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


9
 District Sub-Registrar-1
 -ipore South 24 Pargan

22 FEB 2019

THIS AGREEMENT FOR DEVELOPMENT is made this the day
 22nd Day of ... Feb ... Two Thousand Nineteen (2019) **BETWEEN**

Sanjib roy

No. 11610 Date 18/02/19
Sold to M/S De & Construction
E-44, Kalachand Para, Kamdabari
Rupees 5000/- Garia, Kot 84


Sankar Das
Stamp Vendor
Alipore Police Court
South 24 Pys., Kolkata



Ashni kes
S/o Late A.M. Kes
Alipore Police Court
Kalt 77

District Sub-Registrar-I
Alipore, South 24 Parganas

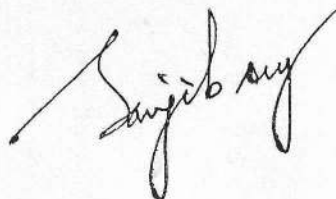
22 FEB 2019

SRI SUBIR KUMAR BHATTACHARJEE, (PAN-AZAPB1832G) son of Late Sudhir Kumar Bhattacharjee, by faith Hindu, by occupation- Legal Practitioner, by Nationality-Indian residing at G-26, Kamdahari Banerjee Para, P.O. Garia, P.S. Banskroni, Kolkata-700084, hereinafter referred to as the '**OWNER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

AND

M/S DEY CONSTRUCTION, a Proprietorship Firm, having its office at E-44, Kalachand Para, Kamdahari, P.O. Garia, P.S. Banskroni, Kolkata - 700084, represented by its Proprietor **SRI SANJIB DEY** (PAN-AFYPD0828E), son of Sri Subhas Chandra Dey, residing at E-44, Kalachand Para, Kamdahari, P.S. Banskroni, P.O. Garia, Kolkata-700084, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) or the **SECOND PART**.

WHEREAS the grandfather of the Owner herein Sri Sashikanta Bhattacharjee son of Late Parbati Charan Bhattacharjee purchased ALL THAT piece and parcel of land measuring 12 Cottah 5 Chittak more or less, situated at Mouza- Kamdahari, J.L. No.49, Pagana-Magura, Touzi No.14, R.S. No.200, comprised in R.S. Dag No.163/318, appertaining to R.S. Khatian No.629, under P.S. formerly Tollygunge then Jadavpur thereafter Regent Park now Banskroni, at present lying within the limits of the Kolkata municipal Corporation, Ward No.111, in the District of 24-Parganas, since South 24-Parganas, from the then lawful Owner Smt.



Snehalata Guha, wife of Sri Santosh Chandra Guha and Sri Santosh Chandra Guha, son of Sri Satish Chandra Guha both of 10, Radha Kanta Jew Street, in the town of Calcutta by a Bengali Deed of sale, registered in the office of Sadar Joint Sub-Registrar at Alipore and recorded in Book No.I, Volume No.28, page from 174 to 178, Deed No.1078 for the year 1950.

AND WHEREAS thus the said Sri Sashikanta Bhattacharjee became the owner of the said land measuring 12 Cottah 05 Chittak more or less by way of purchase and constructed a two storied dwelling structure thereon or part thereof.

AND WHEREAS being in need of money, the said Sri Sashikanta Bhattacharjee sold, transferred and conveyed a plot of the aforesaid land measuring 5 Cottah 32 sq.ft. be the same a little more or less, out of total land measuring 12 Cottaha 5 Chittak to one Sri Gurupada Ganguly, son of late Pratap Chandra Ganguly, by a deed of sale, registered in the office of Sadar Jt. Sub-Registrar at Alipore and recorded in Book No.1, Volume No.26, page from 252 to 255, Deed No.1403 for the year 1951.

AND WHEREAS out of natural love and affection, the said Sri Sashikanta Bhattacharjee gifted the said land measuring 5 Cottah 13 Chittak out of 7 Cottah 5 Chittak, more particularly described in the First Schedule hereunder written, unto and in favour of his grand-son Sri Subir Kumar Bhattacharjee, the Owner herein, by a Bengali deed of gift, registered at District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.49, page from 42 to 49, Deed No.1418 for the year 1983.

AND WHEREAS thus the said Sri Subir Kumar Bhattacharjee became the owner of said land measuring of 5 Cottah 13 Chittak be the same a



little more or less with structure standing thereon and mutated his name in the office of the Kolkata Municipal Corporation in respect of the said property, which has since been known and numbered as Municipal Premises No.29, Banerjee Para, vide Assessee no.31-111-02-0029-1, having its postal address-G-26, Banerjee Para, Kamdahari, Kolkata-700 084, upon payment of rates and taxes thereto and seized and possessed of the same having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the owner is desirous of construction of a multi storied Residential building on the said land after demolishing the existing structure and the Developer knowing the intending of the Owner, has approached to the Owner and the Owner herein agreed with the proposal of the Developer and the both the parties herein have entered into this Development Agreement under the following terms and conditions:-

TERMS AND CONDITIONS

ARTICLE- I: DEFINITION

1.1 **OWNER**: shall mean and include the First Party and his heirs, executors and legal representatives.

1.2 **DEVELOPER**: shall mean and include the Second Party and its successors-in-office, his heirs, executors and assigns.

1.3 **SAID PROPERTY**: shall mean and include the Bastu land measuring 5 Cottah 13 Chittak be the same a little more or less with two storied building standing thereon, situated at Mouza-Kamdahari, J.L. No.49, Pagana-Magura, Touzi no.14, R.S. No.200, comprised in R.S. Dag No.163/318, appertaining to R.S. Khatian No.629, being Municipal



Premises No.29, Banerjee Para, vide Assessee no.31-111-02-0029-1, having its postal address-G-26, Banerjee Para, Kamdahari, Kolkata-700 084, under P.S. formerly Tollygunge then Jadavpur thereafter Regent Park now Bansdroni, at present lying within the limits of the Kolkata municipal Corporation, Ward No.111, in the District of 24-Parganas, since South 24-Parganas, fully described in the First schedule below.

1.4 **NEW BUILDING**: shall mean the G+III or G+IV storied residential/commercial building proposed to be construct is or upon the said land after demolishing the existing structure, in accordance with the plan to be approved and sanctioned by the Kolkata Municipal Corporation.

1.5 **COMMON FACILITIES**: shall mean and include Corridor, staircase, landing, common passage, boundary wall, underground water reservoir, overhead tanks, Water pump, water pipes and other common plumbing installation, main gate, roof, lift, Drainage, sewers and pipes from the building to the Municipal drainage and other facilities required for the enjoyment maintenance of the new building of part thereof.

1.6 **OWNER'S ALLOCATION**: shall mean and include:-

If the proposed building is to be sanctioned for G+III storied building, then the owner will get 50% F.A.R. of the proposed building, comprised of entire first floor, 50% of the third floor North-West side and 50% of the car parking space on the ground floor including shop room measuring more or less 250 sq.ft.(shop room will be completed with iron shutter).

Or

If the proposed building is to be sanctioned for G+IV storied building, then the owner will get 50% F.A.R. of the proposed building, comprised of entire first floor, 50% of the third floor North-West side and 50% of



the car parking space on the ground floor including shop room measuring more or less 250 sq.ft.(shop room will be completed with iron shutter) and 50% of the Fourth floor North-East side and the Developer shall pay a sum of Rs.3,00,000/-(Rupees Three Lakh) only by Demand Draft to the owner as non-refundable money at the time of signing this Development Agreement.

1.7 DEVELOPER'S ALLOCATION: shall mean and include:-

If the proposed building is to be sanctioned for G+III storied building, then the Developer will get 50% F.A.R. of the proposed building, comprised of entire Second floor, 50% of the third floor North-East side and 50% of the car parking space on the ground floor.

Or

If the proposed building is to be sanctioned for G+IV storied building, then the Developer will get 50% F.A.R. of the proposed building, comprised of entire Second floor, 50% of the third floor North-East side and 50% of the car parking space on the ground floor and 50% of the Fourth floor North-West side

1.8 BUILDING PLAN: shall mean and include the plan approved by the parties as per the proposed plan annexed hereto and duly sanctioned by the K.M.C for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto and sanctioned by the K.M.C.

1.9 TRANSFER: shall mean and include registration and delivery of possession and/or by any other means adopted for effecting a transfer of flats and car parking under law.

Sanjib Singh

1.10 **TRANSFeree**: shall mean and include a person or persons or party or parties to whom any flat or car parking space in new building may hereafter be agreed to transfer.

ARTICLE-II. DATE OF COMMENCEMENT & TIME

2.1 The agreement shall be deemed to have commenced on and with effect from the Date of execution of the agreement and shall be remain in full force until and unless the whole of the Developer's allocation is disposed of or transferred to the intending buyers.

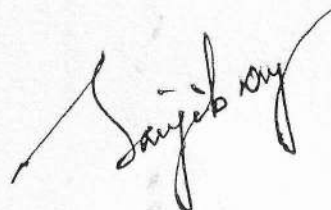
2.2 From the date of getting the B.L.& L.R.O mutation certificate, all formalities for sanction of the building plan must be completed within 90 days then the proposed building will be completed by 24 (twenty four) months from the date of sanction plan in case of G+III storied building and 30(Thirty) months in the case of G+IV storied building and grace period is three months for both the G+III & G+IV storied building.

ARTICLE-III; OWNER REPRESENTATION

3.1 The owner is absolute seized and possessed of or otherwise well and sufficiently entitled to all That the right, title and interest in the said property as mentioned in the First Schedule below, free from all sorts of encumbrances whatsoever.

3.2 The said property is not affected by any Scheme of acquisition or requisition of the State/Central Govt. and any local body/authority and the same has a clear and marketable title.

ARTICLE-IV DEVELOPER REPRESENTATION



4.1 The Developer has sufficient knowledge and experience in the matter of development/construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

ARTICLE-V: DEVELOPMENT WORK

5.1 The Owner hereby appoint the Second Party as the Developer and/or contractor which the Developer hereby agreed and accepted.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building having several flats on the Ownerhip basis and will sell flats and car parking spaces together with proportionate share or interest in the land of the said new building from the Developer's allocation in favour of the prospective purchaser or purchasers except the Owner' allocation.

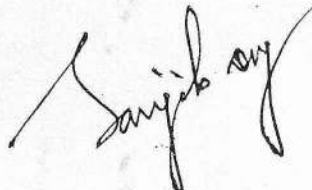
5.3 The Developer shall not assign this agreement to any third party in that event the Developer and Power of Attorney will be cancelled.

ARTICLE -VI: DEVELOPER'S COVENANTS

6.1 That the Developer shall provide one 3BHK flat and one 2BHK flat for alternative accommodation to the Owner from the date of vacating the said property until handing over the owner's allocation of the proposed building to the owner. The alternative accommodation should be at kalachand Para and/or Banerjee Para or near the Garia Bus Stand.

6.2 The Developer shall at its own expenses complete and/or Cause to be completed the construction of the said new building.

6.3 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owner or on account of the Developer themselves or on account and on



behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.4 The Developer at its own costs and expenses apply for and obtain all necessary sanction and/or permission No objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.5 The Developer at its own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other input as may be required in the said building and for supply of electricity in the new building, the Developer will apply to the electric supply Authority for obtaining the main connection or main meter and the said meter will be common for all the occupiers of the proposed building. The individual meter will be installed at the cost of the owner's and/or respective intending purchaser/s and the Developer will co-operate for such installation of meter in their names.

The existing three nos. of electric meter in the name of the owner and his family members which should be properly fitted in the proposed building at the cost of the Developer and if the owner intends to get further electric meter in that event the Developer shall arrange the same at the cost of the owner.

ARTICLE -VII: OWNER'S COVENANTS

7.1 The Owner shall be bound to deliver the vacant possession of the said property to the Developer within one month from the date of sanctioned building plan of the proposed new building and/or before starting construction work.

Sanjib Singh

7.2 The all demolished building shall be taken by the Developer and dispose of them at its own discretion and the Owner shall have no right to claim or demand whatsoever regarding the same.

7.3 The Owner shall grant, execute and issue a general Power of Attorney in favour of the Developer authorizing and/or empowering him to do all acts, deed, matters and things necessary for completion of the works of development of the said property and/or construction of the proposed new building and/or to sell the Developer's allocation as per terms of this agreement.

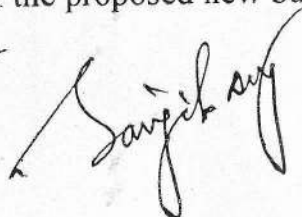
7.4 The Owner shall sign, execute and deliver all Agreements with the intending purchaser(s), applications, papers, documents and declarations to enable the Developer to apply for and obtain electricity sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the K.M.C. and for all of these acts, deeds and things the Owner shall grant power of Attorney in favour of the Developer as and when required.

7.5 The Owner shall not in any manner obstruct the carrying out of the Development Work of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owner shall have no right to claim anything except the owner's allocation in the said building.

7.6 The Developer can sell the flats and his share of 50% of car parking space as mentioned in 1.7 of Developer's Allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

ARTICLE- VIII CONSTRUCTION

8.1 The construction of the proposed new building shall be made by the



Developer as per the plan sanctioned by the K.M.C

8.2 The Developer shall be entitled to obtain necessary modification and/or rectification plan for the purpose of completion of the construction of the said building, if necessary - to be sanctioned by the K.M.C. with necessary consent by the owner.

8.3 The Developer shall be retain appoint and employ such masons, mistries, Architects, Engineers, Contractors, Manager, Supervisors, Durwans and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said building as the Developer shall at its own discretion think fit and proper.

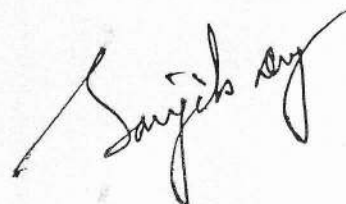
8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons, mistries, supervisors, Architects, contractor, Engineers, Durwans and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard, the Owner shall not in any manner would be made responsible or liable.

ARTICLE- IX: SPACE ALLOCATION

9.1 After completion of the construction of the said new building in all respect, the Developer will allot the flats to the Owner first along with the C.C. and after that to the intending purchaser(s) according to the booking or allocation of the prospective purchaser(s).

9.2 The Developer will be solely responsible for allotment of flats and spaces in the building of his allocated portion to be constructed by its no one will be entitled to interfere thereto including the Owner.

ARTICLE-10: RATES & TAXES



10.1 The Owner, Developer and Developer's Transferees shall bear and pay the Municipal Taxes, Building Taxes and other rates and taxes whatsoever as may be found in respect of the said new building in respect of their allocation after delivery of possession to the Owner, Purchasers proportionately.

10.2 The Owner, Developer and Developer's Transferees after taking possession shall bear and pay the proportionate amount of the cost and maintenance and service charges with regard to the said building in respect of their allocation.

ARTICLE-XI: JOINT DECLARATION

11.1 If it is required, the owner shall be bound to show all the original papers and documents in respect of the said property in his presence to the Developer and/or other authorities for completion the construction work of the new building and/or for sale the Developer's allocation but the Developer shall inform the owner for the same prior 48 hours.

11.2 During the continuance of this agreement, the owner herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of his right, title and interest in the said property in any manner whatsoever. The owner shall be entitled to transfer or otherwise deal with Owner's Allocation to the any intending purchaser/buyer or any person/persons in the proposed new building at her own choice.

11.3 The owner shall not part with possession of any of the flats or car parking spaces of the said building except his allocation.

11.4 The owner shall not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or

Sanjib Singh

construction of the said property and/or the construction of the said new building.

11.5 The Owner will bound to make registration of sale deed in respect of all flats and car parking spaces of developer's allocation at the costs of the purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owner shall co-operate with the Developer for such registration and shall have no objection to be a party in the said proposed deed of conveyance(s) and the Developer shall inform to the owner prior 2/3 days for the same.

11.6 The owner and the Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall the parties hereto constitute an Association of persons.

ARTICLE -XII: ARBITRATION & JURISDICTION

12.1 The courts at District South 24-Parganas at Alipore alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

FIRST SCHEDULE ABOVE REFERRED

ALL THAT piece and parcel of land measuring 5 Cottah 13 Chittak be the same or a little more less with Two storied building structure standing thereon, having its covered area 800 sq.ft. situated at Mouza-Kamdahari, J.L. No.49, Pagana-Magura, Touzi no.14, R.S. No.200, comprised in R.S. Dag No.163/318, appertaining to R.S. Khatian No.629, being Municipal Premises No.29, Banerjee Para, vide Assessee no.31-111-02-0029-1, having its postal address-G-26, Banerjee Para, Kamdahari, Kolkata-700 084, under P.S. formerly Tollygunge then Jadavpur thereafter Regent Park now Bansdroni, at present lying within the limits of the Kolkata

Sanjib Singh

municipal Corporation, Ward No.111, in the District of 24- Parganas, since South 24-Parganas, together with all easements right and appurtenances thereto and the said land is butted and bounded as under:-

On the North: K.M.C. Road,

On the South: Land of Dag No.163/380, Plot No.B-1 & B-2,

On the East: Land of R. Mitra

On the West: Land of others.

SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

If the proposed building is to be sanctioned for G+III storied building, then the owner will get 50% F.A.R. of the proposed building, comprised of entire first floor, 50% of the third floor North-South-East side and 50% of the car parking space on the ground floor including shop room measuring more or less 250 sq.ft.(shop room will be completed with iron shutter).

Or

If the proposed building is to be sanctioned for G+IV storied building, then the owner will get 50% F.A.R. of the proposed building, comprised of entire first floor, 50% of the third floor North-East-South side and 50% of the car parking space on the ground floor including shop room measuring more or less 250 sq.ft.(shop room will be completed with iron shutter) and 50% of the Fourth floor North-West-South side and the Developer shall pay a sum of Rs.3,00,000/-(Rupees Three Lakh) only by Demand Draft to the owner as non-refundable money at the time of signing this Development Agreement.

Sanjiv Singh

N.B: if any excess area of the owner's allocation is found after construction, in that case the owner shall have to pay the market rate on the said excess constructed area.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

If the proposed building is to be sanctioned for G+III storied building, then the Developer will get 50% F.A.R. of the proposed building, comprised of entire Second floor, 50% of the third floor North-West-South side and 50% of the car parking space on the ground floor.

Or

If the proposed building is to be sanctioned for G+IV storied building, then the Developer will get 50% F.A.R. of the proposed building, comprised of entire Second floor, 50% of the third floor North-West-South side and 50% of the car parking space on the ground floor and 50% of the Fourth floor South-East-North side.

N.B: if any excess area of the Developer's allocation is found after construction, in that case the Developer shall have to pay the market rate in the said excess constructed area.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the building and other features)

1. FOUNDATION (Nain structure): R.C.C. with 12:4 cement concrete.
2. BRICK WORK: (a) All external wall be 8.75" thick with 1:6 cement mortar except where it is not necessary (b) All 3" thick brick work will be 1:5 cement mortar with wire re-enforcement in every 3" brick layer.
3. PLASTER: All walls shall be plastered with 1:6 cement mortar except ceiling with 1:4 cement mortar.

Sanjib Singh

4. FLOORING : Marble flooring .
5. DOOR : The main door will be wooden (Salballa) with lock and all other doors will be of flush door with pressed water proof and collapsible gate will be fitted at the main gate of the flat.
6. WINDOW: All windows steel with glass fittings stay with handle, full cover with grill and two coat of red oxide primer.
7. KITCHEN: Black stone cooking platform and work shelf upto 6" length and white tiles upto 2'6" height and marble flooring, one water tap one steel sink and one exhaust fan point and one washing tap line in the kitchen.
8. BATHROOM: Glazed tiles will be fitted in the walls of the Bathroom upto 7'ft, height and flooring will be antiskid tiles with white Indian Pan and Commode , one Geyser point, one wash basin and standard taps in bath room, one shower point and one wash basin point either in kitchen or in the bath room(Hind ware).
9. ELECTRICAL : concealed electrical wiring with standard copper wires as per architectural layout particularly 3 light point, one fan point one 5 Amp plug point, one 15 Amp plug point and one A.C. point in each flat, in drawing -dining room- 15 Amp plug point, 3 light point, one fan point, one 5 Amp plug point, in kitchen and toilet- one light point, one plug point and one exhaust fan point, one light point in the loft/store place and one calling bell point and one light point at the outside.
10. ROOF : The roof of the proposed building will be of water proof.
11. LIFT: One four passenger lift to be fitted in the proposed building.
12. Concealed pipe line with low-down cistern in the toilet.
13. Outer walls will be putty and the weather coat of Asian Paints.

Sanjib Singh

14. All pipe lines will be plastic high density standard pipes, except inside concealed line which will be of emco.
15. All masonry and sanitary structural, electrical, painting work will be done as per specification of the Engineer to be engaged by the Developer.
16. WATER :PVC pipes with standard fitting in kitchen and toilet, ground water will be supplied by K.M.C water and distributed through overhead reservoir
17. N.B. All extra works or fittings can be provided subject to approval of the Engineer with extra cost.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED & DELIVERED

In presence of:

1. Ashwini Kar
 Alipore Police Court
 Kal-22

2. Sujit Kumar Nag
 128/B-Raja S.C. Mallik De Road
 Kal-47


 OWNER

DEY CONSTRUCTION

Proprietor:

DEVELOPER

Drafted by
 Adv. Sefu
 Advocate,
 Alipore Police Court,
 Kolkata-700027.
 F 460799

RECEIVED from the within named Developer the within mentioned sum of **Rs.3,00,000/-** (Rupees Three Lakh) only being the non-refundable money, paid by the Developer to Owner as per memo below:-

MEMO

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
000855	09.12.2018	ICICI Bank, Patuli Br,	Rs.3,00,000/-

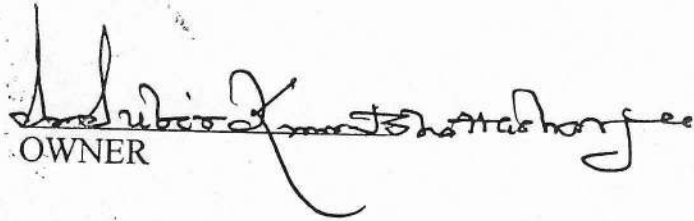
Total..... **Rs.3,00,000/-**

(Rupees Three Lakh) only.

WITNESSES:-

1. Ashw kar





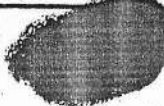






2. Sujit Kumar Neg-


OWNER

		Thumb	1 st finger	Middle Finger	Ring Finger	Small
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small F
	left hand					
	right hand					

Name *S. Subramanian*

Signature *S. Subramanian*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Fi
	left hand					
	right hand					

Name *SANJIB DEY*

Signature *Sanjib Dey*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Fin
PHOTO	left hand					
	right hand					

Name

Signature

आयकर विभाग

INCOME TAX DEPARTMENT

SUBIR KUMAR BHATTACHARJEE

SUDHIR KUMAR BHATTACHARJEE

07/04/1949

Permanent Account Number

AZAPB1832G



Signature



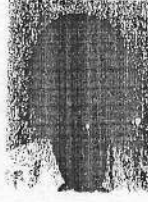
भारत सरकार

GOVT. OF INDIA





भारत सरकार
GOVERNMENT OF INDIA



শ্রী সুবীর কুমার ভট্টাচার্য
Sree Subir Kumar Bhattacharjee
পিতা : শ্রী সুধীর কুমার ভট্টাচার্য
Father : SREE SUDHIR KUMAR
BHATTACHARJEE
জন্ম সাল / Year of Birth : 1949
পুরুষ / Male



6198 1547 5870

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
জি-২৬, কামডাহরি ব্যানার্জী পাড়া,
কোলকাতা, গড়িয়া, দক্ষিণ ২৪
পরগনা, পশ্চিমবঙ্গ, 700084

Address:
G-26, KAMDAHARI
BANERJEE PARA, Kolkata
Garia, South Twenty Four
Parganas, West Bengal,
700084

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1800 180 1947

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1800 180 1947

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

SANJIB DEY
SUBHASH CHANDRA DEY

25/12/1967
Permanent Account Number
AFYPD0828E

Sanjib Dey
signature





ভারত সরকার
Unique Identification Authority of India
Government of India

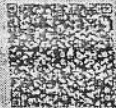
ভূমিকাভুক্তির আই ডি / Enrollment No.: 1B40/19573/34929

22/08/2013
41624722

To
অসীম কর
Ashim Kar
16 A NABAPALLY SOUTH ROYNAGAR
BANSRONI MATUN BAZAR
BANSRONI
South Twenty Four Parganas
West Bengal 700070



MN476247226FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5414 5176 8205

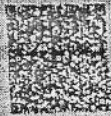
আধার - সাধারণ মানুষের অধিকার



Government of India



অসীম কর
Ashim Kar
পিতা : অদারী মোহন কর
Father : ADARI MOHAN KAR
কর্মতারিখ / DOB : 10/05/1966
লিঙ্গ / Male



5414 5176 8205

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1601-00593/2019	Date of Registration	22/02/2019
Query No / Year	1601-1000020712/2019	Office where deed is registered	
Query Date	24/01/2019 12:16:03 PM	D.S.R. - I SOUTH 24-PARGANAS, District: S	24-Parganas
Applicant Name, Address & Other Details	SANJIB DEY ALIPORE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, F 700027, Mobile No. : 9830994309, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 53,50,185/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,050/- (Article:48(g))	Rs. 3,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(U area)		

Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerje para, Premises No: 29, , Ward No: 111 Pin Code : 700084



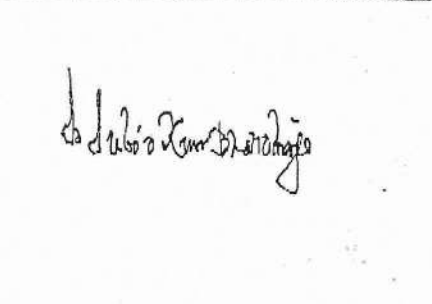
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L1			Bastu		5 Katha 13 Chatak	1/-	47,50,185/-	Width of Appro Road: 17 Ft.,
Grand Total :					9.5906Dec	1 /-	47,50,185 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	1 /-	6,00,000 /-	

Major Information of the Deed :- I-1601-00593/2019-22/02/2019


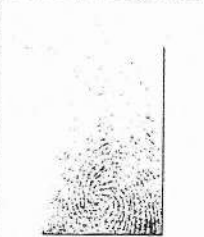
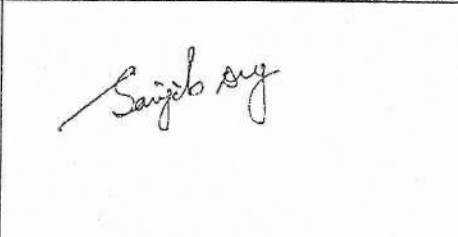
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr SUBIR KUMAR BHATTACHARJEE (Presentant) Son of Mr SUDHIR KUMAR BHATTACHARJEE Executed by: Self, Date of Execution: 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Office			
		22/02/2019	LTI 22/02/2019	22/02/2019
G-26, KAMDAHARI BANERJEE PARA, P.O:- GARIA, P.S:- Bansdronei, Kolkata, District:-South 2 Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Others Citizen of: India, PAN No.:: AZAPB1832G, Status :Individual, Executed by: Self, Date of Exec 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	DEY CONSTRUCTION E-44, KALACHAND PARA KAMDAHARI, P.O:- GAIRA, P.S:- Bansdronei, Kolkata, District:-South 24-Pargana, West Bengal, India, PIN - 700084 , PAN No.:: AFYPD0828E, Status :Organization, Executed by: Representa			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJIB DEY Son of Mr SUBHAS CHANDRA DEY Date of Execution - 22/02/2019, , Admitted by: Self, Date of Admission: 22/02/2019, Place of Admission of Execution: Office			
		Feb 22 2019 2:26PM	LTI 22/02/2019	22/02/2019
E-44, KALACHAND PARA KAMDAHARI, P.O:- GAIRA, P.S:- Bansdronei, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFYPD0828E Status : Representative, Representative of : DEY CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
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Major Information of the Deed :- I-1601-00593/2019-22/02/2019

Mr ASHIM KAR

Son of Late A M KAR
ALIPORE POLICE COURT, P.O:-
ALIPORE, P.S:- Alipore, Kolkata, District:-
South 24-Parganas, West Bengal, India,
PIN - 700027



22/02/2019



22/02/2019

Ashim Kar

22/02/2019

Identifier Of Mr SUBIR KUMAR BHATTACHARJEE, Mr SANJIB DEY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBIR KUMAR BHATTACHARJEE	DEY CONSTRUCTION-9.59062 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBIR KUMAR BHATTACHARJEE	DEY CONSTRUCTION-800.00000000 Sq Ft

Endorsement For Deed Number : I - 160100593 / 2019

On 24-01-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 53,50,185/-

Maitreyee Ghosh

Maitreyee Ghosh

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 22-02-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:07 hrs on 22-02-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SUBIR KUMAR BHATTACHARJEE ,Executant.

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

Execution is admitted on 22/02/2019 by Mr SUBIR KUMAR BHATTACHARJEE, Son of Mr SUDHIR KUMAR BHATTACHARJEE, G-26, KAMDAHARI BANERJEE PARA, P.O: GARIA, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

Indetified by Mr ASHIM KAR, , Son of Late A M KAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Major Information of the Deed :- I-1601-00593/2019-22/02/2019

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

Execution is admitted on 22-02-2019 by Mr SANJIB DEY, PROPRIETOR, DEY CONSTRUCTION (Sole Proprietorship), E-44, KALACHAND PARA KAMDAHARI, P.O:- GAIRA, P.S:- Bansdroni, Kolkata, District:-South 2 Parganas, West Bengal, India, PIN - 700084

Indetified by Mr ASHIM KAR, , Son of Late A M KAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipor City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,053/- (B = Rs 3,000/- ,E = Rs 21/- ,H = 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 3,053/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Draft Rs 2,05 Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11610, Amount: Rs.5,000/-, Date of Purchase: 18/02/2019, Vendor name: S

Description of Draft

1. Draft(8554) No: 000465362952, Date: 18/02/2019, Amount: Rs.2,050/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASRY BR

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 2
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1601-00593/2019-22/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2019, Page from 29093 to 29123

being No 160100593 for the year 2019.



Digitally signed by MAITREYEE GHOSH
Date: 2019.02.25 16:25:12 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 25/02/2019 16:23:39
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)