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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

27AA 887598

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

*[Signature]*  
District Sub-Registrar-III  
Alipore, South 24-parganas

17 MAY 2022

### DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on 17th day of

May, 2022 (Two Thousand Twenty Two);

BETWEEN

...Contd...P/2.

17-5-22  
Ce - 7/124712

25 APR 2022

43862

No.....Rs.-20/- Date.....

Name:.....

Debashish Bose

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Advocate  
Alipur Police Court  
Kolkata-27

892588 AATS



Debashish Bose  
to A K Bose  
Alipore police  
Court Kol-27

DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
17 MAY 2022



(1) SMT. SUCHITRA SOM (PAN-FUGPS8421E; OVERSEAS CITIZEN OF INDIA), D/o. Late Labanya Mohan Dutta, by faith Hindu, by occupation Profession, by Nationality Indian, (2) SMT. SUMITRA DE (PAN-ADPPD2754G; AADHAAR – 6423 1252 9112), D/o. Late Labanya Mohan Dutta, by faith Hindu, by occupation Housewife, (3) SMT. PARAMITA SEN (PAN-DNFPS7266M; AADHAAR – 2320 8599 6098), D/o. Late Labanya Mohan Dutta, wife of Late Srikanta Sen, by faith Hindu, by occupation Household work, by Nationality Indian, all are permanently of 50/1, Ashok Road, P.O. Garia, Post. Patuli, Kolkata – 700084, hereinafter called and referred to as the OWNERS (which expression shall unless otherwise repugnant to the context be deemed to mean and include their respective heirs, executors, representatives, administrators and/or assigns) of the ONE PART.

//A N D//

M/s. JOYDEV CHAKRABORTY, having its office at D/53, Rabindrapally, Block-D, Baghajatin, P.S. Patuli, Kolkata, 700086, represented by its sole Proprietor - SRI JOYDEV CHAKRABORTY(PAN – AXRPC2660A; AADHAAR – 3430 9223 5237), son of Hari Sankar Chakraborty, by faith Hindu, by



occupation Business, by Nationality Indian, residing at F-43, Bapuji Nagar, P.O. Regent Estate, P.S. Jadavpur, Kolkata – 700092, 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) of the OTHER PART;

WHEREAS – the father of the present owners Labanya Mohan Dutta, son of Late Lalit Mohan Dutta during his life time by a registered Deed of Sale, duly registered at the office of S.R. at Alipore and recorded therein Book-I, Volume No.19, Pages No. 229 to 233, Being No. 402 for the year 1965 purchased all that piece and parcel of bastu land measuring more or less 3 Cottahs lying and situated under then P.S. Jadvpur, Pargana Khaspur, R.S. No.71, J.L. No.31, Mouza Bademasur, Touzi No.56, Khatian No.27, R.S. Khatian No.23, C.S. Dag No.702, R.S. Dag No.663, within District South 24 Parganas which he purchased from then owner Harinarayan Saha.

AND WHEREAS after such purchase said Labanya Mohan Dutta started to live therein by constructing building/structure along

Jaydev Chakraborty



with his family members and while enjoying the same said Labanya Mohan Dutta died intestate on 13.08.2004, his wife namely Namita Dutta, predeceased him on 17.12.1996 and after the death of said Labanya Mohan Dutta, his 3 daughters only as named above became the joint owners of the land morefully written in the Schedule-A hereunder and subsequently the property is mutated in the name of the present owner with KMC Ward No.101, Assessee No.311010201711, KMC Premises No. 171, Ashok Road, KMC Ward No.101, corresponding to Mailing address 50/1, Ashok Road, Kolkata – 700084, P.S. Patuli, Dist. South 24 Parganas and the owners are jointly entitled to deal with the said property according to their joint discretion.

**AND WHEREAS** the present Owners as named above having their proportionate share in the said property morefully written hereinabove and also herein under schedule.

**AND WHEREAS** the Owners herein decided to construct a new G+3 storied building as per Building sanction plan, on an over their property but devoid of particular finance and experience requested the developer concern to construct such building on and



over the land of the Owners at the cost of the developer with a clear understanding to divide the Owners and Developer's Allocation and the Developer shall be dispose their allocation at their decided price for which the Owners shall have no objection after reserving the Owners' allocation.

**AND WHEREAS** the Developer herein being learnt the proposal of the Owners and after vivid negotiation agreed to construct such building at their cost and burden on and over the said land and to handover the Owners' Allocation with right to ispose and sale the Developer's Allocation at Developers decided price to Intending Purchaser/s.

**AND WHEREAS** to avoid future disputes this agreement is made as per following:-

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed made between the Parties hereto as per following terms and conditions:-



1. That the Developer shall develop the said land described in the Schedule "A" at his cost and burden and the Owners hereby agreed to entrust and handover vacant possession to the Developer, the work and right of development of the said property described in the Schedule hereunder written on the terms hereinafter contained.
2. The Developer hereby agrees to develop the said property by constructing a G + three storied building on the said property in modern style and fashion as per KMC sanctioned plan.
3. In consideration of the Owners having agreed to entrust to the Developer for development of the said property described in the Schedule hereunder written and to confirm upon the developer the rights, powers, privileges and benefits.
4. This Agreement will not be treated as a partnership between the Owners and the Developer and the Developer is engaged by the Owners to Develop the said land as aforesaid.



5. That the Owners hereby indemnify that they are the full and absolute joint Owners of the said property and that the property is not subject matter to any mortgage, charge or any other encumbrance and free from all encumbrances, liens and lispendences.
6. That the Developer shall complete the building and handover the Owners' Allocation within 24 months to be counted from the date of obtaining sanctioned plan/shifting/starting of work.
7. a) THE LAND shall mean the land more fully described in the Schedule "A" hereunder written.  
b) THE BUILDING shall mean the G + three storied building with all common and easement right as per Building sanction plan.  
c) COMMON AREAS all the common areas such as path and passages, stair case, landing, open space, boundary wall, septic tank, lift, water reservoir, underground and overhead water tank, corporation water ultimate roof and rain and drain water pipe, sewer and sewerage and other common areas with common lights and fittings with the



proportionate expenses for the maintenance of the common areas. The land underneath the said property shall remain un-partiable all the time.

d) ARCHITECT – shall mean the Architect as may be appointed by the Developer as Architect for the proposed building .

e) ADVOCATE – shall mean such advocate as may be appointed by the Developer, Sri Debasish Bose, Advocate, Alipore Police Court, Kolkata 700 027 for this Project.

8. OWNERS' ALLOCATION – (a) shall mean that the Owners shall get entire Top floor consisting of 2 separate residential flats and 50% of the Second floor on the front side consisting of 1 residential flat and 2 car-parking space on the ground floor (front side).

(1) ~~one of~~ the owners will receive a sum of Rs.10,20,000/- (Rupees ten lakh twenty thousand) only as refundable amount, out of which a sum of Rs.5,10,000/-(Rupees five

Doyda Chakraborty



lakh ten thousand) only will be paid to the owners at the time of signing of this agreement and balance Rs.5,10,000/- (Rupees five lakh ten thousand) only will be paid to them at the time of shifting. The said amount will be refunded by the Owners to the Developer at the time of receiving owners' allocation without interest.

(b) That the owners will get a sum of Rs.15,000/- (Rupees fifteen lakh) only as shifting charge per month.

9. DEVELOPER'S ALLOCATION - All the remaining flats, areas on each floor as per F.A.R. except the Owners' Allocation together with all common areas shall be treated as Developer's Allocation for disposal at his decided price to the intending Purchaser/s for which the Owners shall have no objection in present or in future.

(a) The Developer shall receive the benefit of the Scrap value of the present construction standing in the SCHEDULE A property.

10. The Owners shall execute a Registered Power of Attorney in favour of the Developer or their nominee for the smooth



progress of the project as per contents written therein simultaneously with the execution these presents by which the Developer shall be entitled to sale and to receive part or full price from the Purchaser in respect of the Developer's Allocation.

11. That the Developer shall be entitled exclusively to manage supervise, control all and every act for the purpose of developing the said property for construction of G + three storied building according to the sanctioned plan being obtained from K.M.C. and having right to install hoarding in the site with right to invite Purchasers for the sale of Developer's Allocation through media, agent etc.
12. The Developer will provide rent to owners two shifting flats or residential house upto possession in the proposed new building.
13. That this agreement shall stand valid by the heirs and successors of the respective parties as per condition written hereinabove.
14. The Owners shall not cause interference or hindrance whatsoever in the construction of the said building at the said



premises by the Developer and not to act or things whereby the Developer may be prevented from selling or assigning or disposing the Developer's Allocation and the common areas by any means and manner.

15. That at the time of execution of these presents the Owners shall handover all the title deed and other relevant document in respect of the said property to the developer on proper receipt.
16. That the Owners and the Developer henceforth in the proposed multistoried building shall enjoy their respective portion without any objection or obligation.
17. That if the Developer needs a six months grace period over the stipulated time on proper reason the Owners shall allow such extended period.
18. That the Developer shall take every responsibility for process and construction work, the Owners shall not be responsible for any unforeseen incident by any means or manner.
19. That till date of agreement all the arrear outgoing taxes shall be borne by owners (which includes mutation) then after the



Developer shall pay the outgoings till the Owners get their possession.

20. That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right, title or interest in respect of the said premises in favour of the Builder/Contractor other than an exclusive right to builder/contractor to do or refrain from doing the acts and things in terms hereof and to deal with the builder/contractor's allocation as they think fit and proper for the benefit of their firm or also for this project.

#### **JURISDICTION**

The Ld. Court of Alipore and High Court at Calcutta shall have the right to admit sue for Specific Performance of Contract by one part against other part as per the terms and conditions of this agreement shall remain unaffected.

#### **SCHEDULE - "A"**

**ALL THAT** piece and parcel of bastu land measuring more or less 3 Cottahs with 200 sq.ft. R.T. Structure lying and situated



under then P.S. Jadvpur, Pargana Khaspur, R.S. No.71, J.L. No.31, Mouza Bademasur, Touzi No.56, Khatian No.27, R.S. Khatian No.23, C.S. Dag No.702, R.S. Dag No.663, within District South 24 Parganas, at KMC Premises No. 171, Ashok Road, P.S. Patuli, Kolkata – 700084, Assessee No. 311010201711 corresponding to Mailing Address 50/1, Ashok Road, with proposed G+3 storied proposed building, butted and bounded by as follows :-

- ON THE NORTH** : By Other's land.
- ON THE SOUTH** : By Other's land.
- ON THE EAST** : By Other's land.
- ON THE WEST** : By 16' ft. wide KMC Road.

**SCHEDULE – “B”**

**(OWNERS' ALLOCATION)**

**shall mean that the Owners shall get -**

- (a) shall mean that the Owners shall get entire Top floor consisting of 2 separate residential flats and 50% of the Second floor



on the front side consisting of 1 residential flat and 2 car-parking space on the ground floor (front side).

(a) one of the owners will receive a sum of Rs.10,20,000/- (Rupees ten lakh twenty thousand) only as refundable amount, out of which a sum of Rs.5,10,000/- (Rupees five lakh ten thousand) only will be paid to the owners at the time of signing of this agreement and balance Rs.5,10,000/- (Rupees five lakh ten thousand) only will be paid to them at the time of shifting. The said amount will be refunded by the Owners to the Developer at the time of receiving owners' allocation without interest.

(b) That the owners will get a sum of Rs.15,000/- (Rupees fifteen lakh) only as shifting charge per month.

### SCHEDULE - "C"

#### (DEVELOPER'S ALLOCATION)

All the remaining flats, areas on each floor as per F.A.R. except the Owners' Allocation together with all common areas shall be treated as Developer's Allocation for disposal



at his decided price to the intending Purchaser/s for which the Owners shall have no objection in present or in future.

- (a) The Developer shall receive the benefit of the Scrap value of the present construction standing in the SCHEDULE A property.

**SCHEDULE "D"**  
(Common Areas)

All the common areas such as Lift, path and passages, stair case, landing, open space, boundary wall, septic tank, water reservoir, underground and overhead water tank, corporation water ultimate roof and rain and drain water pipe, sewer and sewerage, roof, water pump, pump room, sanitary line outer wall and other common areas with common lights and fittings with the proportionate expenses for the maintenance of the common areas. The land underneath the said property shall remain unpartiable all the times.

The Developer shall construct a care-taker room with toilet on the ground floor for common to all the occupiers of the said building.



**SCHEDULE "E"****(SPECIFICATION OF THE BUILDING CONSTRUCTION)****All Civil work as per I.S.I. standard.**

- Floors : All over white marble.
- Doors : Frame of high quality Sal Wood. Leaf of 1st class flush type (Commercial ) with standard lock in all door and necessary accessories in other doors with synthetic enamel paint. Main door will be fitted by Gammer wood.
- Kitchen : Black stone with granite cooking platform fitted with steel sink and with Tiles flooring and white glaze tiles with upto 3'-0" height on kitchen platform.
- Toilet : Glaze tiles upto 6'-0" in W.C. and marble flooring with white wash basin, shower, water closet and standard fittings with white tiles in toilet wall upto 6'-0"ft.
- Electrical : Concealed wiring with copper wires, light, fan and plug points one each in all bed, drawing/dining rooms



and one light pint in each other room with entrance door bell point one number with power point (15 Amps.) in drawing-dining. One A.C. point in one bed room and one geyser point at toilet.

- Water : Blue P VC pipes with standard fittings in kitchen and toilet, ground water will be supplied by pump and distributed through overhead reservoir.
- Windows : Aluminium sliding window fitted with glass and necessary accessories, with synthetic enamel painting, Compound wall with gates to be provided.
- Wall : All wall surface (Inside) will be finished by plaster of paris. Synthetic paint in out surface of wall.
- Roof : Roof treatment shall be done.
- Lift : Lift shall be installed.

It is noted that if any extra work is done out of the said specification by the **OWNERS**, for such extra work, the **OWNERS** shall pay the necessary cost to the **DEVELOPER**.

\*\* Extra work extra cost, personal electric meter at the cost of the occupiers/purchasers.



IN WITNESS WHEREOF the parties hereto have signed on this agreement on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

By the "PARTIES" at Kolkata

In the presence of: -

1. Bikash Roy.  
Alipore Police Court  
Kolkata - 27.

1. Sushita Sam  
2. Sumitree De  
3. Paramita Sen

2. Subin De  
48/1 Ashoke Road,  
Kolkata - 700084.

=====

**SIGNATURE OF THE OWNERS**

M/S JOYDEV CHAKROBORTY  
*Jaydev Chakraborty*  
Proprietor

=====

**SIGNATURE OF THE DEVELOPER**

Drafted by me: -

*Debasish Bose*  
Debasish Bose, Advocate  
Alipore Police Court & Judges Court,  
Kolkata - 700 027.  
Regn. No. F-397/382/1990.

Typed by me: -

*Manish Chakraborty*  
Manish Chakraborty,  
Alipore Police Court,  
Kolkata- 700027.

...memo.



MEMO

RECEIVED on and from the within named Developer the within mentioned sum of Rs.5,10,000/- (Rupees Five lakhs ten thousand) only in the following manners :-

1. By A/c payee cheque, Bank of Baroda  
dt: 17.05.22, ch. No 000003

Rs 1,70,000/-

2. - do - ch. No 000004

Rs 1,70,000/-

3. - do - ch No 000005

Rs 1,70,000/-

Rs Rs 5,10,000/-  
Five lakhs ten thousand only

WITNESSES: -

1. Binash Roy.

1. Shekha Son

2. Sunil De

3. Paramita Sen

2. Subir De

=====

**SIGNATURE OF THE OWNERS.**












Tanj Dev Chakraborty



		Thumb	1st finger	middle finger	ring finger	small finger
<b>PHOTO</b>	<b>left hand</b>					
	<b>right hand</b>					












Name \_\_\_\_\_

Signature \_\_\_\_\_

		Thumb	1st finger	middle finger	ring finger	small finger
	<b>left hand</b>					
	<b>right hand</b>					

Name \_\_\_\_\_

Signature Shelita Sam

		Thumb	1st finger	middle finger	ring finger	small finger
	<b>left hand</b>					
	<b>right hand</b>					

Name \_\_\_\_\_












Signature Sunil De



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












Name \_\_\_\_\_

Signature \_\_\_\_\_

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

Name \_\_\_\_\_

Signature Paromita Sen

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

Name \_\_\_\_\_

Signature Joydev Chakraborty



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JOYDEV CHAKROBORTY  
HARI SANKAR CHAKROBORTY

05/05/1980  
Permanent Account Number  
**AXRPC2660A**

*Jhankalaty*  
Signature



Joydev Chakroborty





भारत सरकार  
Government of India



भारत सरकार  
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0653/49026/04435

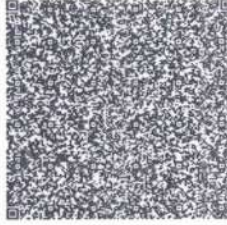
Download Date: 18/12/2019

To  
Joydev Chakroborty  
F/43  
BAPUJINAGAR  
Regent Estate  
Regent Estate  
Kolkata West Bengal - 700092  
9804348198

Issue Date: 27/1/2019

Signature valid

Digitally signed by  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA  
Date: 2019.01.27 15:51:50  
IST



आपका आधार क्रमांक / Your Aadhaar No. :

**3430 9223 5237**

VID : 9172 1128 9898 7002

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 18/12/2019



Joydev Chakroborty  
Date of Birth/DOB: 05/05/1980  
Male/ MALE

Issue Date: 27/1/2019

**3430 9223 5237**

VID : 9172 1128 9898 7002

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- स्मार्ट QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

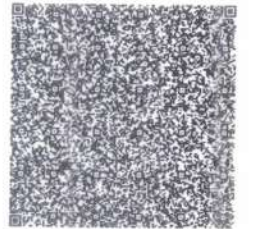
- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
F/43, BAPUJINAGAR, Regent Estate,  
Kolkata,  
West Bengal - 700092



**3430 9223 5237**

VID : 9172 1128 9898 7002

1947

help@uidai.gov.in

www.uidai.gov.in

Joydev Chakroborty



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUCHITRA SOM  
LABANYA MOHAN DUTTA  
01/03/1946

Permanent Account Number  
FUGPS8421E

*Suchitra Som*  
Signature



*Suchitra Som*









प्राप्तकर्ता

- 1 यह प्रमाणपत्र भारत सरकार की सहायता से जारी किया गया है। यदि इस प्रमाणपत्र के बारे में, इसके दाखल करने या हटाने के बारे में कोई भी सूचना प्राप्त होने पर, उसका प्रमाण प्रस्तुत किया जाए।
- 2 इस प्रमाणपत्र में कोई परिवर्तन न किया जाए या किसी भी प्रकार से इसे बदलित न किया जाए।
- 3 यह प्रमाणपत्र प्राप्त होने के बाद ही जारी किया गया है। यदि इसे खोया जाय तो जारी करने वाले अधिकारी को सूचित किया जाना चाहिए। इसके लिए जारी करने वाले अधिकारी को सूचित किया जाना चाहिए। इसके लिए जारी करने वाले अधिकारी को सूचित किया जाना चाहिए।

CAUTION

- 1 This certificate is the property of the Government of India. Any communication received by the holder from the issuing Authority regarding this certificate including demand for its surrender should be complied with immediately.
- 2 This certificate must not be altered or mutilated in any way.
- 3 Loss, theft or destruction of this certificate should be immediately reported to the nearest Indian Mission abroad or to the O.C.I. cell, Citizenship Section, Foreigners Division, Ministry of Home Affairs, Jaleshwar House, Mansingh Road, New Delhi-110011 if the holder is in India.

पिता / कानूनी अधिभक्तक का नाम / Name of Father / Legal Guardian  
 L M DUTTA

माता का नाम / Name of Mother  
 NAMITA DUTTA

पता / Address  
 119 LUCERNE BLVD  
 CHERRY HILL  
 NEW JERSEY 08003 USA

पासपोर्ट नं. / Passport No. जारी करने की तिथि / Date of Issue जारी करने का स्थान / Place of Issue  
 097275512 28/12/2005 USA

ओ सी आई प्रमाणपत्र धारक का दिखने योग्य पहचान चिह्न / Visible Distinguishing Mark of OCI Certificate Holder  
 SCAR ON LEFT EYEBROW

फाइल नं. / File No.  
 USAN00671906

Shelina Sam





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADPPD2754G



नाम /NAME

SUMITRA DE

पिता का नाम /FATHER'S NAME

LABANYA MOHAN DUTTA

जन्म तिथि /DATE OF BIRTH

28-09-1952

हस्ताक्षर /SIGNATURE

Sumitra De

*Handwritten signature*

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
घोरंगी रवचायर,  
कलकत्ता - 700 069.

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

Joint Commissioner of Income-tax(Systems & Technical),  
P-7,

Chowringhee Square,  
Calcutta- 700 069.

Sumitra De





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No. : 1020/46276/12593

To  
Sumitra De

25/08/2012

48/1 ASHOK ROAD  
GANGULYBAGAN  
KOLKATA  
South Twenty Four Parganas,  
West Bengal - 700084  
9874194714



KA516909092FH

51690909



आपका आधार क्रमांक / Your Aadhaar No. :

**6423 1252 9112**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Sumitra De

Father : L.M.Dutta

DOB: 28/09/1952

Female

6423 1252 9112



मेरा आधार, मेरी पहचान

Sumitra De

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PARAMITA SEN  
LABANYA DUTTA



01/12/1953

Permanent Account Number

DNFPS7266M

*Paramita Sen*

Signature



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

Income Tax PAN Services Unit, UTTISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

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

आयकर पैन सेवा यूनिट, UTTISL  
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.

*Paramita Sen*





ভারত সরকার  
Government of India



পারমিতা সেন  
Paramita Sen  
জন্মতারিখ/DOB: 01/12/1953  
মহিলা/ FEMALE

2320 8599 6098



আমার আধার, আমার পরিচয়



জাতীয় বিশিষ্ট পরিচয় পরিষদ  
Unique Identification Authority of India

**Address:**

W/O Srikanta Sen, 50/1, ASHOK  
ROAD, PATULI, Garia, South 24  
Parganas,  
West Bengal - 700084

**ঠিকানা:**

W/O শ্রীকান্ত সেন, 50/1, অশোক রোড,  
পাটুলী, গড়িয়া, দক্ষিণ ২৪ পরগনা,  
পশ্চিম বঙ্গ - 700084

2320 8599 6098

Paramita Sen

**ALIPORE CRIMINAL COURT  
BAR ASSOCIATION**  
Affiliated under  
BAR COUNCIL OF WEST BENGAL

**IDENTITY CARD**



**DEBASISH BOSE**  
ADVOCATE

48/2 Phool Bagan Rd., Kol- 86  
Enrolment No- F/397/382/90  
Mob.- 9051871445



*Byatla K. S.*  
Secretary



*Debasish Bose*  
*Secretary*



## Major Information of the Deed

Deed No :	I-1603-07265/2022	Date of Registration	17/05/2022
Query No / Year	1603-2001247121/2022	Office where deed is registered	
Query Date	25/04/2022 5:51:58 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debasis Bose Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN 700027, Mobile No. : 9051871445, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,10,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 54,53,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,153/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



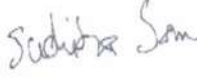


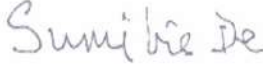



District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ashoke Road, , Premises No: 171, , Ward No: 101 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	53,99,999/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>4.95Dec</b>	<b>1 /-</b>	<b>53,99,999 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>0 /-</b>	<b>54,000 /-</b>	

**Land Lord Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt Suchitra Som</b> Son of Late Labanya Mohan Dutta Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office	 17/05/2022	 LTI 17/05/2022	 17/05/2022
	50/1 Ashok Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: fuxxxxxx1e, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			
2	<b>Name</b> <b>Smt Sumitra De</b> Daughter of Late Labanya Mohan Dutta Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office	 17/05/2022	 LTI 17/05/2022	 17/05/2022
	50/1 Ashok Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx4G, Aadhaar No: 64xxxxxxxx9112, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			
3	<b>Name</b> <b>Smt Paramita Sen</b> Daughter of Late Labanya Mohan Dutta Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office	 17/05/2022	 LTI 17/05/2022	 17/05/2022
	50/1 Ashok Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DNxxxxxx6M, Aadhaar No: 23xxxxxxxx6098, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			






**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>JOYDEV CHAKRABORTY</b> D/53 Rabindrapally Block D Baghajatin, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.:: AXxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Joydev Chakraborty (Presentant)</b> Son of Mr Hari Sankar Chakraborty Date of Execution - 17/05/2022, , Admitted by: Self, Date of Admission: 17/05/2022, Place of Admission of Execution: Office			
		May 17 2022 2:08PM	LTI 17/05/2022	17/05/2022
	F 43 Bapuji Nagar, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx0A, Aadhaar No: 34xxxxxxxx5237 Status : Representative, Representative of : JOYDEV CHAKRABORTY (as proprietor)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Debasish Bose</b> Son of Late A K Bose Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	17/05/2022	17/05/2022	17/05/2022
Identifier Of Smt Suchitra Som, Smt Sumitra De, Smt Paramita Sen, Mr Joydev Chakraborty			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Smt Suchitra Som	JOYDEV CHAKRABORTY-1.65 Dec
2	Smt Sumitra De	JOYDEV CHAKRABORTY-1.65 Dec
3	Smt Paramita Sen	JOYDEV CHAKRABORTY-1.65 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Smt Suchitra Som	JOYDEV CHAKRABORTY-66.66666700 Sq Ft
2	Smt Sumitra De	JOYDEV CHAKRABORTY-66.66666700 Sq Ft
3	Smt Paramita Sen	JOYDEV CHAKRABORTY-66.66666700 Sq Ft





On 17-05-2022

**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 12:50 hrs on 17-05-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Joydev Chakraborty ,,

**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 54,53,999/-

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

Execution is admitted on 17/05/2022 by 1. Smt Suchitra Som, Son of Late Labanya Mohan Dutta, 50/1 Ashok Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Professionals, 2. Smt Sumitra De, Daughter of Late Labanya Mohan Dutta, 50/1 Ashok Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 3. Smt Paramita Sen, Daughter of Late Labanya Mohan Dutta, 50/1 Ashok Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Debasish Bose, , , Son of Late A K Bose, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24 -Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-05-2022 by Mr Joydev Chakraborty, proprietor, JOYDEV CHAKRABORTY, D/53 Rabindrapally Block D Baghajatin, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Mr Debasish Bose, , , Son of Late A K Bose, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24 -Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,153/- ( B = Rs 5,100/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 5,121/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/05/2022 11:14AM with Govt. Ref. No: 192022230025950841 on 13-05-2022, Amount Rs: 5,121/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT6662407 on 13-05-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 20/-, by online = Rs 7,001/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 887598, Amount: Rs.20/-, Date of Purchase: 25/04/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/05/2022 11:14AM with Govt. Ref. No: 192022230025950841 on 13-05-2022, Amount Rs: 7,001/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT6662407 on 13-05-2022, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 280658 to 280696  
being No 160307265 for the year 2022.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2022.05.26 17:38:22 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/05/26 05:38:22 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)