

134/21 E-7169/21
भारतीय गैर न्यायिक

दस
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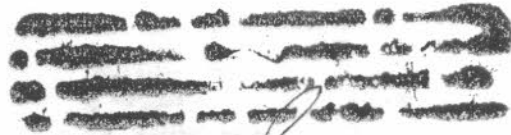
TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

49AB 309418



Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

28 SEP 2021

JOINT VENTURE AGREEMENT/ DEVELOPMENT
AGREEMENT

THIS AGREEMENT is made this 28th day of
September, 2021 (Two Thousand Twenty One)

BETWEEN

08 01/9/2024

Sl. No. Date Rs. 10/-

Name Sanjay Pandit

Address Advocate Alipore Judges Court, Kot-27

Case No. Ver. J. Alipore Judge's Court, Kot-27
GOPAL DEY

Gopal Dey



Handwritten scribbles and a rectangular stamp box. The box contains the text: 'District Court of IV of Kot-27, Alipore, West Bengal'. A date stamp '28 SEP 2024' is visible across the box.

Amida "Moula"
sp. A. Ashim Moula
Alipore judges court
Kot-27
Case class.

SMT ELINA GUPTA [PAN NO. ARIPG4629E], [Aadhar No 473766385834], daughter of Late Priyabrata Gupta, by faith- Hindu, by occupation-Housewife 35A, Naktala Road, P.O. Naktala, Police station- Netaji Nagar [formerly Jadavpur], Kolkata-700047, District- South 24 Parganas hereinafter referred to and called the LAND OWNER [which expression shall unless excluded by or repugnant to the context hereof be deemed to include her heirs, executors, legal representatives, administrators and/or assigns] of the FIRST PART.

AND

1] SMT MANIKA GUPTA {PAN AGLPG5147R}, {Aadhar No.700463243201} wife of Sri Pradip Gupta , by faith—Hindu, by occupation – Business, residing at 2/56A, Netaji Nagar, Police Station- Netaji Nagar, P.O.- Regent Park, Kolkata- 700092, District- South 24 Parganas ; 2] SRI SANJAY DEBNATH { PAN AJUPD0545N} , { Aadhar No. 669578550790} son f Late Kumud Bandhu Debnath, by faith- Hindu , by Occupation – Business , residing at 2 , Deshbandhu Nagar, Sodepur, Police Station – Khardah, P.O.- Sodepur, Kolkata – 700110 , District 24 Parganas {N}, hereinafter jointly referred to and called the DEVELOPER {which expression shall unless excluded by or repugnant to the context hereof be deemed to include their heirs, executors, legal representatives , administrators and/or assigns } of the SECOND PART ;

WHEREAS, M/S TEA BROKERS [P] Ltd. while owning and possessing land measuring 4[Four] Cottahs 9 [Nine] Chittaks more or less along with katcha structure thereon with District- South 24 Parganas, ADSR-Alipore, P.S.- Jadavpur, Mouza- Naktala, J.L. No.32, Touzi NO.56, comprised in CS

Dag Nos. 132 and 143 under CS Khatian Nos. 150, 33, 34 against valuable consideration price by executing an Indenture dated 03.04,1985 transferred , conveyed and handed over possession of the same unto and in favour of **SMT. ANUBHA CHATTERJEE** and the said Deed was registered in the office of the Sub-Registrar Alipore and recorded in Book NO,1, Volume No.44, Pages from 193 to 208 Being No. 2599 for the year 1985.

AND WHEREAS thus after being the absolute owner of the said property, the said **SMT. ANUBHA CHATTERJEE** while possessing the said property duly mutated her name in the office of the Kolkata Municipal Corporation as Assessee No. 21-100-06-10188-7 and the property was distinguished as KMC Premises No.35A,Naktala Road, Kolkata-700047, under KMC Ward No. 100.

AND WHEREAS the said **SMT. ANUBHA CHATTERJEE** while owning and possessing the said property by doing various acts of possession including payment of taxes to the KMC, due to her natural love and affection towards her brother **SRI PRIYABRATA GUPTA**, by executing a Deed of Gift dated 20.09.2008 gifted ,transferred and handed over possession of her said property unto and in favour of said **SRI PRIYABRATA GUPTA** and the said Deed was registered in the Office of the ADSR at Alipore and recorded in Book NO.1 ,Volume No.18,Pages from 864 to 890 being Deed No.05674 for the Year 2008.

AND WHEREAS the said **SRI PRIYABRATA GUPTA** thus being the absolute owner of the said property while possessing the same duly mutated

his name in the office of the Kolkata Municipal Corporation as Assessee No. 21-100-06-10188-7 and had been paying the taxes thereon.

AND WHEREAS the said **SRI PRIYABRATA GUPTA** while owing and possessing the said property by doing various acts of possession including payment of taxes to the KMC died intestate on 30/06/2017 leaving behind his wife Chandana Gupta, three daughters namely Kamalika Gupta, Chandrima Gupta, Elina Gupta and one son Agniswar Gupta as his only legal heirs and successors and thus after demise of said Priyabrata Gupta, his said wife, daughters and son became the joint owners of the said property and had been in possession over the same.

AND WHEREAS while possessing the said property, the said Chandana Gupta, Kamalika Gupta, Chandrima Gupta, Elina Gupta and Agniswar Gupta for proper and better use and enjoyment of the said property physically divided the same into two separate plots, one on the Northern side keeping a 4[four] feet wide passage total measuring 1[one] Cottah 10 [Ten] Chittaks 16 [Sixteen] square feet and another on the Southern side measuring 2[Two] cottahs 14 [Fourteen] Chittaks 29 [Twenty nine] square feet.

AND WHEREAS the said Chandana Gupta, Kamalika Gupta, Chandrima Gupta, and Agniswar Gupta herein due to her natural love and affection towards said Elina Gupta, the Landowner herein, by executing a Deed of Gift dated 06-07-2020 gifted, transferred and handed over possessing of their 4/5th share in the said land measuring 1 {one} Cottah 10 {ten} Chittaks 16 {sixteen} square feet along with structures thereon and the said Deed was

registered in the office of the DSR- IV, Alipore and recorded in Book No. 1, CD Volume No. 1604-2020 , Pages from 62316 to 62352 , Being DEED No. 160401785 for the Year 2020;

AND WHEREAS the said Elina Gupta due to her love and affection towards her mother, brother and sister, the Land Owners herein by executing a Deed of Gift dated 06-07-2020 gifted, transferred and handed over possession her entire 1/5th share in the said land measuring 2 {Two} Cottah 14 {Fourteen} Chittaks 29 [Twenty Nine] square feet along with structures thereon and the said Deed was registered in the office of the DSR-IV, Alipore and recorded in Book No. 1, CD Volume No. 160401787, Pages from 62391 to 62428, Being DEED No. 160401787 for the Year 2020;

AND WHEREAS thus by law of inheritance from Priyabrata Gupta and by virtue of the aforesaid Deed of Gift registered in the office of the DSR- IV, Alipore and recorded in Book No. 1, CD Volume No. 1604-2020 , Pages from 62316 to 62352 , Being DEED No. 160401785 for the Year 2020, the said Elina Gupta, First Part herein became the absolute owner of the said ALL THAT piece and parcel of specific demarcated Plot of land measuring 1 (one) Cottah 10 (Ten) Chittacks 16 (Sixteen) square feet along with 500 sq. ft. tile shed structure standing thereon within District- South 24 Parganas, ADSR - Alipore, Police Station the then Jadavpur now Netaji Nagar, Mouza - Naktala, J.L. No. 32, Touzi No.-56 , comprised in CS Dag No. 132 and 143 under CS Khatian Nos. 150, 33, 34 presently portion of Kolkata Municipal Corporation **Premises No. 35A, Naktala Road, P.O.- Naktala, Kolkata-700047 under KMC Ward No.-100**, more fully mentioned in the SCHEDULE -A hereunder.

AND WHEREAS due to dilapidated condition of the existing structures in the said landed property mentioned in the Schedule –A hereunder, it became inhabitable and the First Part herein decided to make construction of a multi-storeyed building in her said landed property with the financial help of a reputed Developer.

AND WHEREAS the First part herein were in search of a competent promoter/contractor having necessary technical expertise and requisite financial solvency who would be able to develop the said land by constructing multi-storied building thereon comprising of several flats/units, garage/garages for residential and commercial purpose;

AND WHEREAS the Second part herein had approached the First Part herein with an offer to develop the said landed property by constructing a multi storied building on the said land comprising of several flats/units for residential and commercial purpose;

AND WHEREAS the FIRST PART herein have agreed to authorise the SECOND PART herein to develop the said land described in the Schedule – A hereunder by constructing multi-storied building thereon containing apartments/flats as per Sanction Plan to be obtained from Kolkata Municipal Corporation after demolishing the existing structures thereon.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the Parties hereto as under:

1. This agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of this agreement;
2. The First Part hereby give the exclusive right to the Second Part to develop the said premises after demolishing the existing structure at the Second Part's own cost as per building plan/s to be sanctioned by the Kolkata Municipal Corporation or other authorities as the case may be by constructing the buildings thereupon complying all the existing building rules and direction of KMC and to commercially exploit the said premises in any manner as the Developer may chose.
3. The Developer shall construct the proposed multi-storeyed building in the said landed property as per Sanction Plan to be sanctioned by the Kolkata Municipal Corporation.
4. That all the cost and expenses for Mutation, and payment of tax and expenses for obtaining sanction plan and other permissions from the authority concern shall be borne by the Developer.
5. That with the execution of this Agreement, the Owners/First Part delivers vacant and peaceful possession of the said landed property at premises no, 35A, Naktala Road, P.S. Netaji Nagar, Kolkata- 700047, District -South 24 Parganas to the Developer.
6. That the Owners' Allocation more fully mentioned in the Schedule-B hereunder shall be :

a) A Residential Flat measuring 505 sq. Ft. of built up area on the Top Floor, Back side of the proposed building.

b) A sum of Rs. 10,65,000/- {Rupees Ten Lacs Sixty Five Thousand only} non-refundable money to be paid to the Owner herein by the Developer in the following manner :

i) A sum of Rs. 1,00,000/- is paid today as per MEMO hereunder;

ii) A sum of Rs. 6,00,000/- to be paid during vacating the licensee from the land to the Landowner or to the Licensee, ^{after execution of this agreement,}

iii) ~~Within~~ ^{on} October 2021 a sum of Rs. 2,50,000/- shall be paid.

iv) ~~With~~ ^{on} December 2021 a sum of Rs. 1,00,000/- shall be paid and

v) At the time of delivery of owner's allocated Flat a sum of Rs. 15,000/- to be paid.

7. That the Developer's Allocation morefully mentioned in the Schedule -C hereunder shall be :

Remaining sellable area of the proposed building.

8. That the Second Part shall complete the construction of the proposed building i.e. multi-storeyed building within 24 months from the date of obtaining Sanction Plan from Kolkata Municipal Corporation

Sanjay Debnath

as per sanction plan and as per specification mentioned in Schedule –F hereunder.

9. That after completion of the building project in complete habitable condition within stipulated period as aforesaid, the Second Part herein shall obtain Completion Certificate /Plan from the KMC within next 1(one) or 2 (two) months and hand over possession of the Owners' allocated Flat/Flats/Units mentioned in the Schedule –B hereunder within stipulated time as aforesaid by issuing Possession letter.
10. That the First Part herein undertakes to execute and sign all necessary Deeds, documents, forms, papers, plans, letters as the case may be upon request of the Second Part to enable the Second Part to smoothly construct the building project.
11. That the Second Part indemnifies herself and declares herself solely liable and responsible for any damage, loss deficiency of service and constructional problems since commencement of construction of the building and thereafter for 5 [five] years from completion of construction.
12. For more fully effectuating the rights and /or authorities and/or entitlements of the Second Part in terms of these deeds represents the First Part shall simultaneously with the execution of this Agreement grant in favour of the Second Part a Development Power of Attorney empowering the Second Part with requisite power for completion of construction and transfer their allocation to the prospective buyer/buyers of flat/flats/units.

13. The Developer shall use the standard building materials in constructing the building.
14. The Developer at the time of construction of building will be liberty to use tap water and electricity available in the portion of the said premises.
15. The name of the proposed building shall be decided by the Developer and the Owners mutually neither the prospective flat owners shall have any right to change , alter and modify the name of the building at any point of time.
16. After taking delivery of the possession of the Owners' allocation fully described in the schedule 'B' hereunder written , the owners shall have to pay proportionate Municipal Tax, Government revenue and also shall bear proportionate maintenance charges for the owners' allocation. ✓
17. The common areas and facilities which the owners and the flat owners will be enjoying in common with each other have 'more fully described in the schedule 'D' hereunder written.
18. The Owners and the Developer or any person or persons claiming under them shall not cause any obstruction to the common user and enjoyment of the staircase ,landing, common spaces etc. nor will they alter or change the main structure of the building without any approval of the chartered engineer appointed by the Developer. ✓

19. The Owners shall execute and register deeds of the different flats and spaces and garage/s from the Developer allocation and in case if it is not possible to attain at the registration office, the owners shall execute a General Power of Attorney in favour of the Developer to execute and register such documents on behalf of them at the cost of developer, save and except in very exceptional cases the owners shall be personally present at the time of registration of the deeds of conveyance or the agreement or in the agreement of transfer/sale to the prospective purchaser/purchasers at the request of the developer. The developer shall join in all such deed of conveyance as confirming party.
20. The entire Schedule 'A' property with new construction shall remain charged as security of the construction to be paid by the developer.
21. The schedule of land will be encircled by the brick built boundary wall by the Developer and no outsider could use any portion of the schedule land without any written consent from the owners and the developer
22. That for the purpose of making the project more viable and marketable the Developer may amalgamate the Schedule-A property with neighbouring property being Premises No. 35A/2, Naktala Road with its owners.
23. This Agreement will be binding upon the legal heirs and representatives of both the Parties.

24. That the First Part shall not be responsible or be liable for any default and/or laches and non compliances and/or commission or commissions on the part of the Second Part in any manner whatsoever without excluding anything in particular but including all acts relating to construction and incidental thereto.
25. That until and unless this Agreement is legally annulled or cancelled, the terms of this Agreement shall be binding upon both the parties and the First Party shall not and can not create any third party interest over the same and shall not encumber the same in any manner whatsoever.
26. That the First Part shall be entitled to inspect freely the constructional work including materials used by themselves or by appointing any competent person/persons and the Second Part shall not raise any objection to such inspection and shall be bound to rectify the defects/deficiencies noticed by the inspector.
27. That the stipulated time for construction and handing over possession of the Owners' allocation can be extended for any acts of 'FORCE MEASURE'.
28. That change of address of any parties shall be conveyed to other party in writing, otherwise, sending to notice/s in the above referred address shall be presumed to be properly served.
29. That any difference and disputes between the parties herein shall be tried by any Court, Tribunal, Forum having proper jurisdiction.
30. That time is the essence of this contract.

SCHEDULE 'A' OF THE PROPERTY AS REFERRED ABOVE

(Description of the entire premises)

ALL THAT piece and parcel of specific demarcated Plot of ^{Bantu} land measuring 1 (one) Cottah 10 (Ten) Chittacks 16 (Sixteen) square feet along with 525 sq. ft. ^{residential (cemented floor)} tile shed/structure standing thereon within District- South 24 Parganas, ADSR - Alipore, Police Station the then Jadavpur now Netaji Nagar, Mouza - Naktala, J.L. No. 32, Touzi No.-56 , comprised in CS Dag No. 132 and 143 under CS Khatian Nos. 150, 33, 34 presently portion of Kolkata Municipal Corporation Premises No. 35A, Naktala Road, P.O.- Naktala, Kolkata-700047 under KMC Ward No.-100, shown in the Map/Plan annexed herewith as a part of this Deed and delineated with RED verge line thereon, butted and bounded by:-

ON THE NORTH :- Part of CS Dag no. 143;

ON THE SOUTH:- By Naktala Road and Portion of Premises No. 35A/2, Naktala Road, Kol.-700047;

ON THE EAST:- By Portion of Premises No. 35A/2, Naktala Road, Kol.-700047 and 35B, Naktala Road, Kol.- 700047;

ON THE WEST:- By Premises No. 11/1, Naktala Road, Kol-700047;

Singh
Singh

The above mentioned area of land with structure is the property of this Joint Venture Agreement and/or Development Agreement.

SCHEDULE 'B' OF THE PROPERTY AS REFERRED TO ABOVE
(OWNERS' ALLOCATION)

That the **Owners' Allocation** shall be:-

- a) A Residential Flat measuring 505 sq. Ft. of built up area on the Top Floor, Back side of the proposed building.
- b) A sum of Rs. 10,65,000/- {Rupees Ten Lacs Sixty Five Thousand only} non-refundable money which is paid by the Second Part to the First Part herein as stated earlier.

SCHEDULE 'C' OF THE PROPERTY AS REFERRED TO ABOVE
(DEVELOPERS' / SECOND PART'S ALLOCATION)

The **Developers' Allocation** shall be :-

Remaining sellable area of the proposed building as per FAR

SCHEDULE 'D' OF THE PROPERTY AS REFERRED TO ABOVE
(COMMON AREAS AND FACILITIES)

1. Entire roof, corridors, common parts, passage, courtyard and main entrances to the premises and to the building .

2. Common boundary walls and main gate.
3. Drainage and sewerage and all pipes and other installations for the same (except only those as the installed within the exclusive area of any unit and/or exclusive for its use).
4. Electrical installations and its room and/or meter room, electrical substation (if any) and all electrical wiring excluding only those as are installed within the exclusive area of any unit and/or exclusively for its use.
5. Stair-case, stair-landing and/or middle landings on all floors in the building, lift etc.
6. Lobbies on all floors of the building and entire roof of the building.
7. Deep tube-well and/or Corporation tap water and its installation.
8. Water pumps and water pumps room, reservoir, water tanks and all plumbing installations for carriage of water (save only those as the exclusively within and for use of any unit/units) to and/or in respect of the building.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces or in or about the premises and the building as are necessary for passage/s to and/or user of the unit/units in common by co-owners.

SCHEDULE 'E' ABOVE REFERRED TO
(COMMON EXPENSES)

1. All costs of maintenance, operating, replacing, repairing, white washing, printings, decorating, re-decorating, re-building, re-constructing, lighting the common portions in the building including his/her/their walls.
2. The salary of all persons, employees for the common purposes including darwan and security personnel.
3. All the costs and deposits for supplies of common utilities to the co-owners in common.
4. Municipal tax, water tax and other levies in respect of the premises and the building , save and except those which are separately assessed for units.
5. Costs of formation and operation of the Owners association.
6. Costs of running, repairs and replacement of generator, transformer (if any) pumps and other common installations including their license fees, taxes and other levies (if any).
7. Electricity charges for the electrical energy consumed for the operation of the common service.
8. All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.

9. The office expenses incurred for maintenance of office for common purpose.
10. All other expenses , taxes, rates and other levies etc. as are deemed by the Developer or to be necessary or incidental or liable to be paid by the co-owners in common including such amount as may be fixed for creating fund replacement, renovation, painting and/or periodic repairing of the common portions.

SCHEDULE 'F' ABOVE REFERRED TO
(GENERAL SPECIFICATION)

1. Structure : R.C.C. frame structure with R.C.C. foundation, column, beam, slab, staircase etc
2. Wall : 200 mm. thick brickwork for external walls and 75mm./125mm. thick brick work with wire net for internal walls.
3. Wall : finish Internal walls and ceiling to be finished with wall putty over cement plaster. External walls to be finished with cement based paint of approved design and shade over cement plaster.
4. Floor : furnish, skirting Floor Tiles in floor and & Dado skirting, bed room, living and dining room, verandah, staircases, lobby, toilet, and kitchen. White ceramic tiles up to 1500 mm. high to dado in toilet and up to 900 mm. high to dado in kitchen.

5. Doors : Factory made hot pressed commercial type flush door shutter painted on both sides in timber frame for internal doors. PVC doors shutter in timber frame for toilet doors. Decorative timber panel door shutter polished on both sides with proper locking arrangements for main door with main Collapsible iron Gate.
6. Windows : Fully glazed shutter in standard steel casement with integrated M.S. grill to all windows.
7. Toilet fitting : White vitreous European/Indian type water closet with low-down cistern, wash basin, bib cock, shower etc. to be fitted in toilets.
8. Kitchen fitting : 7'5" Black stone sink with bib cock in kitchen. All plumbing works inside kitchen to be concealed in walls.
9. Sanitary and plumbing : Cast iron/PVC soil line and waste line of approved quality to be provided, PVC water distribution line of approved quality from overhead water reservoir for internal distribution of water to toilet and kitchen.
10. Water supply system: Provision for 24 hour uninterrupted water supply to toilet and kitchen from over head water reservoir or from under ground water reservoir from municipal water supply system, normal pumping arrangements to be provided.
11. Electrical : All electrical wiring of approved quality to be concealed in walls and ceiling. Provision for sufficient number of light, fan, and plug points in rooms toilet, kitchen, verandah etc.

12. Provision for exhaust fan in kitchen and geyser point in toilet.
Provision for call bell point and telephone point inside every apartment.

IN WITNESSES WHEREOF the Parties herein duly subscribe their respective hands, seals and signatures on the day month and year first above written.

Signed, Sealed and Delivered

In presence of :

WITNESSES :

1. Chandreshwar Gupta.
35B, Nakkala Rd, Kol-700-047

2. Anil Kumar Maulica
Alipore Judges Court
KOL-27

E. Sina Gupta
.....
(Signatures of the FIRST PART)

Manika Gupta
Sanjay Deb Nath
.....
(Signatures of the SECOND PART)

Drafted and Prepared By :

Malay Sen Gupta
.....
Advocate WB282777
Alipore Judges Court. Kol- 27

~ 20 ~

MEMO

Received a sum of Rs. 1,00,000/- (One Lac) only from the Second Part in the following manner :

IN TOTAL (Rupees One Lac)

Rs. 1,00,000/-

Signed, Sealed and Delivered

In presence of :

WITNESSES :

1. *Chandrasena Gupta*

2. *Aruna Mallick*

E lina Gupta

(Signatures of the FIRST PART)





Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature










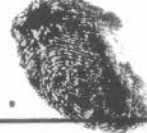

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature *E. Lina Gupta*

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature *Manika Gupta*

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature *Sanjay Debnath*

THE GIFTED PLAN FOR C.S DAG NO-132 AND 143,
C.S KH.NO-150,33,34, MOUZA-NAKTALA, J.L NO-32
TOUZI NO-56 AT PREMISES NO-35A, NAKTALA
ROAD, UNDER K.M.C WARD-100 BOROUGH-X, P.S.
NATEJINAGAR, KOLKATA-700047.



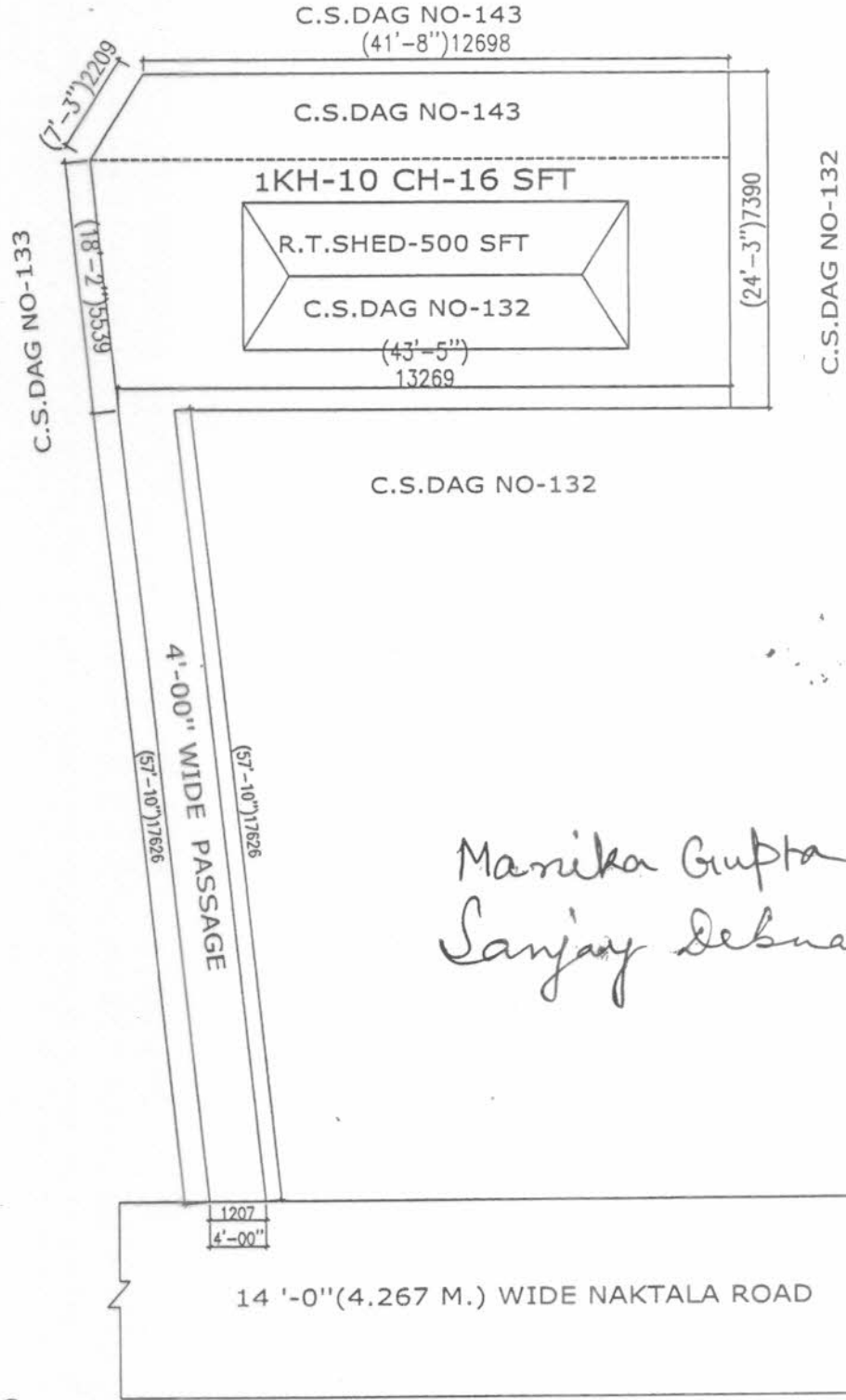
SCALE 1:100

AREA OF LAND(DAG NO 143)-0KH-06CH-00 SFT

AREA OF LAND(DAG NO 132)-01KH-04CH-16 SFT

TOTAL AREA OF LAND-01KH-10CH-16 SFT(WITH PASSAGE)

R. T SHED- 500 SQ FT



Manika Gupta
Sanjay Deb Nath

Smelna
SUBHAS CH. MRIDHA
 L.B.S.-IN-K.M.C., No. 1127(1)
 SIGNATURE OF L.B.S.

E. lina gupta
 SIGNATURE OF OWNER

PRODUCED BY AN AUTODESK STUDENT VERSION

एलना गुप्ता
Elina Gupta
जन्मतिथि / DOB: 22/03/1990
महिला / FEMALE

4737 6638 5834

आधार • आधार, आमार परिचय

एलना गुप्ता
Address:
D/O: Prityabrata Gupta, 35/B,
NAKTALA ROAD, Naktala,
Kolkata,
West Bengal - 700047

ठिकाना:
डि/ओ: प्रियव्रत गुप्त, 35/बी,
नाकटला रोड, नाकटला,
कोलकाता,
पश्चिम बंग - 700047

4737 6638 5834

मेरा आधार, मेरी पहचान

Elina gupta

भारत सरकार
GOVERNMENT OF INDIA



भारत सरकार
GOVERNMENT OF INDIA

ELINA GUPTA
PRIYABRATA GUPTA

22/03/1990
Permanent Account Number
ARIPG4629E

Elina gupta
Signature





Elina gupta

In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 674.

इस कार्ड को खोने/पाने पर कृपया सूचित करें/सौंपाए :-
आयकर पैन सेवा यूनिट, ए.टी.एस.एल.
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 674.

आयकर विभाग
INCOME TAX DEPARTMENT
SANJAY DEBNATH
KUMUD BANDHU DEBNATH
28/02/1973
Permanent Account Number
AJUPD0545N
Sanjay Debnath
Signature

भारत सरकार
GOVT OF INDIA



02082005

Sanjay Debnath



भारत सरकार
Government of India



संजय देबंट
Sanjay Debnath
जन्म तिथि/DOB: 28/02/1973
पुरुष / MALE



6695 7855 0790

मेरा आधार. मेरी पहचान

Sanjay Debnath



भारत एकल विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
आत्मज: कुमुद बन्धु देवनाथ, न 2,
डीईएसएच बीएनडीएचयू
एनएजीएआर, एसओडीईपीयूआर,
बार्डोवकपुर - आईआई, नॉर्थ 24
परगानास,
वेस्ट बंगाल - 700110

Address:
S/O: Kumud Bandhu Debnath,
NO 2, DESH BANDHU NAGAR,
SOEPUR, Barrackpur - II,
North 24 Parganas,
West Bengal - 700110

6695 7855 0790



1947



help@uidai.gov.in

www

www.uidai.gov.in



सत्यमेव जयते
সত্যং জয়তে



आधार

ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/20060/01599

To
04/12/2012
মনিকা গুপ্ত
Manika Gupta
2/56A NETAJI NAGAR
Regent Estate S.O
Regent Estate Kolkata
West Bengal 700092



6415161

MN064151618DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7004 6324 3201

আধার - সাধারণ মানুষের অধিকার

Manika Gupta



भारत सरकार
GOVERNMENT OF INDIA



মনিকা গুপ্ত
Manika Gupta
পিতা : কুমুদবন্ধু দেবনাথ
Father : KUMUDHBANDHU DEBNATH
জন্ম সাল / Year of Birth : 1968
মহিলা / Female



7004 6324 3201

আধার - সাধারণ মানুষের অধিকার



Manika Gupta



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001887583/2021	Office where deed will be registered
Query Date	22/09/2021 11:41:08 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL PIN - 700027, Mobile No. : 8617774077, Status : Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 28,10,250/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, Premises No: 35A, Ward No: 100, Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 10 Chatak 16 Sq Ft	1/-	26,68,500/-	Property is on Road
Grand Total :				2.7179Dec	1/-	26,68,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	525 Sq Ft.	1/-	1,41,750/-	Structure Type Structure
Gr. Floor, Area of floor : 525 Sq Ft., Residential Use, Cemented Floor, Age of Structure 0Year Roof Type Tiles Shed, Extent of Completion: Complete					
Total :		525 sq ft	1/-	1,41,750 /-	



Query No: 2001887583 of 2021, Printed On: Sep 27 2021 7:02PM, Generated from wbregistration.gov.in

Lord Details :

Name & address	Status	Execution Admission Details :
Smt ELINA GUPTA Daughter of Late PRIYABRATA GUPTA,35A, NAKTALA ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ARxxxxxx9E, Aadhaar No.: 47xxxxxxxx5834,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by Self To be Admitted by Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Smt MANIKA GUPTA Wife of Mr PRADIP GUPTA,2/56A, NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: Busirress, Citizen of: India, PAN No. AGxxxxxx7R, Aadhaar No.: 70xxxxxxxx3201,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by Self To be Admitted by Self
2	Mr SANJAY DEBNATH Son of Late KUMUD BANDHU DEBNATH,2, DESHBANDHU NAGAR, SODEPUR, City:- , P.O:- SODEPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJxxxxxx5N, Aadhaar No.: 66xxxxxxxx0790,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by Self To be Admitted by Self

Identifier Details :

Name & address
Mr ANIRBAN MOULICK Son of Late ASHIM MOULICK ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Smt ELINA GUPTA, Smt MANIKA GUPTA, Mr SANJAY DEBNATH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt ELINA GUPTA	Smt MANIKA GUPTA-1.35896 Dec,Mr SANJAY DEBNATH-1.35896 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt ELINA GUPTA	Smt MANIKA GUPTA-262.5 Sq Ft,Mr SANJAY DEBNATH-262.5 Sq Ft

Note:

- If the given information are found incorrect, then the assessment made stands invalid
- Query is valid for 30 days (i.e. upto 22-10-2021) for e-Payment, Assessed market value & Query is valid for 30 days.(i.e. upto 22-10-2021)
- Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable





Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

Payment Details

BRN: 192021220086953831
BRN Date: 27/09/2021 19:04:57
BRN: IK0BHPJSH8
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 27/09/2021 19:09:13
Payment Ref. No: 2001887583/5/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: ANIRBAN MOULICK
Address: SUKDEVPUR MAHESHTALA KOLKATA - 700141
Mobile: 8617774077
Depositor Status: Others
Query No: 2001887583
Applicant's Name: Mr ANIRBAN MOULICK
Identification No: 2001887583/5/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001887583/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	5011
2	2001887583/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	1021
			Total	6032

IN WORDS: SIX THOUSAND THIRTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1604-07169/2021	Date of Registration	28/09/2021
Query No / Year	1604-2001887583/2021	Office where deed is registered	
Query Date	22/09/2021 11:41:08 PM	1604-2001887583/2021	
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status : Solicitor firm		
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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 28,10,250/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 1,053/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, , Premises No: 35A, , Ward No: 100 Pin Code : 700047

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	1 Katha 10 Chatak 16 Sq Ft	1/-	26,68,500/-	Property is on Road
Grand Total :				2.7179Dec	1 /-	26,68,500 /-	







Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	525 Sq Ft.	1/-	1,41,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 525 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		525 sq ft	1 /-	1,41,750 /-	




and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt ELINA GUPTA Daughter of Late PRIYABRATA GUPTA Executed by: Self, Date of Execution: 28/09/2021 , Admitted by: Self, Date of Admission: 28/09/2021 ,Place : Office	 28/09/2021	 LTI 28/09/2021	 28/09/2021
35A, NAKTALA ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx9E, Aadhaar No: 47xxxxxxxx5834, Status :Individual, Executed by: Self, Date of Execution: 28/09/2021 , Admitted by: Self, Date of Admission: 28/09/2021 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt MANIKA GUPTA Wife of Mr PRADIP GUPTA Executed by: Self, Date of Execution: 28/09/2021 , Admitted by: Self, Date of Admission: 28/09/2021 ,Place : Office	 28/09/2021	 LTI 28/09/2021	 28/09/2021
Wife of Mr PRADIP GUPTA 2/56A, NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx7R, Aadhaar No: 70xxxxxxxx3201, Status :Individual, Executed by: Self, Date of Execution: 28/09/2021 , Admitted by: Self, Date of Admission: 28/09/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr SANJAY DEBNATH (Presentant) Son of Late KUMUD BANDHU DEBNATH Executed by: Self, Date of Execution: 28/09/2021 , Admitted by: Self, Date of Admission: 28/09/2021 ,Place : Office	 28/09/2021	 LTI 28/09/2021	 28/09/2021
Son of Late KUMUD BANDHU DEBNATH 2, DESHBANDHU NAGAR, SODEPUR, City:- , P.O:- SODEPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx5N, Aadhaar No: 66xxxxxxxx0790, Status :Individual, Executed by: Self, Date of Execution: 28/09/2021 , Admitted by: Self, Date of Admission: 28/09/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ANIRBAN MOULICK Son of Late ASHIM MOULICK ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	28/09/2021	28/09/2021	28/09/2021
Identifier Of Smt ELINA GUPTA, Smt MANIKA GUPTA, Mr SANJAY DEBNATH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt ELINA GUPTA	Smt MANIKA GUPTA-1.35896 Dec, Mr SANJAY DEBNATH-1.35896 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt ELINA GUPTA	Smt MANIKA GUPTA-262.50000000 Sq Ft, Mr SANJAY DEBNATH-262.50000000 Sq Ft

On 28-09-2021

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 14:23 hrs on 28-09-2021, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SANJAY DEBNATH , one of the Claimants.

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 28,10,250/-

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

Execution is admitted on 28/09/2021 by 1. Smt ELINA GUPTA, Daughter of Late PRIYABRATA GUPTA, 35A, NAKTALA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Smt MANIKA GUPTA, Wife of Mr PRADIP GUPTA, 2/56A, NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business, 3. Mr SANJAY DEBNATH, Son of Late KUMUD BANDHU DEBNATH, 2, DESHBANDHU NAGAR, SODEPUR, P.O: SODEPUR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Business

Indetified by Mr ANIRBAN MOULICK, , , Son of Late ASHIM MOULICK, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,053/- (B = Rs 1,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2021 7:06PM with Govt. Ref. No: 192021220086953831 on 27-09-2021, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BHPJSH8 on 27-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 5,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8, Amount: Rs.10/-, Date of Purchase: 01/09/2021, Vendor name: G Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2021 7:06PM with Govt. Ref. No: 192021220086953831 on 27-09-2021, Amount Rs: 5,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BHPJSH8 on 27-09-2021, Head of Account 0030-02-103-003-02

Pradipta Kishore Guha

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2021, Page from 276619 to 276655
Seri No 160407169 for the year 2021.



Digitally signed by pradipta kishore guha
Date: 2021.10.04 13:38:09 +05:30
Reason: Digital Signing of Deed.

Pradipta
Pradipta Kishore Guha) 2021/10/04 01:38:09 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)