. No. No. - 43, Touzi No. 340, 342, R.S. Khatian No. 340, R.S. Dag No. 187, L.R. Dag No. 197, L.R. Khatian No. 3612, ^{Holding 403} P.S. - Sonarpur within the local limit of the Rajpur Sonarpur Municipality, Holding No. 403, registering jurisdiction A.D.S.R. Garia, in the District of South 24 Parganas butted and bounded by :

Amarendra Bhunia

Amarendra Bhunia

ON THE NORTH : 8 ft Road;
ON THE SOUTH : 12 ft Road;
ON THE EAST : Land of Kalyan Majumder
ON THE WEST : 16 ft Road;

OR HOWSOEVER OTHERWISE the said land hereditaments and premises and every party thereof **TOGETHER WITH** all sorts of easement rights and ingress and egress and every part thereof.

SCHEDULE "B" ABOVE REFERRED TO
(ALLOCATION SPACE TO THE OWNER)

It has been agreed by and between the land Owner and the Developer. Owner will get the Owner's Allocation i.e. **entire 1st floor, 50% FAR area on the 3rd floor and 50% FAR area on the ground floor including shop, garage, store and caretaker room of the said building** as per sanctioned plan and Rs.5,10,000/- (Rupees Five Lakhs Ten Thousand Only) non refundable money at the time of agreement (as per memo below) and rest amount Rs.3,00,000/- (Rupees Three Lakhs only) non refundable amount will be paid by the Developer after possession of the Owner allocation to the land owner and total non refundable amount is **Rs.8,10,000/- (Rupees Eight Lakhs Ten thousand) only** will be paid by the Developer at the time of possession of the owner's allocation of the said schedule.

SCHEDULE "C" ABOVE REFERRED TO
(ALLOCATION OF SPACE TO THE DEVELOPER)

The Developer shall be entitled to the remaining saleable places in the newly constructed Building i.e. **entire 2nd floor, 50% FAR area on the**

3rd floor and 50% FAR area on the ground floor including shop, garage, store and caretaker room as per sanctioned plan and the remaining sanctioned portion except the owner's allocation of the new building.

SCHEDULE : D SPECIFICATION

- General** : The building shall be R.C.C. framed structure as design of the consulting engineer.
- Floor** : Fully tiles/verified finished.
- Walls** : Putty finished.
- Kitchen** : Floor fully marble black stone platform and sink and tiles 3 feet height.
- Toilet** : 5 feet tiles and marble/tiles floor
- Doors** : Wooden frame flush door
- Bathroom** : With necessary fittings (Fibre Door) with tiles 6 feet height.
- Window** : Aluminium and glass window.
- Sanitary** : Good quality
- Electrical** : As per requirement.

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

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of :

Witnesses:

1. *Sujit Adhikari*
L-5 Sreenagar
P.O - Panditagar
KOL-94

Amresh Bhowmik
SIGNATURE OF THE OWNER

THE NEST
Pranab Kumar
Partner

THE NEST
Pranab Kumar
Partner

2. *Sujit Sarkar*
3139 Nayabad
KOL-94

THE NEST
Sudesh Kumar
Partner

SIGNATURE OF THE DEVELOPER

Drafted by :

Subhendu Kumar Hota
Subhendu Kumar Hota
Advocate
High Court, Calcutta
Enrollment No. F1077,921 of 1999

Type by :

C. D. S.
MKM Type Centre
10, Old Post Office Street,
Kolkata -700001.

RECEIVED from the within named Developer the within mentioned sum of Rs.5,10,000/- (Rupees Five lakhs Ten Thousand) only as an adjustable money as per memo below:

MEMO OF CONSIDERATION

A) Paid by Cheque being No.068800 drawn on IDBI Bank, Garia Branch Dated 16.12.2013 in favour of Amaresh Bhowmik.	Rs.	1,10,000/-
B) Paid by Cheque dated 10.12.2015 by the developer.	Rs.	1,00,000/-
C) Paid by Cheque being No.082279 drawn on IDBI Bank, Garia Branch Dated 16.12.15. in favour of Amaresh Bhowmik.	Rs.	3,00,000/-
Total	Rs.	<u>5,10,000/-</u>

(Rupees Five Lakhs Ten thousand only)

WITNESSES :

1. *Sujit Adhikari*

L-5 Sreenagar

P.O - Panchasagar

Kol - 94

2. *Amit Sankar*
3139 Nayabad
Kol - 94

Amaresh Bhowmik

SIGNATURE OF THE OWNER

Thumb

1st finger

middle finger

ring finger

small finger

 <i>Soumendri Naha</i>	left hand					
	right hand					

Name Soumendri NahaSignature *Soumendri Naha*

Thumb

1st finger

middle finger

ring finger

small finger

 <i>Swadesh Das</i>	left hand					
	right hand					

Name SWADESH DASSignature *Swadesh Das*

Thumb

1st finger

middle finger

ring finger

small finger

 <i>Premangsu Das</i>	left hand					
	right hand					

Name PREMANGSU DASSignature *Premangsu Das*

		Thumb	1 st finger	middle finger	ring finger	small finger
 <i>Amarendra Bhowmik</i>	left hand					
	right hand					

Name... AMARESH BHOWMIK

Signature... Amarendra Bhowmik

		Thumb	1 st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature

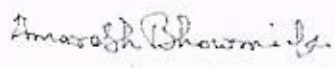
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PHOTO	left hand					
	right hand					

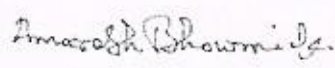
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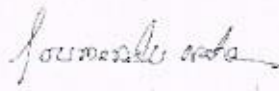
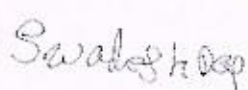
Signature

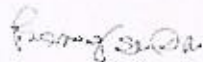
Seller, Buyer and Property Details

A. Land Lord & Developer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Amaresh Bhowmik Son of Mr Naresh Chandra Bhowmik Garia, Sreenagar, P.O:- Dhalua, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152	 16/12/2015 1:33:29 PM	 LTI 16/12/2015 1:33:37 PM
		 16/12/2015 1:34:02 PM	

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Amaresh Bhowmik Son of Mr Naresh Chandra Bhowmik Garia, Sreenagar, P.O:- Dhalua, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMDPB4906F,; Status : Individual; Date of Execution : 16/12/2015; Date of Admission : 16/12/2015; Place of Admission of Execution : Office	 16/12/2015 1:33:29 PM	 LTI 16/12/2015 1:33:37 PM
		 16/12/2015 1:34:02 PM	

Developer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	M/ S. The Nest P-9, Sreenagar, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094; Status : Organization; Represented by representative as given below:-		
1(1)	Mr Soumendu Naha P-9, Sreenagar, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACYPN3362J,; Status : Representative; Date of Execution : 16/12/2015; Date of Admission : 16/12/2015; Place of Admission of Execution : Office	 16/12/2015 1:34:44 PM	 LTI 16/12/2015 1:34:49 PM
		 16/12/2015 1:35:03 PM	
(2)	Mr Swadesh Das 398, Nayabad Road, Chak Garia, 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. AVXTD2792E,; Status : Representative; Date of Execution : 16/12/2015; Date of Admission : 16/12/2015; Place of Admission of Execution : Office	 16/12/2015 1:35:11 PM	 LTI 16/12/2015 1:35:16 PM
		 16/12/2015 1:35:34 PM	

Developer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
(3)	Mr Premangsu Das B2/1, Ramgarh Colony, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AESPD5778A,; Status : Representative; Date of Execution : 16/12/2015; Date of Admission : 16/12/2015; Place of Admission of Execution : Office	 16/12/2015 1:34:22 PM	 LTI 16/12/2015 1:34:26 PM
		 16/12/2015 1:34:38 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Avijit Sarkar Son of Mr Ajit Sarkar 3139, Nayabad, 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,	Mr Amaresh Bhowmik, Mr Soumendu Naha, Mr Swadesh Das, Mr Premangsu Das	 16/12/2015 1:35:51 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Dhelua	LR Plot No:- 197 , LR Khatian No:- 3612	4 Katha 12 Chatak	4,80,000/-	57,00,002/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 16 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	20,000/-	30,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Subhendu Kumar Hota
Address	Srinagar, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700094
Applicant's Status	Advocate

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 162904074 for the year 2015.



Digitally signed by ABHIJIT BERA
Date: 2015.12.17 16:50:41 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 12/17/2015 4:50:40 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)