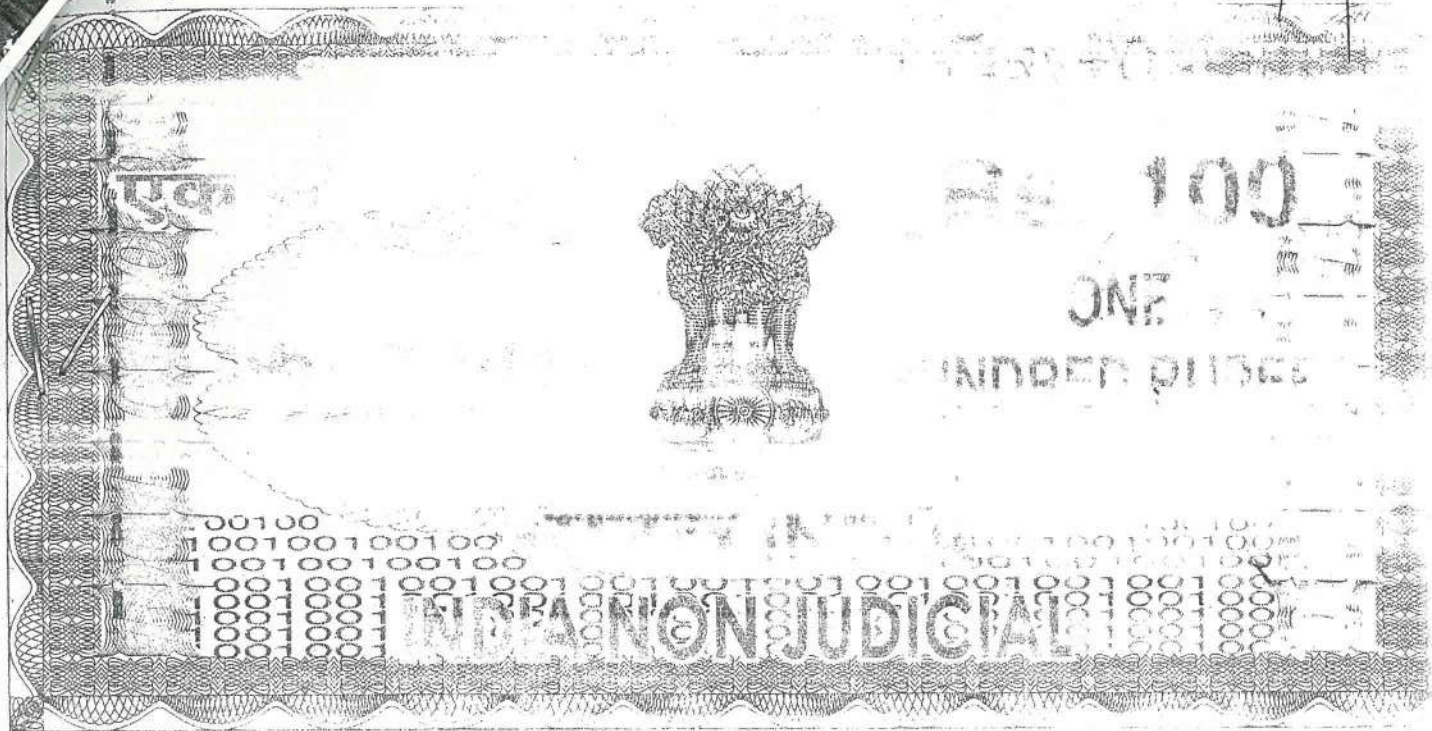


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 575749

৩.২/৪০/৪৬১/২২

certified that the document is admitted
 registration The signature of _____ sheet
 and the endorsement of _____ sheet
 attached with this document's are the for
 this document

Prasen

REGISTRY OF
 NORTH 24-PARGANAS
 BARRACK
 0894

16 FEB 2022

AGREEMENT FOR DEVELOPMENT

THIS DEVELOPMENT AGREEMENT made this 16th day of
 February, 2022 (Two Thousand and Twenty Two) of *Christian*
 Era.

Cont.....P/2

উত্তর ২৪ পরগণা জেলা নিবন্ধকের কার্যালয়
ঠিকানা: *[Signature]*
মূল্য: *[Signature]*
নসম্বর: *[Signature]*
বারাসাত কোর্ট

তারিখ: 13 DEC 20 21
মোট ট্যাক্স পরিদ: RS - 00000
স্বামী: *[Signature]*
শ্রী মল্লিক বোস



[Signature]

Registrar with T/A
North 24-Parganas
Barasat
08 R 4

15 FEB 2022

B E T W E E N

SRI TARUN ROY, PAN - ADEPR2449D, Son of Late Santosh Roy, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 151 Main Road East, P.O. & P.S. - New Barrackpore, District - North 24 Parganas, Kolkata - 700131, hereinafter referred to as the "VENDOR/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.

A N D

M/S. GAYEN CONSTRUCTION, PAN - AARFG6079L, a Partnershi Firm, having its Registered Office at 68/118, Amarpally Road, P.O. - Motijhil, P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700074 represented by its Partners 1) SRI BINOY GAYEN, PAN - BFAPG1222G, Son of Sri Bipul Gayen, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Natun Pally, Jatragachi, P.O. - Gouranganagar, P.S. - New Town, District - North 24 Parganas, Kolkata - 700059, 2) SRI ANIRUDDHA SINHA, PAN - CEFPS4136C,

~~Son~~ of Sri Ashutosh Sinha, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 24/3, Jadunath Ukil Road, Paschim Putiary, Circus Avenue, P.O. - Paschim Putiary, P.S. - Haridevpur, District - Kolkata, Kolkata - 700041, hereinafter referred to as the "DEVELOPER/PROMOTER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS the New Barrackpore Co-operative Colony Society Limited subsequently renamed as New Barrackpore Co-operative Homes Limited was the absolute Owner of the Schedule Property alongwith other properties, specially mentioned and described in the Schedule hereunder written.

AND WHEREAS on the basis of West Bengal Development and Planning Act, IV, 1948 which was notified in the Calcutta Gazette Notification No. 23878, Page No. 2308 to 2309 for State

Government have acquired a huge amount of land and on the basis of an Agreement made in the year 1953 between the State Government and the New Barrackpore Co-operative Homes Limited the State Government have allowed the New Barrackpore Co-operative Homes Limited to distributed same plots of land in favour of the actual displaced person who are coming from East Bengal as per Subsection (2) Section 10 of the West Bengal Land Development and Planning Act, 1948.

AND WHEREAS the Vendors herein displaced persons from East Bengal she was allotted 5 Cottahs 11 Chittacks 4 Sq.ft. of land by the New Barrackpore Co-operative Homes Ltd. and he was occupying the entire property since 07/02/1969 in favour of the Vendor herein and till today they are individually enjoying the said property after mutating their respective names in the records of the New Barrackpore Municipality and the Vendor herein purchased of admeasuring 5 Cottahs 11 Chittacks 4 Sq.ft. land situated at Mouza - Aharampur, J.L. No. 35, R.S. No. 98, Pargana - Kalikata,

C.S. & R.S. Dag No. 205, L.R. Dag No. 1588, L.R. Khatian No. 1247, by way of two separate Deed of Conveyance, vide No. 150100870 & 150100871, dated 20/01/2022 registered at D.S.R.-I, Barasat, North 24 Parganas from New Barrackpore Co-operative Homes Ltd. and took over possession thereafter.

AND WHEREAS thus the Vendors/Owner herein is now seized and possessed of or otherwise well and sufficiently entitled to the said 5 Cottahs 11 Chittacks 4 Sq.ft. of land and hereditaments morefully described in the Schedule hereunder written free from all encumbrances and hereinafter collectively called the "said property".

AND WHEREAS the Vendor/Owners are now desirous of developing the said premises by constructing a multi-storeyed building over the said land as per the sanctioned building plan to be sanctioned by the New Barrackpore Municipality but the Owners due to financial stringency, it will neither be practical nor possible for

~~to~~ to develop the said premises by constructing a Multi Storeyed building thereat in accordance with the building plan is in the look out for a responsible and reputable Promoters/ Developer/Builders/Contractors in conjunction with the Owner.

AND WHEREAS the withinnamed Developer having come to know the intention of the Owner approached and requested the Owner to allow the Developer to construct the proposed Multi-Storeyed building over the said land and being thus approach by the Developer the Vendor/Owner has agreed to allow the Developer to construct such building at the said premises entirely at the cost and expenses of the Developer subject to the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the Parties herein as follows :

ARTICLE - I : DEFINITIONS :

In these presents unless there is something in the context repugnant to or inconsistent with :-

OWNERS : shall mean SRI TARUN ROY and his heirs, administrators, representatives and assigns.

1.2 DEVELOPER : shall mean M/S. GAYEN CONSTRUCTION, PAN - AARFG6079L, a Partnershi Firm, having its Registered Office at 68/118, Amarpally Road, P.O. - Motijhil, P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700074 represented by its Partners 1) SRI BINOY GAYEN, 2) SRI ANIRUDDHA SINHA, including the its successor-in-office, executors, administrators, representatives and assigns of the proprietor.

1.3 COMMON FACILITIES : shall include corridors, hallways, Pump room, Overhead Water Tank, driveways, common lavatories, stairways, passage ways, underground water reservoir, water pump, motor, lift and other facilities which may be mutually agreed upon between the parties and required for the establishment location enjoyment, provisions, maintenance and/or management of the building.

HABITABLE SPACE : shall mean the space in the building for independent use and occupation after making due provisions for common facilities and amenities and the space reserved therefor.

15 OWNER' ALLOCATION : shall mean the Owners will be entitled to get 40% ~~are~~ of proposed Sanction Plan on the said multi storeyed building and any extra constructed area of over proposed plan area then the owner shall be entitled to get 30% area on revised plan from New Barrackpore Municipality as complete position from the said Developer and the said constructed area will be full complete and habitable nature togetherwith the facilities of water and electricity connection togetherwith proportionate undivided interest of share on the land alongwith all proportionate rights on the all common areas and facilities of the said proposed building and the said developer will be paid a total sum of Rs. 10,00,000/- (Rupees Ten Lakh) only as refundable/ adjustable security deposite to the land owner.

- 1) Two Garage on the Ground Floor (one of South-West side approx frontage 8 feet more or less & other one North-West side).

3) Two Flat on the First Floor (South-West side & North-West

5) Two Flat on the Third Floor (South-East side & North-East side).

4) Two Flat on the Fourth Floor (South-West side & North-West side).

Adjustable to deposit money of @ Rs. 2,150/- only (TCA) per Sq.ft. from the Owner's Allocation.

1.6 DEVELOPER'S ALLOCATION : shall mean the remaining 60% (any extra constructed area of over proposed plan area then the owner shall be entitled to get 70% area) constructed area Falts/ Shops/Garages in the building to be constructed on the said premises togetherwith proportionate share in the common facilities and amenities as also common spaces for consideration of causing construction over the said land at her own costs, expenses and charges.

1.7 BUILDING PLAN : would mean such plan for the construction

of the building to be sanctioned by the New Barrackpore Municipality or any other sanction plan for construction of the proposed building.

Hight of the building will be dependented from Airport Authority in such case both side any objection in this manner.

1.8 TRANSFER : with its grammatical variations shall include transfer by possession and by any other means adopted for effecting that it understood as a transfer of space in a multi-storeyed building to Purchaser thereof although the same may not amount to a transfer in Law.

1.9 TRANSFEEE : shall mean a person or persons, firm, Limited Company, Association of persons to whom any space in the building to be transferred by virtue of these presents.

ARTICLE - II COMMENCEMENT

2.0 This agreement shall be deemed to have commenced on and with effect from the date of sanctioned building plan or delivery of possession whichever is earlier.

ARTICLE - III OWNER' RIGHTS & PRESENTATION

3.0 The Owner are now absolutely seized and possessed of or otherwise sufficiently entitled to the said premises and shall retain symbolical possession until the premises is fully developed.

3.1 The said premises is free from all encumbrances and the Owner have good marketable title in respect of the said premises.

ARTICLE - IV COMMENCEMENT

4.0 The Developer shall have authority to deal with the property in terms of the Agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or taking any advance against his/her allocation or acquired any right under these agreement.

ARTICLE - V : DEVELOPER'S RIGHTS

5.0 The Owner hereby grant subject to what has been hereunder provided, exclusive right to the Developer to build upon the said

Premises in accordance with the plan to be sanctioned by the New Barrackpore Municipality.

5.1 All application, plans and other papers and documents may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owner and the Owner shall sign and execute all such plans, applications, other papers and documents as and when necessary and all costs and expenses including architect's free charges and expenses required to be paid or deposited for exploitation of the said premises shall be borne exclusively by the Developer. And the Developer already expenses a subsencial amount on behalf of the Vendor for the Title Deed and B.L.R.O. Office which will be adjusted to Owners' Allocation.

5.2 That all the development works in respect of Schedule Property will be done exclusively by the Developer.

5.3 That the Owner shall carry out the demolishing and/or construction work at their own costs in a most skilful manner with all precautionary safety measures without causing any damages, injury or other mischief or other building and/or place and/or causing injury of the local people, residing at the locality for all its acts, deeds and things whatsoever and also arrear in judgement on that account. The old building materials will be of Owners.

And the Owner will be vacant possession to the Developer within 2 months from this Agreement.

ARTICLE - VI : CONSIDERATION

6.0 The Developer has agreed to build the said Multi-Storeyed building at his own costs and expenses and the Owner shall not be required to contribute any sums towards construction of the said building or otherwise.

6.1 In consideration of the Owner have agreed to grant exclusive right of developing the said premises in addition to the Owner' allocation as herein provided.

6.2 The Developer has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of development of the said premises and/or development agreement and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows :-

- a) Space allocation to the Owner.
- b) Costs, charges and expenses incurred for construction, erection and completion of the said new building at the said premises.

ARTICLE - VII : SPACE ALLOCATION

7.0 The Developer shall allocate the Owner' Allocation in the newly constructed building at the said premises of the said propose at their own costs and expenses in accordance with the sanction plan to be sanctioned by the New Barrackpore Municipality.

7.1 On completion of the proposed building the Owner agree to sign, execute and register at the cost of the Developer or of the

intending buyers all such agreement, documents, instruments and writings as may be necessary and expedient for the purpose of transfer or Sale Deed of the said building.

7.2 The Owner have agreed to join and execute all such conveyance or conveyances as Confirming Party or Principal Party of the occasion so demands concerning sale or transfer of Developer's Allocation and the Owner have also agreed to execute Deed of Conveyance or transfer in respect of the undivided proportionate share attributable prorata to the Developer's Allocation in favour of the transferee subject to the aforesaid terms and conditions in Article VII herein.

ARTICLE - VIII : DEVELOPER'S COVENANT WITH THE LANDLORD/

OWNER

8.0 The Developer agrees and covenants with the Owner to complete the construction of the building at the said premises within **24 months** from the date of sanctioned Building Plan and the said period may be extended for further 6 months due to force majeure as Grace Period.

8.1 The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable to construction of the said building and the Provisions of the West Bengal Regulation of Promotion of Construction and transfer by Promoter Act, and the amendment thereto.

8.2 The Developer hereby agrees and covenants with the Owner not to do any act, deed or things whereby the Owner is prevented from enjoying selling assigning and/or disposing of the Owner's Allocation in the building at the said premises.

8.3 The Developer shall give answer with full particulars of the question relating to the development and shall produce all papers and documents as required by the Owner for their inspection and copies thereof.

ARTICLE - IX : INDEMNITY

9.0 The Developer hereby undertakes to keep the Owner

indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in relation to the construction, transfer and/or occupation of Flats of the said building.

9.1 The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein and/or any loss or damages and the Developer shall be liable for any constructional defect in future for all intent and purpose.

ARTICLE - X : MISCELLANEOUS

10. Nothing in these presents shall be construed as assignment on conveyance in Law of the said premises or any part thereof to the Developer by the Owner or as creating right, title or

interest in respect thereof in favour of the Developer other than an exclusive licence in favour of the Developer to develop the same in the terms of these presents.

10.1 It is hereby agreed that the Developer is entitled to enter into any Agreement for Sale with the Intending Purchaser or Purchasers in respect of their allocations and in such case the Owner shall have nothing to say and shall not take any responsibility.

10.2 The Developer is entitled to fix up Hoarding in his name on the said premises for drawing attention to the Intending Buyers.

10.3 The delapidated construction standing in the aforesaid land shall be dismantled by the Owner at his own costs and expenses and those materials will be the Owner's Property.

10.4 The Owner shall execute and register a General Power of

Attorney in favour of the Developer empowering her to do all acts, deeds, matters and things in their names and on their behalf as will be mentioned in the said Power of Attorney.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land admeasuring 5 Cottahs 11 Chittacks 4 Sq.ft. be the same a little more or less under C.S. & R.S. Dag No. 205, L.R. Dag No. 1588, L.R. Khatian No. 1247 of Mouza - Aharampur, Touzi No. 1158, J.L. No. 35, Re. Su. No. 98, under P.S. - New Barrackpore, A.D.S.R.O. - Barrackpore hal Sodepur, within the limits of New Barrackpore Municipality, under Ward No. 1, Holding No. 147, 147/1, 146, 147/2, Sitaltala Road Premises.

At present - there is no structure in the Road.
∴ Butted and Bounded by :-

On the North : Land of Manik Chandra.

On the South : 27 feet wide Main Road East (Sitaltala Road).

On the East : 9'6" feet wide Municipal Road.

On the West : Property of Tapan Roy and Sandhya Sarkar.

SPECIFICATION FOR CONSTRUCTION :-

STRUCTURE : R.C.C Frame Structure as per specification given by the consultant.

BUILDING : Reinforced Cement Concrete frame building with Ground Floor + Top Floor.

FLOOR & ROOF : R.C.C. with adequate thickness and the Roof Right will enjoyed the Owner, Developer and others Flat Owners. And the Developer & Owner if the provide tower (any company) will stand in the roof in such case the others co-owners will no-objection for this manner.

BRICK AND CEMENT WORK : Standard bricks and cement the walls will be made of 5" to 8" thick and the inner partition walls be made 5" thick walls with brick work. All the exposes surface of the concrete and brick work will be finished with cement and plaster.

FLOOR FINISH : All the floors will be provided by Marble/ Floor Tiles.

BATH ROOM : Provisions of taps and showers with flooring Marble.

FLOORING : Provision would be made for Indian Type Pans flooring

FLOORING : Floor Tiles.

WINDOWS : Windows shall be made by Aluminium Grills of local
made with glass.

DOORS : All doors will be flushed type, shutters of standard
quality wooden frames and only main wooden door wood priming
will be coated over the wooden doors.

LIFT : One Lift will be provided for the Developer at the time
of running electricity.

ELECTRICAL WIRING : All wiring will be coper with concealed
and switch fitting and Developer will bear necessary expenses to
install electric meter from WBSEDCL Ltd.

WATER AND PIPE LINES : All external and internal water and
sanitary pipe lines shall be laid and fixed as per drawings. All the
rain water line shall be standard black PVC pipes. All external and
internal water supply line shall be laid using medium quality PVC
Pipes and fittings.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and executed this Agreement for Development on the day, month and year first above written.

Signature of the Attesting

Witnesses with Address :-

1. *Rajiv Mehta
Barasat Court.*

2. *Sk. Abdul Mukin
Barasat Court.*

TARUN RY

SIGNATURE OF THE OWNER

Bijoy Chandra

Anisuddha Saha

Partner

-: Drafted by :-

Sk. Abdul Mukin

(*Sk. Abdul Mukin*)

Advocate

*Judges' Court, Barasat
En. No. : F-601/303/16*

SIGNATURE OF THE DEVELOPER

-: Printed by :-

*S. De
(Suchismita De)
Barasat*

RECEIPT OF ACKNOWLEDGEMENT

RECEIVED a sum of Rs. 10,00,000/- (Rupees Ten Lakh) only from the withinnamed Promoters/Developer in the following manner :-

<u>Date</u>	<u>Cheque No.</u>	<u>Bank/Branch</u>	<u>Amount</u>
25/11/2021	548017	SBI, New Town Br.	10,00,000/-

Witnesses :

1) *Rajiv M...
Barasat - coast*












2) *Sd/- ...
Barasat*

[Signature]












SIGNATURE OF THE OWNER

THE
SELLER/
MENT
OTO












UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED :- TAVAN RAY

	LH.					
	RH.					

ATTESTED :- BINAY DAS

	LH.					
	RH.					

ATTESTED :- AMIRUDDHA DAS



ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 CDK0851188



নির্বাচকের নাম : তরুন রায়
 Elector's Name : Tarun Roy
 পিতার নাম : সন্তোষ রায়
 Father's Name : Santosh Roy
 লিঙ্গ/Sex : পুং/M
 জন্ম তারিখ : 02/02/1962
 Date of Birth :

CDK0851188

ঠিকানা:
 151, মেন রোড (মধ্যাংশ), নিউ ব্যারাকপুর, নিউ
 ব্যারাকপুর, উত্তর, ২৪ পরগণা-700131

Address
 151, MAIN ROAD (MADHYANGSHA), NEW
 BARRACKPUR, NEW
 BARRACKPUR, NORTH 24
 PARGANAS-700131

Date: 28/02/2016

স্বাক্ষর
 ভারতের নির্বাচন কমিশনের নির্বাচক নিয়ন্ত্রক
 পরিচয়পত্রের স্বাক্ষরের অনুমতি
 Facsimile Signature of the Electoral
 Registration Officer for
 110-Dum Dum Uter Constituency

নিয়ম পরিবর্তন হলে নতুন ঠিকানার তথ্যের লিখে মনে হলে ও একই
 নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্ম এই
 পরিচয়পত্রের নদহাট উত্তরপ ফর্ম
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with the address

017/0739



 Unique Identification Authority of India

 Unique ID

 Tarun Roy

 Father: Santosh Kumar Roy




 4563 5419 2790


 ভার - সাধারণ মানুষের অধিকার

Unique Identification Authority of India

 Address: 151, MAIN ROAD EAST, WARD NO 1, NEW BARRACKPUR, Barrackpur - II, North 24 Parganas, Newbarackpur, West Bengal, 700131




 4563 5419 2790


 help@uidai.gov.in


 www.uidai.gov.in


UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 তথ্য নম্বর
Tgruh Roy
 পিতা - সন্তোষ কুমার রায়
 Father - Santosh Kumar Roy.

4563 5419 2790
- সাধারণ মানুষের অধিকার

UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 ঠিকানা: বেন্দু রোড ইস্ট
 ইস্ট ওয়ার্ড নং ১, ন্যূ বারাকপুর
 II North 24 Parganas
 Newbarackpur, West Bengal
 700131
4563 5419 2790
 1947
 1800 300 1947
 help@uidai.gov.in
 www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

TANUJ BOY

SANTOSH ROY

02/02/1962

Permanent Account Number

ADEPRR249D

SANTOSH ROY

Signature



भारत सरकार

GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AARFG6079L

नाम / Name
GAYEN CONSTRUCTION

निर्माण/गठन की तारीख
Date of Incorporation / Formation
31/08/2017



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YMM1622174



নির্বাচকের নাম : বিনয় গাইন

Elector's Name : Binoy Gayen

পিতার নাম : বিপুল গাইন

Father's Name : Bipul Gayen

লিঙ্গ/Sex : পুরু / M

জন্ম তারিখ : 09/06/1994

Date of Birth



भारत सरकार
GOVERNMENT OF INDIA



বিনয় গায়েন
Binoy Gayen
জন্ম সাল / Year of Birth : 1994
পুরুষ / Male



8539 7444 6617

आधार - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT

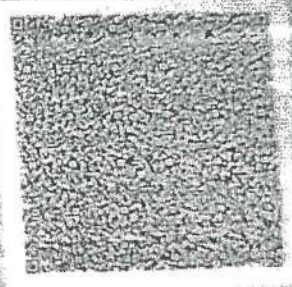


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BFAPG1222G



नाम / Name
BINOY GAYEN

पिता का नाम / Father's Name
BIPUL GAYEN

जन्म की तारीख /
Date of Birth
09/06/1994

Binoj Gayen
हस्ताक्षर / Signature



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

HLG3559853

পরিচয় পত্র



Elector's Name Aniruddha Sinha

নির্বাচকের নাম অনিরুদ্ধ সিনহা

Father's Name Ashutosh Sinha

পিতার নাম আশুতোষ সিনহা

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 18

১.১.২০০৬ এ বয়স ১৮

आयकर विभाग

INCOME TAX DEPARTMENT

ANIRUDDHA SINHA

ASHUTOSH SINHA

17/08/1987

Permanent Account Number

CEFPS4136C

Aniruddha Sinha

Signature



भारत सरकार
GOVT. OF INDIA



Passport Photo

Circus Avenue Kolkata

West Bengal 700041
8820258743

331391137



MA313911370FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
7987 7514 2691

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অনিরুদ্ধ সিংহ
Aniruddha Sinha
পিতা : অশুভোস সিংহ
Father : Ashutosh Sinha
জন্মতারিখ / DOB : 17/08/1987
পুরুষ / Male



7987 7514 2691


ELECTION COMMISSION OF INDIA
 ভাৰতের নির্বাচন কমিশন

IDENTITY CARD CDKSO/572
 পরিচয় কার্ড



Elector's Name	Rajib Mukherjee
নির্বাচক নাম	রাজিব মুখার্জী
Father's Name	Ratan Mukherjee
পিতার নাম	রতন মুখার্জী
Sex	M
লিঙ্গ	পুরুষ
Valid as on	1/2006
বৈধতা	১/২০০৬

Mukherjee Road, Dum Dum
 Kolkata - 700029

Facsimile Signature
 Electoral Registration Office
 137-Kharda
 Kolkata - 700012

Major Information of the Deed

	I-1501-02570/2022	Date of Registration	16/02/2022
Year	1501-2000401861/2022	Office where deed is registered	
Date	03/02/2022 4:09:07 PM	D.S.R. - I NORTH 24-PARGANAS, District: N	24-Parganas
Applicant Name, Address and other Details	Abdul Mukin Barasat Judge Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL - 700124, Mobile No. : 9830115832, Status : Advocate		
Transaction	Additional Transaction		
[110] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] C Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
	Rs. 33,81,675/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,121/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(area)		




Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Shitala Tala Main Road
Mouza: Aharampur, JI No: 35, Pin Code : 700131

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Det
L1	LR-1588 (RS :-)	LR-1247	Bastu	Bastu	5 Katha 11 Chatak 4 Sq Ft		33,81,675/-	Width of App Road: 27 Ft. Adjacent to M Road,
Grand Total :					9.3935Dec	0 /-	33,81,675 /-	

Details :

Name,Address,Photo,Finger print and Signature



















Name	Photo	Finger Print	Signature
TARUN ROY (Representant) Son of Late SANTOSH ROY Executed by: Self, Date of Execution: 16/02/2022 Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			
16/02/2022	LTI 16/02/2022	16/02/2022	

151, MAIN ROAD EAST, City:- , P.O:- NEW BARRACKPORE, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS GAYEN CONSTRUCTION 68/118, AMARPALLY ROAD, City:- , P.O:- MATIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri BINOY GAYEN Son of Shri BIPUL GAYEN Date of Execution - 16/02/2022, , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Feb 16 2022 3:36PM</td> <td>LTI 16/02/2022</td> <td>16/02/2022</td> <td></td> </tr> </tbody> </table> <p>NATUN PALLY, JATRAGACHI, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BFxxxxxx2G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS GAYEN CONSTRUCTION</p>	Name	Photo	Finger Print	Signature	Shri BINOY GAYEN Son of Shri BIPUL GAYEN Date of Execution - 16/02/2022, , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office				Feb 16 2022 3:36PM	LTI 16/02/2022	16/02/2022	
Name	Photo	Finger Print	Signature										
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Name	Photo	Finger Print	Signature										
Shri ANIRUDDHA SINHA Son of Shri ASHUTOSH SINHA Date of Execution - 16/02/2022, , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office													
Feb 16 2022 3:37PM	LTI 16/02/2022	16/02/2022											

NATH UKIL ROAD, CIRCUS AVENUE, City:- , P.O:- PASCHIM PUTARY, P.S:-Behala,
 outh 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu,
 on: Business, Citizen of: India, , PAN No.:: CExxxxxx6C,Aadhaar No Not Provided by UIDAI
 Representative, Representative of : MS GAYEN CONSTRUCTION (as DEVELOPRES)

er Details :

Photo	Finger Print	Signature
		
16/02/2022	16/02/2022	16/02/2022

Identifier Of Shri TARUN ROY, Shri BINOY GAYEN, Shri ANIRUDDHA SINHA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri TARUN ROY	MS GAYEN CONSTRUCTION-9.39354 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Shitala Tala Main Road,
 Mouza: Aharampur, JI No: 35, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1588, LR Khatian No:- 1247		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150102570 / 2022

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

Under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 Stamp Act 1899.

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

Admission of Execution is admitted for registration at 14:45 hrs on 16-02-2022, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Shri ROY, Executant.

Rate of Market Value (WB PUVI rules of 2001)

It is stated that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,675/-

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

Admission of Execution is admitted on 16/02/2022 by Shri TARUN ROY, Son of Late SANTOSH ROY, 151, MAIN ROAD EAST, P.O: NEW BARRACKPORE, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business

Indetified by Shri RAJIB MUKHERJEE, , , Son of Late RATAN MUKHERJEE, H.N MUKHERJEE ROAD, P.O: NEW BARRACKPORE, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-02-2022 by Shri BINOY GAYEN,

Indetified by Shri RAJIB MUKHERJEE, , , Son of Late RATAN MUKHERJEE, H.N MUKHERJEE ROAD, P.O: NEW BARRACKPORE, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-02-2022 by Shri ANIRUDDHA SINHA, DEVELOPRES, MS GAYEN CONSTRUCTION (Partnership Firm), 68/118, AMARPALLY ROAD, City:- , P.O:- MATIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Shri RAJIB MUKHERJEE, , , Son of Late RATAN MUKHERJEE, H.N MUKHERJEE ROAD, P.O: NEW BARRACKPORE, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053/- (B = Rs 10,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/02/2022 11:43AM with Govt. Ref. No: 192021220185371711 on 16-02-2022, Amount Rs: 10,021/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKS8481474 on 16-02-2022, Head of Account 0030-03-104-001

p. Duty

Required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by

Rs. 100/-

Stamp

Type: Impressed, Serial no 1059, Amount: Rs.100/-, Date of Purchase: 03/02/2022, Vendor name: SAMRAT

Mode of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
16/02/2022 11:43AM with Govt. Ref. No: 192021220185371711 on 16-02-2022, Amount Rs: 7,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKS8481474 on 16-02-2022, Head of Account 0030-02-103-003-02

Priya Mukherjee

Priya Mukherjee
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2022, Page from 156450 to 156493
being No 150102570 for the year 2022.



Digitally signed by MAITREYEE GHOSH
Date: 2022.03.16 14:00:23 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2022/03/16 02:00:23 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)