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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Verified that the document is admitted in registration. The signature sheet / sheet and the endorsement sheet / sheet attached with this document's are the same.

Regional Office
North 24-parganas
District
D. & A. 4/1

25 AUG 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on
this the

25th day of August 2021

BETWEEN

- 1) SRI PABAN DUTTA, PAN- AFUPD9564M, Son of - Late Nagendra Dutta, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at - 283/4 Ashokenagar, P.O & P.S. - Ashokenagar, District North 24 Parganas, Pin- 743222

AND

" SAI CONSTRUCTION " a partnership firm PAN NO - AEMFS6477B, having its office at 283/4 Ashoknagar, P.O & P.S- Ashoknagar , District North 24 Parganas , Pin - 743222 do hereby represented by its partners.

1. SRI SUVRAJYOTI DUTTA, PAN - CKTPD9748M, Son of Sri Paban Dutta by faith - Hindu , by Nationality - Indian , by Occupation - Business, residing at - 283/4 Ashoknagar, P.O & P.S- Ashoknagar , District North 24 Parganas , Pin - 743222.
2. SMT SANGEETA DUTTA, PAN - AHXPD0155F, Wife of Sri Paban Dutta, D/O - Sri Santosh Dutta Chowdhury, by faith - Hindu , by Nationality - Indian , by Occupation - Business, residing at - 283/4 Ashoknagar, P.O & P.S- Ashoknagar , District- North 24 Parganas , Pin - 743222 hereinafter called and referred to as the " DEVELOPER / CONFIRMING PARTY" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office executors administrators successors , legal representative and (or assigns) of the SECOND PART.

WHEREAS the Owner has purchased 09 (Nine) decimal Bastu land and 600Sq.Ft. Pucca

Building together with all easement rights appertaining thereto, lying and situated at Mouza- Sherpur , J.L No – 69 comprised and contained in C.S Plot -2429 (P) under L.O.P No – 909/1, A.D.S.R.O – Guma within the jurisdiction of Ashoknagar Kalyangarh Municipality, Ward No – 16 in holding no – 16/131/22 , P.s- Ashoknagar , District – North 24 Parganas, by virtue of Deed of sale duly registered at the office of A.D.S.R.O –Guma , North 24 Pargaans and also recorded in book no – I Volume no – 1517 – Pages from – 22536 to 22557 being no – 151700984 for the year 2018.

AND WHEREAS :- with a view to develop or cause to be developed by constructing a Multi storied building over the said plot of land of owner measuring more or less 09 (Nine) Decimal of land morefully and particularly described in the first schedule herein below and herein after called and referred to as the “ SAID PROPERTY” The Developers herein approached the owner and express its intention to develop the under mentioned schedule of property according to the building plan to be approved and sanctioned by the Ashoknagar Kalyangarh Municipality.

AND WHEREAS :- the owner herein agree to authorised the developer to construct the Multi Storied building G+4 in the under mentioned schedule of the property more fully and particulars described in the schedule herein below according to the building plan to be approved and sanctioned by the Ashoknagar Kalyangarh Municipality and as per specification with floor , plans , elevation , section sanctions made in compliance with the statutory requirements in the said plot of the land at the cost of the Developers on the terms and conditions stipulated here under.

NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS :-

ARTICALE -I DEFINATION

1. OWNER : SRI PABAN DUTTA , PAN – AFUPD9564M, Son of – Late Nagendra Dutta , by faith – Hindu , by Nationality – Indian , by Occupation – Business, residing at – 283/4 Ashoknagar, P.O & P.S- Ashoknagar , District North 24 Parganas , Pin – 743222.

DEVELOPER

- 1) " SAI CONSTRUCTION " a partnership firm having its office at- 283/4 Ashoknagar, P.O & P.S- Ashoknagar , District- North 24 Parganas , Pin - 743222 do hereby represented by its partners.
- 2) SRI SUVRAJYOTI DUTTA, PAN - CKTPD9748M, Son of Sri Paban Dutta by faith - Hindu , by Nationality - Indian , by Occupation - Business, residing at - 283/4 Ashoknagar, P.O & P.S- Ashoknagar , District North 24 Parganas , Pin - 743222.
- 3) SMT SANGEETA DUTTA, PAN - AHXPD0155F, Wife of - Sri Paban Dutta , by faith - Hindu , by Nationality - Indian , by Occupation - Business, residing at - 283/4 Ashoknagar, P.O & P.S- Ashoknagar , District- North 24 Parganas , Pin - 743222

LAND :-

The Land described in the schedule herein under written

BUILDING :

Means Five (G+4) storied building to be constructed on the schedule property in accordance with the plan to be sanctioned by the Ashoknagar Kalyangarh Municipality in the name of the owner at the cost of the Developer.

ARCHITECT :

Shall mean person or firm appointed or nominated by the Developer / Promoters for construction of the proposed building.

BUILDING PLAN :-

Plan to be sanctioned by the Ashoknagar Kalyangarh Municipality Developer must take all necessary steps to sanction Building plan.

TRANSFER :-

Arising as gramatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understand as a transfer or space / Flat in Multi Storied building to the intending purchaser or purchasers thereof although the said amount as transfer in hand .

TRANSFEEE :

Shall mean a person to whom any space / Flat in the building will be transferred by a Deed of conveyance for a valuable consideration by the owners or the respective space / Flat of the said building and /or otherwise.

TIME :-

Shall mean the construction to be completed within 24 months from the date of sanction plan.

COMMENCEMENT:

This agreement shall be deemed to have commenced with effect from the date of execution of this agreement .

DEVELOPERS RIGHT AND RESPONSIBILITIES

The scope of work envisaged to be done by the Developers hereunder shall include: -

- 1) Construction of the new building with all ancillary service complete in all respect as per the plans the details and specifications therefore. The building shall be constructed exclusively for residential & Commercial use. The Developers responsibility shall include coordinative with all other statutory authorities and complete the construction of the building including plumbing electrical, sanitary fittings and installations.
- 2) All outgoing including other rates , Taxes duties and other impositions by the Ashoknagar Kalyannagarh Municipality or other any competent authority in respect of the said property up to the date of this agreement shall be paid by the Land owner.
- 3) All funds and for finance to be required for completion of the entire project shall be invested by the developers.
- 4) The developers will be the only and exclusive builders and during subsistence's of this agreement shall have the

full authority to sale the Flats of the proposed building which completely includes as developers area / portion in proposed building at the said premises. The owner or any person claiming under them shall not interfere questions stop or prohibited the developers for carrying out the proposed constructions of the building in the said premises subject to the fulfilment of all obligations of the developers to the land lord owner. The developer will complete the construction of the building with the standard material as would be available in the market.

- 5) The developers will complete the construction within 24 months from the date of sanctioning the plan by the municipal authority.
- 6) The developers shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the owners indemnified.
- 7) The developers shall obtain all necessary " No Objection " certificate and procure completion certificate from all statutory authority such as Municipality and others.

CONSIDARATION:-

In consideration of the owners having granted the developer and exclusive consent to develop the said

property the owners shall be entitled to get a sum of Rs. 30,00000/- (Thirty Lakhs) only as non refundable amount in his part. Inconsideration and owners after receiving such amount shall issue the proper money receipt in favour of the developer and two Flats in the 1st Floor being Flat No – 1 A & 1 B.

ARTICLE – VI

PROCEDURE :-

1. Land owners shall execute a general power of attorney as may be required for the purpose of obtaining sanction of plan all necessary permission and sanction from different authorities in connection with the construction of the building for pursuing and following up the matter with the statutory authorities and to all acts regarding construction work.

POSSESSION :-

1. Immediately on execution of this present the owner shall hand over to the developers the physical possession of the said premises and or the said plot of land to enable the developers to take all necessary action including measurement of the said premises for development of the said premises and developers shall hold the same hereunder without

interference or disturbance prospective buyers to enter into the agreement for sale to received consideration money etc.

2. The developers shall provide copies of all plans lay - out designs elevations and such others to the owner free of cost.
3. The owner shall pay and bear the municipal taxes maintenance charges and other duties as outgoing proportionately in respect of the owners or any person or persons claiming under them.

Building :-

- A) The developers will at its cost and on the basis of specification as per sanction building plan shall construct, erect and complete the building and common facilities and the amenities at the said premises with good and standard materials and in a work man like manner within 24 months from the date of sanctioning of plan by the municipal authority.
- B) The developers will install and erect in the said building at their own cost pumps water storage, overhead reservoirs, electrifications, permanent Electric Connection from the WBSEDCL.

C) All cost , charges and expenses relating to in any way connected with the construction of the said building and development of the premises including charges for other bodies shall be paid dis-charged and borne by the developer and the land owners shall have no liability what so ever in this context.

SERVICE AND CHARGES :-

- a. On completion of the building after possession of the respective allocated areas in the building the developer and for proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.
- b. The service charges shall include utility charges maintenance of mechanical electrical sanitary and other equipments for common use maintenance and general management of the building.
- c. The developer in consultation with land owner and other prospective transferees shall frame such scheme for the management amenities and administration of the building and all parties abide by all the rules and regulations of such management agreement maintenance and other schemes.

JURISDICTIONS :-

Courts of North 24 Parganas along shall have the Jurisdiction to entering and try all action suit and proceedings arising out of these presents between the parties hereto.

ARBITRATION

All disputes and differences arising between the parties to this agreement shall on the First place be referred to arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint on umpire among themselves jointly in accordance with Indian Arbitration Act 1940.

THE FIRST SCHEDULE ABOVE REFFERED TO :-

ALL THAT the plot of Bastu land measuring more or less 09 (Nine) decimal being L.O.P No - 909/1, one storied Pucca 600 Sq.Ft. residential building standing thereon with all easement rights appertaining thereto, lying and situated at Mouza- Sherpur , J.L No - 69 comprised and contained C.S Plot -2429 (P) R.S & L.R. Dag No - 1429 & L.R Khatian No - 5292 under L.O.P No - 909/1, A.D.S.R.O - Guma within the Jurisdiction of Ashoknagar Kalyangarh Municipality ward No - 16 in holding no - 16/131/22 , P.s- Ashoknagar , District - North 24 Parganas is the subject

kitchen , glazed tiles will be provided up to 2'.6" ft. On the cooking platform.

D) Toilets :-

Sanitary and plumbing :- all pipe liner in toilets and kitchen will be semi concealed with G.I.P pipe sanitary water or porcelain of the approved made sanitary fittings are brass C.P Furnish kitchen are provided with steel sink.

E) Door :-

All door shutters will be good quality flash door , only mirror door will be wooded and all door of the toilet and kitchen will be PVC.

Window :-

All windows will be good quality steel window .

INTERIOR FINISH OF WALL AND CEILING :-

All interior will be finish able with plaster of parish with printer.

ROOF :-

Cement roof tiles or IPS will be laid to proper slope. Roof right shall be common for all the owners of the flat after completion of the proposed Multi storied building and the developer shall have no right to occupy the roof in any other way.

Electrification:

All bedrooms living space, dining space etc are provided with two light point and one 5 Amps for the use of refrigerator point to be provided without electrical fixtures only. Cost of individual electric Meter and infrastructure, cost and cost of installations of transformer, if install will be borne by the developer.

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

SIGNED SEALED AND DELIVERED

by the Parties at Barasat, in the presence of :-

1) Biswanath Saha.
Rw. Ashoknagar.

2) Deb-dut Saha
Rw. Ashoknagar.

✓ Babar Sutta

SIGNATURE OF THE OWNER

3) Subhanar Das
Barasat-

1. Suvojayoti Sutta.

2. Sangeeta Sutta

SIGNATURE OF THE DEVELOPERS

Drafted by -

Prasanta Chakraborty

PRASANTA CHAKRABORTY

ENTOLL. NO. W.B. 425/86 Advocate, Adv.

Barasat judges' Court,

District North 24 Parganas

Kolkata - 700124

Composed by:

Ananda Saha

দলিল নং-

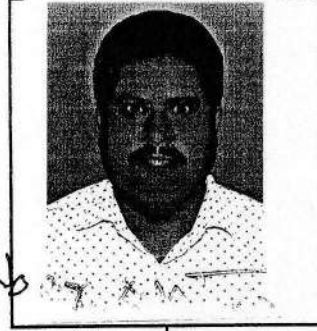
ইং- তাং -

DISTRICT NORTH 24-PARGANAS

(জেলা- উত্তর ২৪ পরগণা)

OFFICE OF A.D.S.R. HABRA / GUMA.

(অতিরিক্ত জেলা অবর নিবন্ধক অফিস হাবড়া / গুমা) STATUS-PRESENTANT



নাম Name

ছবি স্বাক্ষর / টিপ ছাপ দ্বারা প্রত্যায়িত করা হইল
ডান হাতের আঙ্গুলের ছাপ

বাম হাতের আঙ্গুলের ছাপ

Pab



উপরের প্রদত্ত সমস্ত আঙ্গুলের ছাপ আমি

প্রত্যায়িত করিলাম।

স্বাক্ষর / টিপ ছাপ বঃ *Paban Dutta*

দাখিলকারী / সম্পাদনকারী / দাবীদার / আমমোক্তার / মুখ্য বা প্রধান স্বত্বাধিকারী / অভিভাবক / উইলকারী



নাম Name

ছবি স্বাক্ষর / টিপ সহি দ্বারা প্রত্যায়িত করা হইল
ডান হাতের আঙ্গুলের ছাপ

বাম হাতের আঙ্গুলের ছাপ

Sewrajyoti Dutta



উপরের প্রদত্ত সমস্ত আঙ্গুলের ছাপ আমি

প্রত্যায়িত করিলাম।

স্বাক্ষর / টিপ ছাপ বঃ *Sewrajyoti Dutta*

দাখিলকারী / সম্পাদনকারী / দাবীদার / আমমোক্তার / মুখ্য বা প্রধান স্বত্বাধিকারী / অভিভাবক / উইলকারী

DISTRICT NORTH 24-PARGANAS

(জেলা- উত্তর ২৪ পরগণা)

OFFICE OF A.D.S.R. HABRA / GUMA.

(অতিরিক্ত জেলা অবর নিবন্ধক অফিস হাবড়া / গুমা) STATUS-PRESENTANT



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Sangeeta Sutta

বাম হাতের আঙ্গুলের ছাপ

কনিষ্ঠা অনামিকা মধ্যমা তর্জণী বুদ্ধাঙ্গুষ্ঠা বুদ্ধাঙ্গুষ্ঠা তর্জণী মধ্যমা অনামিকা কনিষ্ঠা

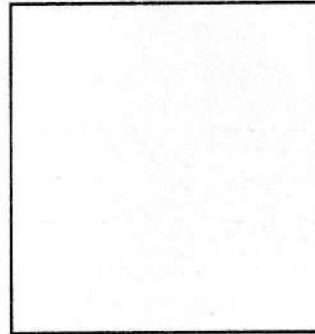


উপরের প্রদত্ত সমস্ত আঙ্গুলের ছাপ আমি

প্রত্যায়িত করিলাম।

স্বাক্ষর / টিপ ছাপ বঃ Sangeeta Sutta

দাখিলকারী / সম্পাদনকারী / দাবীদার / আমমোক্তার / মুখ্য বা প্রধান স্বত্বাধিকারী / অভিভাবক / উইলকারী



নাম Name

ছবি স্বাক্ষর / টিপ সহি দ্বারা প্রত্যায়িত করা হইল
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প্রত্যায়িত করিলাম।

স্বাক্ষর / টিপ ছাপ বঃ

দাখিলকারী / সম্পাদনকারী / দাবীদার / আমমোক্তার / মুখ্য বা প্রধান স্বত্বাধিকারী / অভিভাবক / উইলকারী



178

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/13/088/630093

পরিচয় পত্র



Elector's Name : DUTTA PABAN

নির্বাচকের নাম : দত্ত পরন

Father/Mother/
Husband's Name : NAGENDRA

পিতা/মাতা/স্বামীর নাম : নগেন্দ্র

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1 1995 : 26

১১.১১.৯৫-এ বয়স : ২৬

Address PART NO.: 211
ASHOKNAGAR KALYANGAR
NORTH 24 - PARGANAS

ঠিকানা : পার্ট নং: ২১১

অশোক নগর কল্যাণগড়

উত্তর ২৪ - পরগনা

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 088-ASHOKNAGAR Assembly Constituency

০৮৮-অশোক নগর বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT

স্থান : বারাসাত

Date : 24/04/95

তারিখ : ২৪/০৪/৯৫

Pabon Dutta



ভারত সরকার
Unique Identification Authority of India
Government of India

ইডি / Enrollment No. : 1111/19074/01565

To
Paban Dutta
পবন দত্ত
283/4
Ashokenagar Kalyangarh(M)
Ashokenagar, North 24 Parganas
West Bengal - 743222



KL815209980FT

81520998



আপনার আধার সংখ্যা / Your Aadhaar No. :

2241 0043 4507

আধার - সাধারণ মানুষের অধিকার



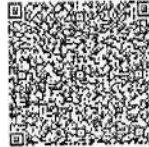
ভারত সরকার
Government of India



পবন দত্ত
Paban Dutta
পিতা : নগেন্দ্র দত্ত
Father : Nagendra Dutta

জন্মতারিখ/DOB: 18/01/1967
পুরুষ / Male

2241 0043 4507



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ: অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: /
অশোকনগর কল্যানগড়(এম), অশোকনগর
উত্তর ২৪ পরগণা, পশ্চিমবঙ্গ,

Address: 283/4,
Ashokenagar Kalyangarh
(M), North 24 Parganas,
Ashokenagar, West Bengal,
743222

2241 0043 4507

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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

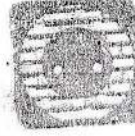
Paban Dutta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PABAN DUTTA
NAGENDRA DUTTA



18/01/1967

Permanent Account Number

AFUPD9564M



Paban Dutta
Signature

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 - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

Paban Dutta



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

REO2402030



নির্বাচকের নাম : সুব্রজ্যোতি দত্ত

Elector's Name : Suvrajyoti Dutta

পিতার নাম : পবন দত্ত

Father's Name : Paban Dutta

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : 28/02/2000
Date of Birth

REO2402030

ঠিকানা:

283/4, টাবারেরিয়া, অশোকনগর কল্যানগড়,
অশোকনগর, উত্তর ২৪ পরগণা-743222

Address:

283/4, TABABERIYA, ASHOKNAGAR
KALYANGARH, ASHOKENAGAR, NORTH 24
PARGANAS-743222

Date: 08/01/2020

101 - অশোকনগর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

101 - Ashoknagar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভেদা ও নতুন গ্রন্থকের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য বিদিত হওয়া এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
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 same number 240 / 691

Suvrajyoti Dutta



सत्यमेव जयते
माते सुको



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/19074/01564

To
Suvra Jyoti Dutta
সুব্রজ জ্যোতি দত্ত
283/4
Ashokenagar Kalyangarh(M)
Ashokenagar, North 24 Parganas
West Bengal - 743222

09/03/2014



KL815209551FT

81520955



আপনার আধার সংখ্যা / Your Aadhaar No. :

6162 7418 0715

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

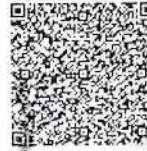
Government of India



সুব্রজ জ্যোতি দত্ত
Suvra Jyoti Dutta
পিতা : পবন দত্ত
Father : Paban Dutta

জন্ম তারিখ/DOB: 28/02/2000
লিঙ্গ : Male

6162 7418 0715



আধার - সাধারণ মানুষের অধিকার

Suvrajyoti Dutta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CKTPD9748M



नाम / Name
SUVRA JYOTI DUTTA

पिता का नाम / Father's Name
RABAN DUTTA

जन्म की तारीख / Date of Birth
28/02/2000

Suvrajyoti Dutta
हस्ताक्षर / Signature



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 - 400 614.

इस कार्ड के खोने / पाते पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, एन सी डी बेलपुर
नवी मुंबई - 400 614

Suvrajyoti Dutta



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

GWZ2589547

পরিচয় পত্র



Elector's Name Sangita Dutta

নির্বাচকের নাম সঙ্গীতা দত্ত

Husband's Name Paban Kumar Dutta

স্বামীর নাম পবন কুমার দত্ত

Sex F

লিঙ্গ স্ত্রী

Age as on 1.1.2005 27

১১১০০৫-এ বয়স ২৭

Address:

Tababeriya, 17 Ashoknagar North 24 Parganas 743222

ঠিকানা:

টাবাবেরিয়া, ১৭ অশোকনগর উত্তর ২৪ পরগণা ৭৪৩২২২

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 88-Ashokenagar

বিধানসভা নির্বাচন ক্ষেত্র : ৮৮-অশোকনগর

District: North 24 Parganas জেলা: উত্তর ২৪ পরগণা

Date: 28.07.2005 তারিখ: ২৮.০৭.২০০৫

183/0196

Sangeeta Dutta



বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Identification Authority of India
Government of India

আই ডি / Enrollment No.: 1111/19074/01563

To
সঙ্গীতা দত্ত
Sangeeta Dutta
283/4
Ashokenagar Kalyangarh(M)
Ashokenagar
Habra - li North 24 Parganas
West Bengal 743222

08/02/2014
115970542



ML159705422FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7609 9152 3124

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

সঙ্গীতা দত্ত
Sangeeta Dutta
পিতা : সন্তোষ দত্ত চৌধুরী
Father : Santosh Dutta Chowdhury
জন্মতারিখ / DOB : 11/10/1977
মহিলা / Female



7609 9152 3124

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
283/4, অশোকনগর
কল্যাণগড়(এম), উত্তর ২৪
পরগনা, অশোকনগর, পশ্চিমবঙ্গ,
743222

Address:
283/4, Ashokenagar
Kalyangarh(M), North 24
Parganas, Ashokenagar, West
Bengal, 743222

7609 9152 3124

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sangeeta Dutta

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SANGEETA DUTTA

SANTOSH DUTTA CHOWDHURY



11/10/1977

Permanent Account Number

AHXP0155F

Sangeeta Dutta

Signature



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

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

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

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

Sangeeta Dutta

कर विभाग
TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AEMFS6477B

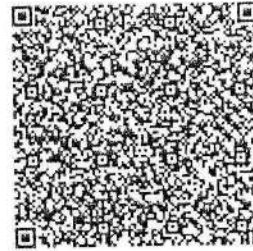
ne

SAI CONSTRUCTION

गठन की तारीख

of Incorporation / Formation

24/07/2021



Signature Not
Verified

Digitally signed by
Income Tax Deptt.
Date: 2021.08.24 09:14:54
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कर्तृता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". मूल्य पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEMFS6477B



नाम / Name
SAI CONSTRUCTION

निगमन/गठन की तारीख
Date of Incorporation/Formation
24/07/2021

इस कार्ड के खाने/पाने पर कृपया सूचित करें/लॉटरी:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

Suresh Chatterjee



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/13/088/579433

পরিচয় পত্র



Elector's Name : SAHA BISWANATH

নির্বাচকের নাম : সাহা বিশ্বনাথ

Father/Mother/

Husband's Name : NRIPENDRA

পিতা/মাতা/স্বামীর নাম : নৃপেন্দ্র

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 25

১.১.১৯৯৫-এ বয়স : ২৫

Address PART NO.: 194

ASHOKNAGAR KALYANGAR

NORTH 24 - PARGANAS

ঠিকানা : পার্ট নং: ১৯৪

অশোকনগর কল্যাণগড়

উত্তর ২৪ - পরগনা

Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 088-ASHOKNAGAR Assembly Constituency

০৮৮-অশোকনগর বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT

স্থান : বারাসাত

Date : 24/04/95

তারিখ : ২৫/০৪/৯৫

Biswanath Saha

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

Details

Payment ID: 192021220060524601 **Payment Mode:** Online Payment
Date: 25/08/2021 13:45:59 **Bank/Gateway:** Central Bank of India
BRN : CBI250821765225 **BRN Date:** 25/08/2021 13:08:52
Payment Status: Successful **Payment Ref. No:** 2001510033/9/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Suvrajyoti Dutta
Address: 283/4 Ashoknagar
Mobile: 7001600096
Depositor Status: Others
Query No: 2001510033
Applicant's Name: Mr ABUL KALAM
Identification No: 2001510033/9/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001510033/9/2021	Property Registration- Stamp duty	0030-02-103-003-02	31
2	2001510033/9/2021	Property Registration- Registration Fees	0030-03-104-001-16	30028
			Total	30059

IN WORDS: THIRTY THOUSAND FIFTY NINE ONLY.

Major Information of the Deed

	I-1501-09108/2021	Date of Registration	25/08/2021
Year	1501-2001510033/2021	Office where deed is registered	
Date	16/08/2021 4:48:52 PM	1501-2001510033/2021	
Applicant Name, Address Details	ABUL KALAM GUMA, Thana : Ashoknagar, District : North 24-Parganas, WEST BENGAL, PIN - 743704, Mobile No. : 9776524856, Status : Deed Writer		
Transaction	Additional Transaction		
[0] Sale, Development Agreement or Construction Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 3], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
	Rs. 16,93,637/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,031/- (Article:48(g))	Rs. 30,060/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Ashoknagar, Municipality: ASOKNAGAR-KALYANGARH, Road: Municipal road for
word no-16, Mouza: Serpur, , Ward No: 16, Holding No:16/131/22 JI No: 69, Pin Code : 743222




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-1429	RS-5292	Bastu Bastu	9 Dec		12,88,637/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :				9Dec	0 /-	12,88,637 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	0/-	4,05,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	0 /-	4,05,000 /-	

Details :

Name,Address,Photo,Finger print and Signature










Name	Photo	Finger Print	Signature
Paban Dutta (Representant) Son of Late Nagendra Dutta Executed by: Self, Date of Execution: 25/08/2021 , Admitted by: Self, Date of Admission: 25/08/2021 ,Place : Office			
	25/08/2021	LTI 25/08/2021	25/08/2021



283/4 Ashoknagar, City:- , P.O:- Ashoknagar, P.S:-Ashoknagar, District:-North 24-Parganas, West Bengal, India, PIN:- 743222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4M, Aadhaar No: 22xxxxxxxx4507, Status :Individual, Executed by: Self, Date of Execution: 25/08/2021 , Admitted by: Self, Date of Admission: 25/08/2021 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sai Construction 283/4, Ashoknagar, City:- , P.O:- Ashoknagar, P.S:-Ashoknagar, District:-North 24-Parganas, West Bengal, India, PIN:- 743222 , PAN No.:: AExxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Suvrajyoti Dutta Son of Paban Dutta Date of Execution - 25/08/2021, , Admitted by: Self, Date of Admission: 25/08/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Aug 25 2021 2:31PM</td> <td>LTI 25/08/2021</td> <td>25/08/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Suvrajyoti Dutta Son of Paban Dutta Date of Execution - 25/08/2021, , Admitted by: Self, Date of Admission: 25/08/2021, Place of Admission of Execution: Office					Aug 25 2021 2:31PM	LTI 25/08/2021	25/08/2021
Name	Photo	Finger Print	Signature										
Suvrajyoti Dutta Son of Paban Dutta Date of Execution - 25/08/2021, , Admitted by: Self, Date of Admission: 25/08/2021, Place of Admission of Execution: Office													
	Aug 25 2021 2:31PM	LTI 25/08/2021	25/08/2021										
	283/4 Ashoknagar, City:- , P.O:- Ashoknagar, P.S:-Ashoknagar, District:-North 24-Parganas, West Bengal, India, PIN:- 743222, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CKxxxxxx8M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sai Construction (as DEVELOPERS/CONFIRMING PARTY)												

Name	Photo	Finger Print	Signature
Sangeeta Dutta Paban Dutta of Execution - 25/08/2021, , Admitted by: Date of Admission: 25/08/2021, Place of Admission of Execution: Office			<i>Sangeeta Dutta</i>
	Aug 25 2021 2:31PM	LTI 25/08/2021	25/08/2021
283/4 Ashoknagar, City:- , P.O:- Ashoknagar, P.S:-Ashoknagar, District:-North 24-Parganas, West Bengal, India, PIN:- 743222, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxx5F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sai Construction (as DEVELOPERs/CONFIRMING PARTY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Biswanath Saha Son of Late Nripendra Mohan Saha Ashoknagar, City:- , P.O:- Ashoknagar, P.S:-Ashoknagar, District:-North 24- Parganas, West Bengal, India, PIN:- 743222			<i>Biswanath Saha</i>
	25/08/2021	25/08/2021	25/08/2021
Identifier Of Shri Paban Dutta, Suvrajyoti Dutta, Sangeeta Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Paban Dutta	Sai Construction-9 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Paban Dutta	Sai Construction-600.00000000 Sq Ft

021

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

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

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

is submitted for registration at 11:32 hrs on 25-08-2021, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Shri Paban Dutta ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 93,637/-

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

Execution is admitted on 25/08/2021 by Shri Paban Dutta, Son of Late Nagendra Dutta, 283/4 Ashoknagar, P.O: Ashoknagar, Thana: Ashoknagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743222, by caste Hindu, by Profession Business

Identified by Biswanath Saha, , , Son of Late Nripendra Mohan Saha, Ashoknagar, P.O: Ashoknagar, Thana: Ashoknagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743222, by caste Hindu, by profession Business

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

Execution is admitted on 25-08-2021 by Suvrajyoti Dutta, DEVELOPERS/CONFIRMING PARTY, Sai Construction (Partnership Firm), 283/4, Ashoknagar, City:- , P.O:- Ashoknagar, P.S:-Ashoknagar, District:-North 24-Parganas, West Bengal, India, PIN:- 743222

Identified by Biswanath Saha, , , Son of Late Nripendra Mohan Saha, Ashoknagar, P.O: Ashoknagar, Thana: Ashoknagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743222, by caste Hindu, by profession Business

Execution is admitted on 25-08-2021 by Sangeeta Dutta, DEVELOPERS/CONFIRMING PARTY, Sai Construction (Partnership Firm), 283/4, Ashoknagar, City:- , P.O:- Ashoknagar, P.S:-Ashoknagar, District:-North 24-Parganas, West Bengal, India, PIN:- 743222

Identified by Biswanath Saha, , , Son of Late Nripendra Mohan Saha, Ashoknagar, P.O: Ashoknagar, Thana: Ashoknagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743222, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,060/- (B = Rs 30,000/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 30,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/08/2021 1:47PM with Govt. Ref. No: 192021220060524601 on 25-08-2021, Amount Rs: 30,028/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI250821765225 on 25-08-2021, Head of Account 0030-03-104-001-16

Stamp Duty

at required Stamp Duty payable for this document is Rs. 5,031/- and Stamp Duty paid by Stamp Rs 5,000/-,
= Rs 31/-
on of Stamp
: Type: Court Fees, Amount: Rs.10/-
p: Type: Impressed, Serial no 6742, Amount: Rs.5,000/-, Date of Purchase: 23/08/2021, Vendor name: HARAN
DRA SADHU
ption of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
e on 25/08/2021 1:47PM with Govt. Ref. No: 192021220060524601 on 25-08-2021, Amount Rs: 31/-, Bank:
ral Bank of India (CBIN0280107), Ref. No. CBI250821765225 on 25-08-2021, Head of Account 0030-02-103-003-

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Satyajit Biswas
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 1501-2021, Page from 305758 to 305794
being No 150109108 for the year 2021.



Digitally signed by SATYAJIT BISWAS
Date: 2021.09.02 14:03:41 +05:30
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OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

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