

17739

14 JUN 2022

No.....Rs.-500/- Date.....

Name: Aniljit Bhattacharya (A.A.)

Address: Alipore Judge's Court KOL-27

Vendor: Subhankar Das

Alipur Collectorate, 24 Pgs (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Alipore

Identified by
Pobitra Khanna
s/o Surajit Khanna
Domjur Bandar Bagpara
Howrah - 711405



1. SRI SANJOY KUMAR DEY, (PAN ACPPD042IP) (Aadhaar No 4500 5013 7050), and 2. SRI SUPRIY KUMAR DEY, (PAN CFZPD7354E) (Aadhaar No 6742 0227 8680), both are son of Late Santi Kumar Dey, by faith - Hindu, both are residing at C/23/1, Ramgarh Colony, Ward No. 100, Post Office- Naktala, Police Station- previously Jadavpur, now Netaji Nagar, Kolkata-700047, hereinafter called and referred to as the "LAND OWNERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the FIRST PARTY;

AND

G.P. CONSTRUCTION, a partnership firm having its office at 1/29A, Vidyasagar Colony, P.S.-Netajinagar, P.O.-Naktala, Kolkata- 700047, resented by its partners namely 1. SRI ABHIJIT GHOSH, son of Sri Ashoke Ghosh (PAN DEOPG2161H) (ADHAR 9970 0588 8351), by faith Hindu, by Occupation- Business, residing at 2/91/2, Vidyasagar Colony, P.S.-Netajinagar, P.O.- Naktala, Kolkata-700047, 2. SRI SURAJIT PAUL, son of Late Sribash Chandra Paul, (PAN AOPPP9586F) (Aadhaar No. 24571120 8774), by faith Hindu, by Occupation- Business, residing at 70/2, Raja S.C. Mullick Road, P.S. Netaji Nagar, Kolkata - 700047 hereinafter called as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors,



DISTRICT SUB REGISTRAR "III"
SOUTH 24 PGB ALIPORE
15 JUN 2021

administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the party of the First Part are the joint owners in respect of ALL THAT piece and parcel of land measuring about 3 (Three), Cottahs 4 (Four), Chittaks along with a old structure comprising in Mouza – Raipur, S.P. No. 180, in C.S. Plot No. 1170(P), J.L. No. 33, lying and situated at Premises No. 87/12/102C/1, Raja S.C. Mullick Road, mailing address C/23/1, Ramgarh Colony, K.M.C. Ward No. 100, Post Office- Naktala, Police Station- previously Jadavpur, now Netaji Nagar, Kolkata-700047, District South 24 Parganas, being Assessee No 211000839545 which is morefully described in schedule A herein below, by virtue of a registered Deed of Gift dated 4th January 2022 executed by the Governor of the state of West Bengal, which was duly registered before the office of A.D.S.R. Alipore, District South 24 Parganas and recorded in Book No. I, Volume No. 1, Pages from 21 to 24, being no. 06, for the year 2022.

AND WHEREAS the First Part is possessing and enjoying the Schedule below property without any interruption of any third party.

AND WHEREAS the owners have a marketable title to said property and the said property is free from all encumbrances, charges, liens, attachments, trust whatsoever or howsoever and that the owners are now absolutely seized and possessed of or otherwise well sufficiently entitled to all that the property.



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AND WHEREAS the owners are now desirous of developing the said property by constructing a G+3 storied building in accordance with sanction plan of Kolkata Municipal Corporation by demolishing the existing structure thereon through a developer and on such proposal the Developer to conduct the said development work and the Developer herein upon making inspection and search become satisfied regarding the title of the said property and have agreed with the proposal of the owner.

AND WHEREAS there after the party of the First Part had applied before the Refugee Relief & Rehabilitation Department, Government of West Bengal for granting of permission for registration of the Schedule A below property and on 08.04.2022 the Refugee Relief & Rehabilitation Department, Government of West Bengal grant the permission to the First part for registration of the Schedule A below property (being Case No. 156[78/(DCR)dated-19/01/2022]/III/2P-190/2022)

AND WHEREAS both the Developer and Owners have discussed between themselves regarding the terms and conditions in which the development work of the said premises can be undertaken and have acceptance the terms and conditions as written hereunder.

AND WHEREAS in this indenture unclean it be contrary and repugnant to context.

COMMON FACILITIES AND AMINITIES shall include hallways, stair ways, passages ways, drainage way, pump room, underground water reservoir, overhead



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tank, water pump and other facilities, which may be mutually agreed upon between the parties and required for establishment location, enjoyment maintenance and/or management of the building including common roof.

SALEABLE SPACE shall mean the space in the building available for independent use and occupation after making due provision for common facilities and the Space required therefore Excluding Owner's allocation.

OWNERS' ALLOCATION (FIRST PARTY)

The Owners shall get the constructed area in the proposed building as follows:-

- a. On Ground Floor the Owners shall get 50% constructed area except the common area as car parking space out of which the Owner No. 1 shall get 25% area and the Owner no. 2 shall relinquish his 25% area in favour of the Developer against Rs. 5,50,000/- (Rupees Five Lacks Fifty Thousand) only.
- b. On the 3rd Floor of the proposed building the owners shall get 50% of the constructed area on the South East Side and entire constructed area of the 2nd Floor of the proposed building.
- c. Supriyo Kumar Dey shall get Rs. 5,50,000/- (Rupees Five Lacks Fifty Thousand) only from the Developer against the relinquishment of his share from the owner's allocation at the ground floor in favour of the Developer, out of which Rs. 4,00,000/- (Rupees Four Lacks) only has already been paid by



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the Developer and the rest amount shall be paid by the Developer to Supriyo Kumar Dey at the time of Agreement and execution of the Development Power of Attorney.

- d. The Developer shall pay a sum of Rs. 6000/- per month as shifting charges to Sanjoy Kumar Dey and Supriyo Kumar Dey each from the date of handing over the vacant possession of the Schedule A below property by the owners to the Developer in every month upto the date of handing over the owners allocation after completion of the proposed building.

DEVELOPER'S ALLOCATION (SECOND PARTY)

The Developer shall get remaining constructed area of the proposed building after handing over the Owners' allocation as follows:-

- I. Ground Floor:- 75% area of the car parking space after handing over the 25% of the Owners' Allocation to the Owner No. 1 Mr. Sanjay Kumar Dey.
- II. 1st Floor:- The entire 1st floor of the proposed building.
- III. 3rd Floor:- The 50% constructed area on the South West portion of the 3rd Floor of the proposed building.

NOW THIS AGREEMENT WITNESSTH AS FOLLOWS:

1. This Agreement shall be deemed to have commenced on and from. The date of handing over of the possession of the said premises by the owner in favour of the developer.
2. The FIRST PART/Owners are absolutely seized and possessed of and/or will and sufficiently entitled to the said premises/property.
3. The said property is free from all encumbrances, charges, liens, impendence/attachments, trusts, accusation and requisitions whatsoever or howsoever.
4. The First Part is hereby grant subject to what has been hereunder provided, exclusive right to developer to exploit the said premises by way of constructing building thereon in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation.
5. All application plan and other Municipal papers and documents shall be signed by the owners as may be required by the Developer for smooth function and/or the purpose of construction specific Power of Attorney will be given by the owner.
6. The Developer shall construct a G+3 storied building with lift facility in the said premises as per the building plan to be sanction by the Kolkata Municipal Corporation.
7. The Owners shall grant a registered Power of Attorney in favour of the Developer.

8. That the proposed building will be completed within 18 months from the date of getting the sanction building plan from the Kolkata Municipal Corporation by the Developer. The said period may be extended for further 6 months.
9. The Developer shall pay a sum of Rs. 6000/- per month as shifting charges to Sanjoy Kumar Dey and Supriyo Kumar Dey each from the date of handing over the vacant possession of the Schedule A below property by the owners to the Developer in every month upto the date of handing over the owners allocation after completion of the proposed building.
10. That the Developer shall on completion of the building at first put the Owners in undisputed and habbitable possession of the Owners' Allocation together with the rights in common areas, the common facilities and amenities.
11. The Owners shall be entitled to transfer or otherwise deal with the Owners' Allocation in the building to any other person or persons.
12. That the Developer shall be exclusively entitled to the Developer's Allocation i.e. the remaining portion of the constructed area of the G+3 storied building with exclusive right to transfer or otherwise deal with or dispose of the same without any right or interest therein whatsoever of the owner and the Owners shall not any way interfere or disturb the peaceful possession of the Developer and the Developer shall not disturb the peaceful possession of the Owner's Allocation.

13. The Developer shall install, erect in the said building drainage way, pump room, underground water reservoir, overhead tank, water pump at the Developer's own cost and car parking spaces and constructed for the sale of the flats therein on ownership basis as mutually agreed as per West Bengal Apartment Ownership Act.
14. Neither party shall use or permit to use the respective allocation in the building or any portion for carrying out any obnoxious illegal or illegal trade or activates or use thereof for any purpose which may cause any nuisance or hazards to the other occupiers of the building.
15. The Owners hereby agree and covenant with the Developer not to cause any interference, hindrance in the construction work of the said building at the said premises by the Developer.
16. The Developer shall be entitled to sell or transfer or otherwise deal with the Developer's Allocation without interference or obstruction from the Owners, for which purpose the Developer shall be entitled to enter into Agreements and arrangements for which no further consents of the Owners shall be required and these presents by itself shall be the consent of the Owners in that regard. Moreover the Owners hereby agrees and covenants with the Developer not to do any act, deed or things whereby the Developer may be prevented from selling, assignment and/or disposing and Developer's Allocation in the proposed new building at the said premises according to building plan after handing over the Owners' Allocation.

17. That the Developer hereby agrees and covenants with the Owners not to acts, deeds, or things whereby owners are prevented from selling, assignment and/or disposing any of the Owners' Allocated portion in the proposed new building at the said premises.
18. That the Owners shall produce all original Title Deeds, Original Documents or certified copies of the Deeds relating to the said premises at the time of registration of this Agreement to the Developer.
19. The Developer shall demolish the existing structure at his own cost.
20. That from the date of completion of the building the Developer and the Owners shall be liable to pay proportionate taxes and charges of the said building. The completion of the building shall mean the completion of the construction in all respects.
21. Nothing in this presents shall be constructed as a demise or assignments or conveyance in law of the said premises or any other part thereof by the Owners as creating any right, title and interest in respect of the Developer other than a exclusive right in favour of the Developer to Develop the same in the terms and conditions as stated above.
22. The Owners and the Developer have entered into this Agreement on principal to principal basis and nothing stated therein shall be deemed or construed as a partnership between the Owners and the Developer or as a joint venture between the Owners and the Developer nor shall be deemed in any manner

constitute as association of persons. Each party shall keep the other indemnified from and against the same.

The Developer hereby undertakes that the Developer shall not assign and/or transfer this Agreement and/or the benefit of this Agreement in favour of any person, Partnership Firm, Private Limited Company without prior written permission of the Owners.

23. Courts at Kolkata alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of this presents between the parties.

SCHEDULE – “A” ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 3 (Three), Cottahs 4 (Four), Chittaks along with a old structure ^{of 100 sq.ft. R.T. Shed.} comprising in Mouza – Raipur, S.P. No. 180, in C.S. Plot No. 1170(P), J.L. No. 33, lying and situated at Premises No. 87/12/102C/1, Raja S.C. Mullick Road, mailing address C/23/1, Ramgarh Colony, K.M.C. Ward No. 100, Assessee No. 211000839545, Post Office- Naktala, Police Station- previously Jadavpur, now Netaji Nagar, Kolkata-700047, District South 24 Parganas, being Assessee No 211000839545 butted and bounded by:

On the North:	E.P. No. 316
On the South:	Raja S.C. Mullick Road
On the East:	Common Passage
On the West:	Colony Boundary

50-Exit Road

SCHEDULE B ABOVE REFERRED TO
(SPECIFICATIONS)

SPECIFICATION FOR THE PROPOSED CONSTRUCTION
(SPECIFICATION OF THE BUILDING)

1. Foundation : R.C. Raft with Columns as per sanction plan
2. Structure : R.C. Columns beams and R.C. Slabs as per sanction plan
3. Walls and Ceiling : 8" thick external brick walls and 5" thick internal walls with cement and mixtures. Exterior walls will be plaster and finished by a good quality cement based paint.
4. Flooring : Marble flooring, 4" skirting and 3 feet height Glazed tiles above cooking platform and at toilet will be marble flooring and 6 feet glazed tiles from the floor height.
5. Plaster : The outside and inside of the proposed Building wall shall be finish with cement plaster.
6. Outside painting : Cement based paint and weather coat.
7. Doors :
 - a. Water Proof, Commercial Flash Door with white primer both side
 - b. A lock with handle for main door only
 - c. Door stopper, buffer and hasbolt in every door
8. Windows : Aluminum sliding windows with white frosted glass and grill of good quality.
9. Toilet :
 - a. European white good quality commode

- with white PVC cistern and sit cover.
- b. One white porcelain basin
 - c. One shower
 - d. Two taps
 - e. One geyser point
10. Kitchen : The kitchen will have a cooking platform 6ft length with black stone, sink (steel / stone) with water connection, two points with bib cocks, 3 feet height glazed tiles will be in front of cooking base with marble flooring including 5 inch skirting.
11. Stair case and floor : a. staircase room will be provided with iron window, light and electric bell point.
- b. cabin for electric meter
 - c. the stairs will be by marble finishing
12. Water Supply : 24 hours water supply with connection with pump set and Corporation supply.
13. Electrical : The concealed wiring with Finolex / Hevels wares, wiring for installations.
- a. Each bed room: Two light points, one fan point, one plug point (5 amp). One AC point in one Bed Room
 - b. living/dining : Two light points, one fan point, two plug points (one will be 5amp and one will be 15 amp)
 - c. kitchen: One light point, one exhaust fan point (5 amp) 2 X 15 Amp points

d. toilet: One light point 5 amp one exhaust fan point, one plug point, One 15 Amp point.

e. balcony: one light point 5amp.

14. Lift :

A good quality lift of 4 persons will be provided.

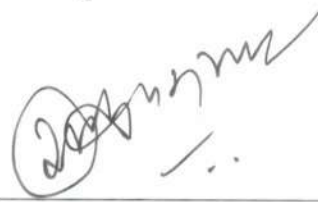
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
at Kolkata in presence of the following:
WITNESSES:

1. Shyamali Dey
C/23/1, Ramgarh.
P.O. - Nakhtala.
KOL - 700047.



2. Samrat Das.
H/1/40, vidyasagar
colony
KOL - 7000047




SIGNATURE OF THE OWNERS

G. P. Construction
Arijit Ghosh
Partner

G. P. Construction
Sourjit Paul
Partner

SIGNATURE OF THE DEVELOPER

Drafted by me and typed in my chamber:


ARIJIT BHATTACHARYYA (WB/1846/2011)
Advocate
Alipore Judges' Court
Kolkata - 700027

MEMO OF CONSIDERATION

Received a sum of Rs. 5,50,000/- (Rupees Five Lacks Fifty Thousand) only from the above named Developer by cheque as follows:-

1. By cheque dt. 12.07.2020 cheque no.- 357349.	Rs. 2,00,000/-
2. By cheque dt. 05.11.2020 cheque no. 090183.	Rs. 1,00,000/-
3. By cheque dt. 05.11.2020. cheque no. - 333456.	Rs. 1,00,000/-
4. By cheque dt. 15.06.2022 cheque no. 000001	Rs. 1,20,000/-
5. By Bank Transfer dt. 12.06.2022	Rs. 30,000/-
TOTAL	Rs. 5,50,000/-

(Rupees Five Lacks Fifty Thousand) only














SIGNATURE OF THE OWNER











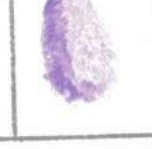
Witness:

1. Shyamali Dey








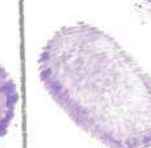



2. Somaz Das

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



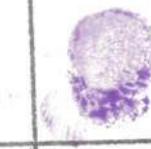








Name... SANJOY KUMAR DEY
 Signature... Sanjoy Kumar Dey

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

Name... Supriyo Kumar Dey
 Signature... Supriyo Kumar Dey

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

Name... ABHISIT GHOSH
 Signature... Abhisit Ghosh

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

Name... SURAJIT PAUL
 Signature... Surajit Paul



GOVERNMENT OF WESTBENGAL
REFUGEE RELIEF & REHABILITATION DEPARTMENT
NABANNA, 6TH FLOOR,
325 SHARAT CHATTERJEE ROAD, HOWRAH - 711102

Case No. 156[78/(DCR)dated-19/01/2022]/III/2P-190/2022

Dated:- 8th April 2022

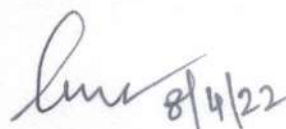
From : The Joint Secretary,

To : Sri Sanjoy Kumar Dey & Sri Supriyo Kumar Dey, C/23/1, Ramgarh Colony, P.S. Netaji Nagar, Kolkata – 700047.

Sub : Grant of permission to Sri Sanjoy Kumar Dey & Sri Supriyo Kumar Dey for sale of landed property.

The undersigned is directed to say That Sri Sanjoy Kumar Dey & Sri Supriyo Kumar Dey, both are son of Late Santi Kumar Dey donee of plot of land measuring 03 Cottah 04 Chittak 00 Sft. more or less at Ramgarh Squatters Colony in mouza – Raipur, J.L. no 33 , S.P. No. 180 C.S. plot no. 1170(P), P.S. Netaji Nagar in the District of South 24 Parganas who was given by this Department free-hold right and title over the aforesaid plot of land by virtue of a deed executed and registered on 04/01/2022 have applied to the Government in the R.R & R Department for according permission for sale of the said plot measuring 03 Cottah 04 Chittak 00 Sft. The said permission for sale has been sought to enable the proposed donee to obtain money for the purpose of construction of a residential building.

In terms of the clause 2 of said free hold title deed , the undersigned is directed to say that Government in the R.R.& R Department have “No objection” to the sale of the said plot measuring 03 Cottah 04 Chittak 00 Sft. to any Indian Citizen by a register deed to avoid undue hardship to the donee , subject to other terms and conditions as laid down in the free-hold title deed, without prejudice to the right of the donor.


Joint Secretary to the
Government of West Bengal

Case No. 156[78/(DCR)dated-19/01/2022]/III/2P-190/2022/1

Dated:- 8th April 2022

forwarded for information to :-

1. The R.R.Commissioner , R.R. Directorate, Karigori Bhawan,Rajarhat-Newtown,Kol-166.

Sd/- P.K. Maity
Joint Secretary to the
Government of West Bengal





भारत सरकार
GOVERNMENT OF INDIA



সঞ্জয় কুমার দে
SANJOY KUMAR DEY
পিতা : শান্তি কুমার দে
Father : SANTI KUMAR DEY
জন্ম সাল / Year of Birth : 1964
পুরুষ / Male



4500 5013 7050

আধার - সাধারণ মানুষের অধিকার

Sanjoy Kumar De



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
সি/23/1, রামগড়, নাকতলা,
নাকতলা, কোলকাতা, পশ্চিমবঙ্গ,
700047

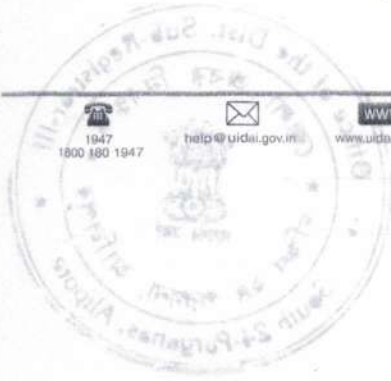
Address:
C/23/1, RAMGARH,
NAKTALA, Naktala S.O,
Naktala, Kolkata, West
Bengal, 700047

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ACPPD0421P

नाम /NAME

SANJOY KUMAR DEY

पिता का नाम /FATHER'S NAME

SANTI KUMAR DEY

जन्म तिथि /DATE OF BIRTH

17-02-1964

हस्ताक्षर /SIGNATURE

Sanjoy Kumar Deo

K. K. Das

आयकर आयुक्त, प. व. - II

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

Sanjoy Kumar Deo





भारत सरकार
GOVERNMENT OF INDIA



সুপ্রিয় কুমার দে
Supriyo Kumar Dey
পিতা : শান্তি কুমার দে
Father : SANTI KUMAR DEY
জন্ম সাল / Year of Birth : 1979
পুরুষ / Male



6742 0227 8680

आधार - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
সি/23/1, রামগড়, নাকতলা,
নাকতলা, কোলকাতা, পশ্চিমবঙ্গ,
700047

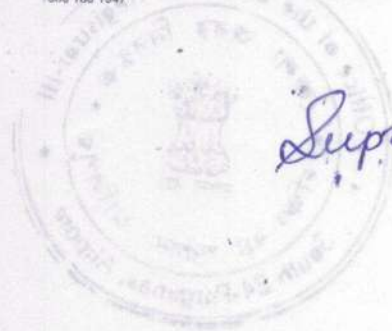
Address:
C/23/1, RAMGARH,
NAKTALA, Naktala S.O.,
Naktala, Kolkata, West
Bengal, 700047

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1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001



Supriyo Kumar Dey

आयकर विभाग
INCOME TAX DEPARTMENT

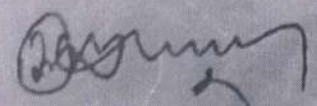


भारत सरकार
GOVT. OF INDIA

SUPRIYO KUMAR DEY
SANTI KUMAR DEY

08/07/1979
Permanent Account Number

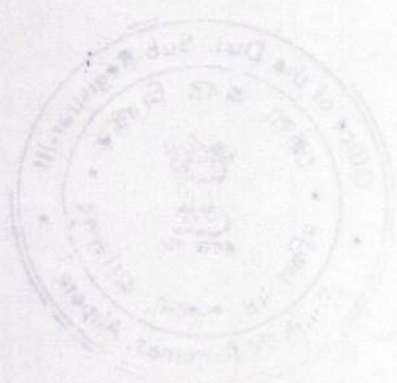
CFZPD7354E


Signature



03072015

Supriyo Kumar Dey





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

তালিকাভুক্তির নম্বর/Enrolment No.: 1462/61023/08728

Download Date: 03/09/2017

To
 অভিজিৎ ঘোষ
 Abhijit Ghosh
 2/91/2
 VIDYASAGAR COLONY
 NAKTALA
 Naktala S.O
 Kolkata West Bengal - 700047
 9674219443

Generation Date: 01/04/2017

Signature valid

Digitally signed by
 UNICOM IDENTIFICATION
 AUTHORITY OF INDIA 03
 Date: 2017.04.17 22:04
 IST



আপনার আধার সংখ্যা / Your Aadhaar No. :

9970 0588 8351

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



অভিজিৎ ঘোষ
 Abhijit Ghosh
 জন্মতারিখ/ DOB: 25/07/1999
 পুরুষ / MALE



9970 0588 8351

আমার আধার, আমার পরিচয়

Abhijit Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DEOPG2161H



नाम / Name
ABHIJIT GHOSH

पिता का नाम / Father's Name
ASHOK GHOSH

जन्म की तारीख /
Date of Birth
25/07/1999

हस्ताक्षर / Signature

18012020

Abhijit Ghosh

इस कार्ड के खोले/पाने पर कृपया सूचित करें/सूटाने:

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

भारत
सरकार

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

Income Tax PAN Services Unit, NSDL,
4th 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

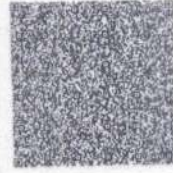
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AOPPP9586F



नाम / Name
SURAJIT PAUL

पिता का नाम / Father's Name
SRIBASH CHANDRA PAUL

02092021

जन्म की तारीख /
Date of Birth
04/07/1969

Surajit Paul
हस्ताक्षर / Signature

surajit Paul

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

आयकर पैन सेवा हकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
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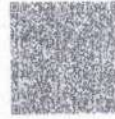
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: ttainfo@nsdl.co.in



ভারত সরকার
Government of India



সুরজীত পাল
Surajit Paul
জন্মতারিখ/DOB: 04/07/1969
পুরুষ/ MALE



2457 1120 8774

আমার আধার, আমার পরিচয়

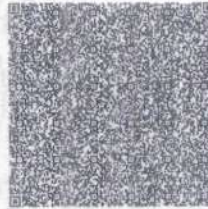
surajit paul



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
৭০/২, রাজা এস.সি. মল্লিক রোড, নাকতলা, নাকতলা,
কোলকাতা,
পশ্চিমবঙ্গ - 700047

Address:
70/2, RAJA S.C.MULLICK ROAD, NAKTALA,
Naktala S.O, Kolkata,
West Bengal - 700047



QR Code with Photograph

2457 1120 8774



সুরজীত পাল



Major Information of the Deed

Deed No :	I-1603-09118/2022	Date of Registration	15/06/2022
Query No / Yea:	1603-2001742312/2022	Office where deed is registered	
Query Date	09/06/2022 8:57:15 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Arijit Bhattacharyya Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830854530, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 35,77,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,553/- (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: Raja S C Mullick Road (Ramgarh Colony), Mouza: Dhakuria, Premises No: 87/12/102C/1, , Ward No: 100 JI No: 33, 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	LR-1170 (RS :-)		Bastu	3 Katha 4 Chatak	1/-	35,10,001/-	Property is on Road
Grand Total :				5.3625Dec	1 /-	35,10,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	67,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	67,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJOY KUMAR DEY Son of Late Santi Kumar Dey Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office			
	15/06/2022	LTI 15/06/2022	15/06/2022	
C/23/1 RAMGARH COLONY, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx1P, Aadhaar No: 45xxxxxxxx7050, Status :Individual, Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr SUPRIYO KUMAR DEY Son of Late Santi Kumar Dey Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office			
	15/06/2022	LTI 15/06/2022	15/06/2022	
C/23/1 Ramgarh Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: cfxxxxxx4e, Aadhaar No: 67xxxxxxxx8680, Status :Individual, Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office				



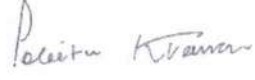
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	G P CONSTRUCTION 1/29A Vidyasagar Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: DExxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ABHIJIT GHOSH (Presentant) Son of Mr Ashok Ghosh Date of Execution - 15/06/2022, , Admitted by: Self, Date of Admission: 15/06/2022, Place of Admission of Execution: Office	 <small>Jun 15 2022 2:18PM</small>	 <small>LTI 15/06/2022</small>	 <small>15/06/2022</small>
2/91/2 Vidyasagar Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DExxxxxx1H, Aadhaar No: 99xxxxxxxx8351 Status : Representative, Representative of : G P CONSTRUCTION (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr SURAJIT PAUL Son of Late Sribash Chandra Paul Date of Execution - 15/06/2022, , Admitted by: Self, Date of Admission: 15/06/2022, Place of Admission of Execution: Office	 <small>Jun 15 2022 2:20PM</small>	 <small>LTI 15/06/2022</small>	 <small>15/06/2022</small>
70/2 Raja S. C. Mullick Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx6F, Aadhaar No: 24xxxxxxxx8774 Status : Representative, Representative of : G P CONSTRUCTION (as)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pobitra Khanra Son of Mr Surojit Khanra Domjur, Bandar Bagpara, City:- Not Specified, P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405	 <small>15/06/2022</small>	 <small>15/06/2022</small>	 <small>15/06/2022</small>
Identifier Of Mr SANJOY KUMAR DEY, Mr SUPRIYO KUMAR DEY, Mr ABHIJIT GHOSH, Mr SURAJIT PAUL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANJOY KUMAR DEY	G P CONSTRUCTION-2.68125 Dec
2	Mr SUPRIYO KUMAR DEY	G P CONSTRUCTION-2.68125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SANJOY KUMAR DEY	G P CONSTRUCTION-50.00000000 Sq Ft
2	Mr SUPRIYO KUMAR DEY	G P CONSTRUCTION-50.00000000 Sq Ft

Or 15-06-2022

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

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

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

Presented for registration at 12:10 hrs on 15-06-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ABHIJIT GHOSH ,.

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 35,77,501/-

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

Execution is admitted on 15/06/2022 by 1. Mr SANJOY KUMAR DEY, Son of Late Santi Kumar Dey, C/23/1 RAMGARH COLONY, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 2. Mr SUPRIYO KUMAR DEY, Son of Late Santi Kumar Dey, C/23/1 Ramgarh Colony, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Identified by Mr Pobitra Khanra, , , Son of Mr Surojit Khanra, Domjur, Bandar Bagpara, P.O: Domjur, Thana: DOMJUR, Howrah, WEST BENGAL, India, PIN - 711405, by caste Hindu, by profession Student

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

Execution is admitted on 15-06-2022 by Mr ABHIJIT GHOSH, Partner, G P CONSTRUCTION (Partnership Firm), 1/29A Vidyasagar Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr Pobitra Khanra, , , Son of Mr Surojit Khanra, Domjur, Bandar Bagpara, P.O: Domjur, Thana: DOMJUR, Howrah, WEST BENGAL, India, PIN - 711405, by caste Hindu, by profession Student

Execution is admitted on 15-06-2022 by Mr SURAJIT PAUL, , G P CONSTRUCTION (Partnership Firm), 1/29A Vidyasagar Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr Pobitra Khanra, , , Son of Mr Surojit Khanra, Domjur, Bandar Bagpara, P.O: Domjur, Thana: DOMJUR, Howrah, WEST BENGAL, India, PIN - 711405, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,553/- (B = Rs 5,500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 5,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/06/2022 11:22PM with Govt. Ref. No: 192022230050099821 on 14-06-2022, Amount Rs: 5,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BSROY2 on 14-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 6,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 497526, Amount: Rs.500/-, Date of Purchase: 14/06/2022, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 14/06/2022 11:22PM with Govt. Ref. No: 192022230050099821 on 14-06-2022, Amount Rs: 6,521/-, Bank:

State Bank of India (SBIN0000001), Ref. No. IK0BSROY2 on 14-06-2022, Head of Account 0030-02-103-003-02



Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 330189 to 330221
being No 160309118 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.06.21 17:55:10 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/06/21 05:55:10 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)