

S/L No - 1555/23

T- 1504/23



अन्तिमवर्ण पश्चिम बंगाल WEST BENGAL

K 216641

12.05.23
10.45 am
At

S-2001104201/23

Endorsement sheet and signature sheet
attached with the document are part of
the document.

Addl. Dist. Sub-Registrar
Chandernagar, Hooghly

12 MAY 2023

**DEVELOPMENT AGREEMENT BETWEEN
DEVELOPER AND OWNERS**

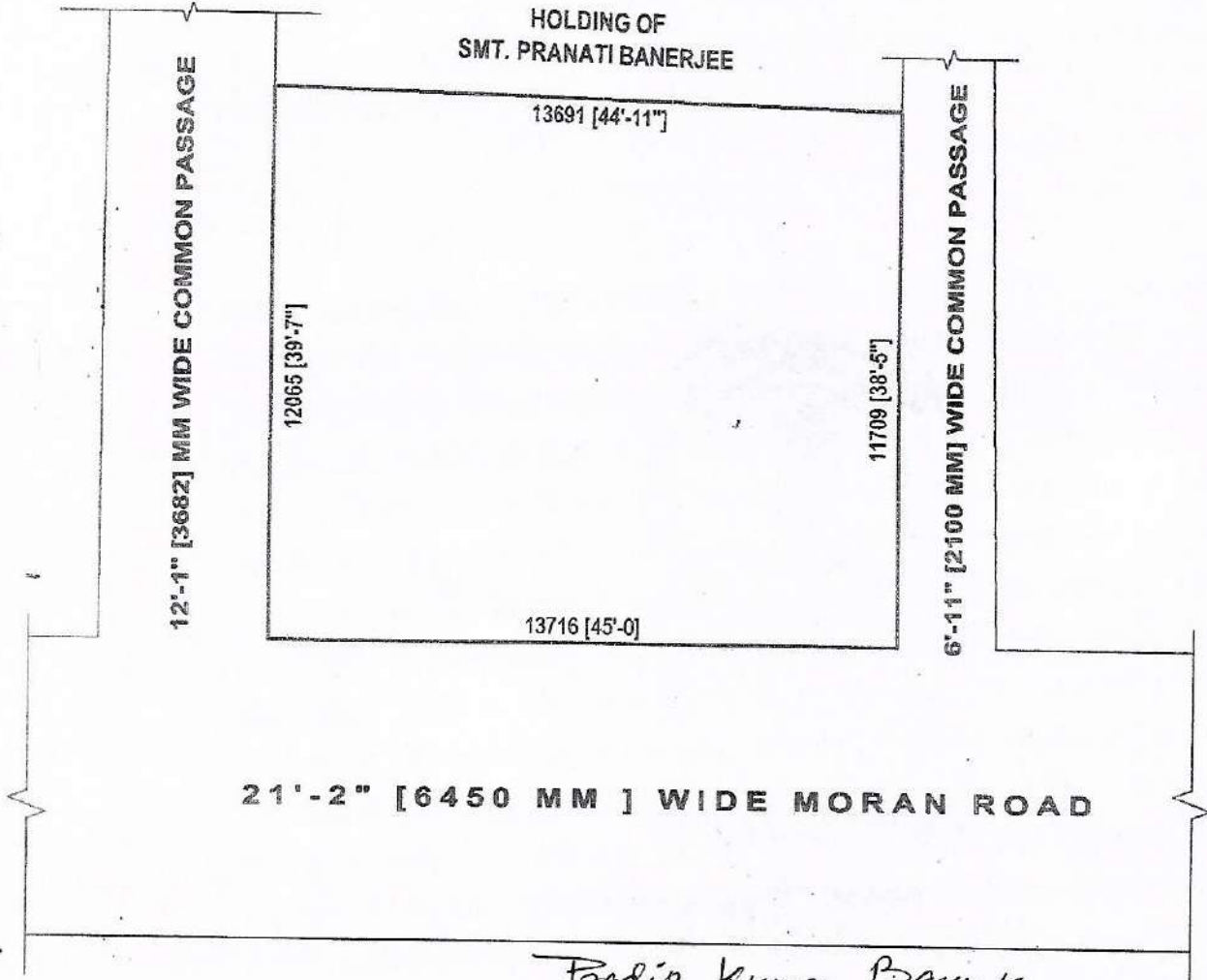
THIS JOINT VENTURE DEVELOPMENT AGREEMENT is
made on this the 12th day of May, 2023.

BETWEEN

1) SRI PRADIP KUMAR BANERJEE, Son of Late Bijoy Kumar
Banerjee, by Caste Hindu, by Profession Retired Person, by
Nationality Indian, Residing at Moran Road, Mondal Bagan,
P.O. Gondalpara, P.S. Chandernagore, District Hooghly, Pin-
712 136, **PAN - ADZPB4776C**, Aadhaar No. 7823 6734 0271,

DEED PLAN OF R.S. DAG NO.- 354(P), R.S. KHATIAN NO.- 222; L.R. DAG NO.- 459; L.R. KHATIAN NOS. - 2045, 512/2 ; J.L. NO.-1; SHEET NO.- 25; WARD NO.- 23; HOLDING NO.- 560; BOROUGH NO.- IV; P.S.& MOUZA - CHANDANNAGAR, AT MORAN ROAD UNDER CHANDERNAGORE MUNICIPAL CORPORATION; DISTRICT.- HOOGHLY.

AREA OF THE LAND- 2 KA.- 9CH.- 15 SQ.FT.
LAND AREA SHOWN THUS RED



SIDDESWARI REALTIONS

Debasini Sahoo
Partner

Pradip Kumar Banerjee
Dipak Kumar Bandyopadhyay

SIDDESWARI REALTIONS

Sonal Mondal
Partner

DRAWN BY AS DIR.

Chaitali Deo
CHAITALI DEY
Registered L.B.S. of C.M.C.
Registration No. 241

2) SRI DIPAK KUMAR BANDYOPADHYAY, Son of Late Bijoy Kumar Banerjee, by Caste Hindu, by Profession Teacher, by Nationality Indian, Residing at 7/794, Katgola Lane, Chalkbazar, P.O. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin 712103, **PAN - AEBPB7207H**, Aadhaar No. 2555 6168 0962, herein called and referred to as the herein called and referred to as the **OWNERS** (which term and/or expression shall unless excluded by or repugnant to the subject and/or context be deemed to mean and include each of their legal heirs, successors, executors, administrators, representatives and assigns, etc.) of the **FIRST PART**.

AND

M/S. SIDDESWARI REALATORS, **PAN No. ABSFS8357B**, a Partnership Firm having its office at 306, Gopal Babu Road, P.O. Gondalpara, P.S. Chandernagore, Dist. Hooghly, Pin 712137, Represented by its Partners -
(1) SRI DEBASIS SABUI, Son of Late Murari Mohan Sabui, by Religion Hindu, by Profession Business, by Nationality Indian, Residing at Mongala Apartment, Flat No. FF-1, Rue-De-Carnot Street, Barabazar, P.O. & P.S. Chandernagore, District Hooghly, Pin 712 136, West Bengal, PAN No. ALUPS4744E, Aadhaar No. 8665 4351 2326, and **(2) SMT. SONALI MONDAL**, Wife of Sri Jayanta Kumar Mondal, by religion Hindu, by Profession Business, by Nationality Indian, Residing at Gopal Babu Road, Charmandirtala, P.O. Gondalpara, P.S. Chandernagore, Dist. Hooghly, PAN No. AEPPM3688H, Aadhaar No. 8650 3652 2904, hereinafter called and referred to as the **PROMOTER/DEVELOPERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS all that piece and parcel of Bastu land measuring an area more or less 2 (two) Katta 9 (nine) Chattak 15 (fifteen) Sq.ft. or 0.043 Sahasrangsha property situated in Mouza Chandannagar, Sub-Division, Additional District Sub-Registry Office and P.S. Chandannagar, J.L. No. 1, Sheet No. 25, under R.S. Khatian No. 222, corresponding to L.R. Khatian No. 512/2 (Pradip Kumar Banerjee) & 2045 (Dipak Kumar Bandyopadhyay),

R.S. Dag No. 354 (Part), corresponding to L.R. Dag No. 459, situated at Moran Road Holding No. 560, Ward No. 23, within the ambit of Chandannagar Municipal Corporation in the District of Hooghly, is the property hereby conveyed.

AND WHEREAS the property was originally belonged to 1) Sri Samarendra Kumar Mondal, 2) Sri Sudhangshu Kumar Mondal, 3) Sri Saraj Kumar Mondal, 4) Sri Subodh Kumar Mondal, all S/o. Late Debendra Nath Mondal, 5) Smt. Fakir Moni Mondal, W/o. Lt. Debendra Nath Mondal, 6) Smt. Kanaklata Mondal, W/o. Rashbehari Mondal, 7) Smt. Anima Saha, W/o. Adinath Saha, 8) Smt. Sefali Mondal, W/o. Krishna Chandra Mondal, 9) Smt. Anita Saha, W/o. Pannalal Saha, 10) Sri Pankaj Kumar Mondal, 11) Sri Monaj Kumar Mondal, both S/o. Tapendra Krishna Mondal, 12) Smt. Menoka Saha, W/o. Nemai Chandra Saha, 13) Sri Suhrid Kumar Mondal, S/o. Lt. Debendra Nath Mondal, all of Gondalpara, P.O. Gondalpara, P.S. Chandernagore, Dist. Hooghly, who jointly sold the same in favour of Smt. Santi Bandyopadhyay, W/o. Sri Bijoy Kumar Bandyopadhyay, of Gondalpara, Monsatala, P.S. Chandernagore, Dist. Hooghly, by dint of a Registered Deed of Sale bearing No. 150 dated 24.01.1962 registered in the Jt. Sub-Registrar of Serampore at Chandernagore recorded in Book No. I, Volume 4 within pages 105 to 110 for the year 1962. After purchasing the same in the aforesaid manner said Smt. Santi Bandyopadhyay mutated her name in the L.R. Record of Rights and also in the Assessment Register of Chandernagore Municipal Corporation and thereafter she gifted out 0.013 Sahasrangsha out of 0.043 Sahasrangsha in favour of her son viz. Pradip Kumar Banerjee, being the Party of the First Part No. 1, by dint of a Registered Deed of Gift being No. 2003 dated 30.08.1994 registered in the office of A.D.S.R., Chandernagore, recorded in Book No. I Volume No. 39, within pages 278 to 289 for the year 1994. Thereafter said Smt. Santi Bandyopadhyay further gifted out remaining 1 Cottah 13 Chhatak or 0.030 Sahasrangsha in favour of her both sons viz. Pradip Kumar Banerjee & Dipak Kumar Bandyopadhyay, the present Owners hereof, by dint of a Registered Deed of Gift being No. 1636, executed on 24.05.2013 & registered on 27.05.2013 in the office of A.D.S.R., Chandernagore in Book No. I, CD Volume No. 6 within pages 1093 to 1109 for the year 2013.

AND WHEREAS during peaceful possession therein said Pradip Kumar Banerjee & Dipak Kumar Bandyopadhyay executed a Deed of Declaration bearing No. 141, dated 14.01.2019, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2019, within pages 5779 to 5789 for the year 2019 to rectify the correct L.R. Dag No as 459 in place of wrongly recorded L.R. Dag No. 492 in the Schedule of the Gift Deed bearing No. 1636/2013, duly executed by their mother.

AND WHEREAS said Pradip Kumar Banerjee also transferred a piece of land measuring 2 Chhatak with 50 Sft. Pucca room thereon from his portion in favour of brother Dipak Kumar Bandyopadhyay of the referred address by execution of a Registered Deed of Gift bearing No. 187/2019, dated 14.01.2019, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2019, within pages 6120 to 6135, for the year 2019.

AND WHEREAS said Pradip Kumar Banerjee & Dipak Kumar Bandyopadhyay thereafter mutated their names in the L.R. Record of Rights vide L.R. Khatian No. 512/2 & 2045 and also in the Assessment Register of Chandernagore Municipal Corporation and are in joint peaceful possession therein by payment of rents and taxes and the property is free from all sorts of encumbrances and attachments whatsoever.

AND WHEREAS the Promoter/Developer approached the Owners/First Party with an offer to develop the property mentioned in the schedule vacant land by nature for construction of multi-storied (G+3) building and on proper negotiation both the parties agree on certain terms and conditions mentioned hereunder.

AND WHEREAS the Party of the First Part are busy with their own business and for that reason it is not possible for him to look into the matter and to manage the schedule mentioned property and the Party of the First Part desire to develop the schedule mentioned property through the Developer and knowing the same the Party of the Second Part i.e. Promoter/Developer,

M/s. SIDDESWARI REALATORS has expressed the plan for the proposed construction of multi-storied (G+3) building.

AND WHEREAS the owner being the Party of the First Part decided to develop the said property described in the schedule mentioned hereunder by way of making partly residential and partly commercial construction of self-contained residential compact flat, shop room, garage, etc. but due to financial difficulties and due to non-experience the Party of the First Part is not in a position to develop the same at his own cost and responsibility and accordingly appointed the Developer being the Party of the Second Part for the said purpose and for avoiding future trouble and to maintain good relation as well as for smooth completion of the entire project both the parties do hereby enter into this agreement for development under the following terms and conditions.

NOW, therefore, these presents witnesseth and the parties agree as follows :

1. That the Owners today handed over the vacant possession of the scheduled property to the Promoter/Developer and entrusted the work and the right to develop the property and today also the Party of the First Part handed over all the documents mentioned in the schedule hereunder.
2. That the owners hereby give license and permission the Promoter to enter upon the land with the right and authority with men and materials to commence, carry on and complete the development work and construction thereon of proposed multi-storied (G+3) building in accordance with the sanctioned plan being No. SWS-OBPAS/1800/2022/0579 dated 10.01.2023 duly sanctioned by the Chandernagore Municipal Corporation.
3. That according to the sanctioned plan sanctioned by the appropriate authority the Developer shall start the work of development on the said property and shall complete the development work up to the position of hand over the owners' allocated flat within the stipulated period of 24

months from the date of sanction plan from Chandernagore Municipal Corporation.

4. That the development of the said property by construction of building thereon shall be at the entire cost and risk and on the entire account of the Developer. The building to be constructed on the said property and of dwelling units thereon will be in accordance with the scheme of the competent authority/State Govt. Under the Urban Land (Ceiling & Regulation) Act, 1976 and other relevant acts and also in accordance with the building rules and regulations for the time being in force. The Developer shall be at liberty to make necessary application for the authorities concerned at their own cost and expenses in the name of the Owners and the Owners shall join in such application but the responsibility of obtaining such permission will be on the Developer and at their own cost.
5. That the owner shall be entitled to receive entire First Floor consisting of two separate Flats having Super built up Area 496 Sft. & 484 Sft. totalling to an overall Super built up Area of 980 Sft. along with the common right for the staircase & landing along with common right therein in addition to that they will also get a refundable deposit of Rs.20,000/- (Rupees Twenty Thousand) only out of which the Developers already paid an amount of Rs. 20,000/- (Rupees Twenty Thousand) only in favour of the Present Owners through **Cheque No. 007914 & 007915 dt. 02.07.2017** (each amounting to Rs. 10,000/-) issued by Oriental Bank of Commerce, Chandernagore Br., which they will refund to the Developer/Promoter after taking possession of their own allocation from the Promoter/Developer . It is also to be mentioned here that if the allocated area for the owner increase and/or decrease, the amount will be adjusted @ Rs.2,300/- (Rupees Two Thousand) only vice versa.
6. That the owner shall at the request and cost of the developer sign and execute from time to time the plan and other applications for lay out , subdivision, construction of the building, provided with all costs,

charges and expenses including the architect's fees in this connection shall be borne and paid by the Developer/Promoter alone and the Developer shall indemnify and keep indemnified the Owners from and against all actions, suits, proceedings, fines, expenses and damages incurred suffered by the Owners.

7. That the Developer shall be entitled to carry out at their own cost, charges and expenses in all respect of or any items of work for development of the said property including laying or drainage, water pipes and other connection and lighting other items as per terms and conditions imposed by the Chandernagore Municipal Corporation while sanctioning the said plan and also other items of work as may be required to carry out for the purpose of making the property fit for construction of building and structures therein. All finance completion of the said items of work shall be provided and borne and paid by the developer alone. The owners hereby agrees to assist and co-operation that may be required by the developer from time to time to carry out the development work in respect of the said property and construction and completion of building and structures thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities provided that the Owners shall not be liable to incur any financial obligation in that behalf and also the Owners shall not be liable for any loss or damage in the construction work while in progress.
8. That the Developer shall be entitled to put up and permit to be put up advertisement board upon the said property but without involving the name of the Owners in any manner. The Developer shall be at liberty to appoint architect or engineer or masons to erect the building and the materials which will be used in the said building will be according to the advice and sanctioned by the architect and engineers and in this matter the owner shall have no option or election or selection.
9. That the Developer shall be entitled to enter into agreement with the intending purchaser of the flats/shops/garage and for sell of the same at the highest market price and to accept and advance or earnest money from the said intending purchaser save and except owner's allocated portion which will be specified after obtaining the sanctioned building plan.

10. That the Party of the First Part shall execute and register this joint venture agreement as well as the Power of Attorney in favour of M/S. SIDDESWARI REALATORS, a Partnership Firm and its partners.
11. That the owner shall bear the cost of the Transformer which will be expended by the M/S. SIDDESWARI REALATORS, i.e. the Promoter/ Developer proportionately according to their each allocation amounting to Rs.50,000/- (Rupees Fifty Thousand) only totalling to an overall amount of Rs. 1,00,000/- (Rupees One Lac) only.
12. That the Developer/Promoter shall not mortgage the schedule property before any institution, firm for consideration of the said multi-storied building.
13. That the promoter shall have every right to sign, execute and register the sale deeds, instruments and assurance and receipt of consideration and present them before the Sub-Registrar or Registrar and to do all acts, deeds and things for registration of the deed of conveyance in respect of the Developers' Allocation of the proposed flats to be constructed in the schedule property mentioned hereunder. The Deed/Deeds of conveyance shall be prepared by the Advocate for the developer and the owner shall have no option in this matter.
14. That the promoter agrees and declare that they have made searches and enquiries have satisfied themselves that the schedule property is free from all encumbrances and the same is suitable for construction of the proposed multi-storied building and laws applicable thereto permit the sale of flats and carry out the purpose and objects of these presents.
15. That all requirement and requisition of the local authority in connection with said construction will have to be complied with by the promoter/developer.
16. That the promoter shall complete the said building within 30 months from the date of obtaining sanctioned plan from Chandernagore Municipal Corporation unless prevents only by Acts of God or by civil commotion , riots, litigation by third party or any act beyond the control of the promoter.
17. That the name of the flat Building will be as per the choice of the Promoter/Developer.
18. That the Owner declares :

- a) That the owner is entitled to enter into this agreement with the promoter/developer and they have full right and authority to sign and execute the same.
 - b) That the owner has not agreed, committed or contracted or entered into an agreement for sale or lease of the schedule property or any part thereof to any person or persons other than the present promoter/developer and that they have not created any mortgage charge or any other encumbrances on the property as mentioned hereunder.
 - c) That the owner has not done any act, deed, matter or things whatsoever whereby or by reasons whereof the development of the schedule property may be prevented or affected in any manner whatsoever.
 - d) That the land owner shall have every right to use common passage runs from West to East towards Northern side of the schedule property.
 - e) That the promoter declares that they have entered into this agreement after being fully satisfied with the title of the owner.
 - f) That the promoter/developer shall be entitled to enter into separate contract in their own name with the building contractor, architects and other for carry out the development work at their own risk and cost.
19. The Promoter/Developer declares that :
- a) They will be responsible for all financial transactions, credits with the intending buyers or with the suppliers or financier. The owner shall have no liabilities to that effect.
 - b) They hereby agree to indemnify the owner against all claims regarding any penalty or charges imposed by any authority/authorities for any unauthorized construction of in case of deviation from the sanctioned building plan.
 - c) The Service tax, if any, imposed by the concerned authority is to be payable by the Owner for his own allocation.
 - c) That the Promoter declares that they have entered into this agreement after being fully satisfied with title of the owners.
20. STRUCTURE - Reinforced Concrete Framed Structure (RCC) on the basis of Soil Test Report as recommended by the Architect/Engineers of the Developer.



21. INTERNAL & EXTERNAL PARTITION WALLS - Internal partition walls shall be 3 inches or 5 inches thick and external walls 8 inches thick made of burnt clay bricks of standard quality with plaster on both sides with standard mortar or as suggested by the Engineer/Architect.
22. FLOORING - The rooms, dining hall, drawing room, verandah, balconies and stairs shall be provided with marble with 4 inches skirting, roof shall be finished with roof tiles/heat proof casting and ground floor and parking space shall be finished with neat cement polish. The kitchen and bath rooms shall be provided with marble and tiles.
23. KITCHEN - Cooking platform top shall be of Black Stone, Glazed ceramic tiles shall be placed up to a height of 2' feet from the height of the Cooking Platform top. One sink shall be provided in each kitchen.
24. TOILET - Glazed tiles to a height of 6' feet from the floor level shall be affixed to the walls, One Pan (white) with cistern shall be provided in common toilet and one common (white) shall be provided in attached toilet. One basin shall be provided in each flat. One water inlet shall be provided in attached bath for geyser.
25. DOOR & DOOR FRAMES - The door frames shall be made of quality Sal Wood, Doors shall be commercial flush doors of standard quality. One eye let and one lock of standard quality shall be fitted on the main door. All other fittings shall be of standard quality.
26. WINDOWS - All windows shall be made of MS Steel standing with Glass.
27. PAINTING & PLASTER OF PARIS - The exterior walls shall be finished using standard quality cement paint. The interior walls shall be finished using plaster of Paris. The doors, door frames, windows and grills shall be painted using oil paint.
26. ELECTRIC - The wiring shall be made of standard quality wires, boards, switches and other fittings and shall be concealed. Each flat shall be provided with one point for telephone, one point for refrigerator, one point for television, one point for exhaust fan in kitchen, one point for calling bell at main gate, one point for geyser (in attached toilet only), one point for exhaust fan (in attached toilet only), one point for lamp in

the kitchen, one 5 Amp. Plug in kitchen. Three points for lamp, one point for fan, one 5 Amp. Plug shall be provided in each bedroom, one point shall be provided in each toilet/bath, one point for lamp in the verandah, one point for lamp in main gate, two points for lamp and one 5 Amp. Plug in the dining hall or dining room.

THE FIRST SCHEDULE ABOVE REFERRED TO
(ENTIRE PROPERTY)

All that piece and parcel of Bastu land measuring an area more or less 2 (two) Katta 9 (nine) Chattak 15 (fifteen) Sq.ft. or 0.043 Sahasrangsha property situated in Mouza Chandannagar, Sub-Division, Additional District Sub-Registry Office and P.S. Chandannagar, J.L. No. 1, Sheet No. 25, under R.S. Khatian No. 222, corresponding to L.R. Khatian No. 512/2 (Pradip Kumar Banerjee) & 2045 (Dipak Kumar Banerjee), R.S. Dag No. 354 (Part), corresponding to L.R. Dag No. 459, situated at Moran Road Holding No. 560, Ward No. 23, within the ambit of Chandannagar Municipal Corporation in the District of Hooghly.

The proportionate annual rent is six annas only is payable to the Govt. of West Bengal through B.L. & L.R.O., Singur, Hooghly.

Butted & Bounded by :

NORTH : Moran Road.
SOUTH : Property of Smt. Pranati Banerjee.
EAST : Municipal Road.
WEST : Chandannagar Municipal Corporation Bye Lane.

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

ALL THAT entire First Floor consisting of two separate Flat/units having Super built up Area 496 Sft. & 484 Sft. respectively totalling to a **Super built up Area of 980 Sft. including proportionate share of land underneath** over the proposed initial multi-storied (G+3) Building according to sanctioned Building Plan on the land mentioned in the First Schedule with all common facilities and amenities and also a sum of Rs.20,000/- (Rupees Twenty Thousand) only as refundable advance.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

Apart from Owners' allocation rest area of the proposed construction shall be deemed and accepted as Developers' Allocation.

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

Signed, sealed and delivered in
The presence of Witnesses :

1. Srikanta Kundu
 Chandannagar Cery
 Hooghly

Radip Kumar Banerjee
 Dipak Kumar Bandyopadhyay

.....
 SIGNATURE OF THE OWNERS

2. Souvik Dhara
 Nichipally, Chandernagar
 Hooghly

Drafted by :

SIDDESWARI REALATORS

Debasish Saha
 Partner

SIDDESWARI REALATORS

Sonal Mandal,
 Partner



.....
 SIGNATURE OF THE DEVELOPER

Advocate
 Chandannagar Court
 S.No - F/2599/2018

Typed by me :
 Chandernagore, Hooghly.

SPECIMEN FORM FOR TEN FINGERS PRINTS



Pradip Kumar Bandyopadhyay

Pradip Kumar Bandyopadhyay

LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little



Dipak Kumar Bandyopadhyay

Dipak Kumar Bandyopadhyay

LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little

SPECIMEN FORM FOR TEN FINGERS PRINTS



LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little



LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little



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



192023240050218448

GRN Details

GRN:	192023240050218448	Payment Mode:	SBI Epay
GRN Date:	12/05/2023 11:30:25	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6929753180713	BRN Date:	12/05/2023 11:31:04
Gateway Ref ID:	CHM5655850	Method:	State Bank of India NB
GRIPS Payment ID:	120520232005021841	Payment Init. Date:	12/05/2023 11:30:25
Payment Status:	Successful	Payment Ref. No:	2001104201/3/2023

[Query No*/Query Year]

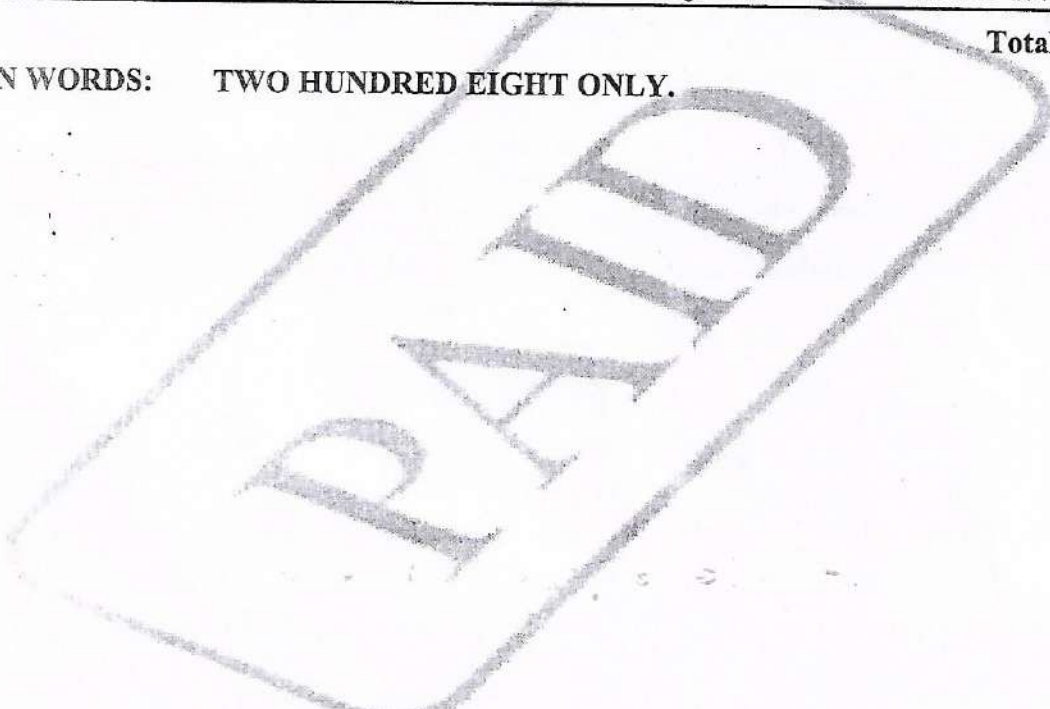
Depositor Details


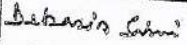
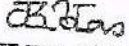
Depositor's Name: Shri DEBASIS SABUI
Address: CHANDANNAGAR
Mobile: 9830307511
Period From (dd/mm/yyyy): 12/05/2023
Period To (dd/mm/yyyy): 12/05/2023
Payment Ref ID: 2001104201/3/2023
Dept Ref ID/DRN: 2001104201/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001104201/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2001104201/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	207
			Total	208

IN WORDS: TWO HUNDRED EIGHT ONLY.



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ALUPS4744E	
नाम / NAME	DEBASIS SABUI	
पिता का नाम / FATHER'S NAME	MURARI MOHAN SABUI	
जन्म तिथि / DATE OF BIRTH	28-05-1968	
हस्ताक्षर / SIGNATURE		
		आयकर आयुक्त, प.सं. XI COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / यापन कर दें
संयुक्त आयकर आयुक्त(प्रद्वति एवं तकनीकी),
पी-7,
चौरंगी रक्यापर,
कलकता - 700 069.

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

Joint Commissioner of income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

9/331226300



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

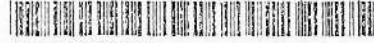
ভারত সরকার

Unique Identification Authority of India
Government of India

প্রদিকারকৃত আই ডি / Enrollment No. : 1040/20670/13514

To
Debasis Sabui
কোপৌষ মাসুই
F/F-1 MANGALA APARTMENT
RUE- DE CARNOT
BARABAZAR
Chandannagar
Chandannagar, Hooghly
West Bengal - 712136
9331226300

12/12/2013



KL686609203FT
08660920



আপনার আধার সংখ্যা / Your Aadhaar No. :

8665 4351 2326

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মেঘাশীল মাসুই
Debasis Sabui
পিতা : মুরান মোহন মাসুই
Father : Muran Mohan Sabui


জন্মতারিখ/DOB 28/05/1968
পুরুষ / Male

8665 4351 2326



আধার - সাধারণ মানুষের অধিকার

पथाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEPPI3688H




नाम /NAME
SONALI MONDAL


पिता का नाम /FATHER'S NAME
TARAPADA PARAMANICK

जन्म तिथि /DATE OF BIRTH
12-12-1965

हस्ताक्षर /SIGNATURE
Sonali Mondal



आयकर आयुक्त, प.व.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI



Sonali Mondal.

6291461284



सत्यमेव जयते



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1528/20250/10608

To
00
Sonali Mondal
GOPALBABU ROAD
Charmandirtala
Chandannagar
Gondalpara
Chinsurah - Magra Hooghly
West Bengal 712137
8017649954

14/12/2013
86599895



MD865998959FH



आपका आधार क्रमांक / Your Aadhaar No. :

8650 3652 2904

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



00
Sonali Mondal
पिता : 00
Father : Tarapada Pramanick
जन्म तिथि / DOB : 12/12/1965
महिला / Female



8650 3652 2904

मेरा आधार, मेरी पहचान

Sonali Mondal



ভারত সরকার
Government of India



দীপক কুমার বন্দ্যোপাধ্যায়
Dipak Kumar Bandyopadhyay
পিতা : বিজয় কুমার বন্দ্যোপাধ্যায়
Father : Bijoy Kumar Bandyopadhyay
জন্মতারিখ / DOB : 07/11/1958
পুরুষ / Male



2555 6168 0962

আধার - সাধারণ মানুষের অধিকার

Dipak Kumar Bandyopadhyay



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
7/794, কাঠগোলা লেন, হুগলী
চুচুড়া (এম), হুগলী, হুগলী,
পশ্চিমবঙ্গ, 712103

Address:
71794, KATHGOLA LANE,
Hooghly Chinsurah (M), Hooghly,
Hooghly, West Bengal, 712103

2555 6168 0962

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

91638 39317

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEBPB7207H



नाम /NAME

DIPAK KUMAR BANDYOPADHYAY

पिता का नाम /FATHER'S NAME

BIJOY KUMAR BANERJEE

जन्म तिथि /DATE OF BIRTH

07-11-1958

हस्ताक्षर /SIGNATURE

Dipak Kumar Bandyopadhyay

B. Das

आयकर आयुक्त, प.सं.-XI

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

Dipak Kumar Bandyopadhyay

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

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADZPB4776C



नाम /NAME

PRADIP KUMAR BANERJEE

पिता का नाम /FATHER'S NAME

BIJOY KUMAR BANERJEE

जन्म तिथि /DATE OF BIRTH

24-09-1948

हस्ताक्षर /SIGNATURE

Pradip Kumar Banerjee

Chakras

आयकर आयुक्त, प.स.-XI

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
संबुक्त आयकर आयुक्त(पत्राति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square.

Pradip Kumar Banerjee

6289787929



ভারতীয় বিনিয়োগ পরিষদ সঞ্চালকালয়

ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তি আই ডি / Enrollment No. : 1040/20461/18385

To
Pradip Kumar Banerjee
প্রদীপ কুমার ব্যানার্জী
MORAN ROAD
Chandannagar
Gondalpara, Hooghly
West Bengal - 712137

11/01/2014



KL713190143FT

71319014



আপনার আধার সংখ্যা / Your Aadhaar No. :

7823 6734 0271

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



প্রদীপ কুমার ব্যানার্জী
Pradip Kumar Banerjee
পিতা : বিজয় কুমার ব্যানার্জী
Father : Bijoy Kumar Banerjee

জন্মতারিখ/DOB: 24/09/1948
পুরুষ / Male

7823 6734 0271



আধার - সাধারণ মানুষের অধিকার

Pradip Kumar Banerjee

Major Information of the Deed

Deed No :	I-0604-01504/2023	Date of Registration	12/05/2023
Deed No / Year	0604-2001104201/2023	Office where deed is registered	
Query Date	02/05/2023 3:17:28 PM	A.D.S.R. CHANDANNAGAR, District: Hooghly	
Applicant Name, Address & Other Details	Soutik Dhara Chandannagar Court,Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 8777382659, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 20,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 17,70,748/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,001/- (Article:48(g))	Rs. 207/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Moran Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-25, , Holding No:560 JI No: 1, Pin Code : 712137



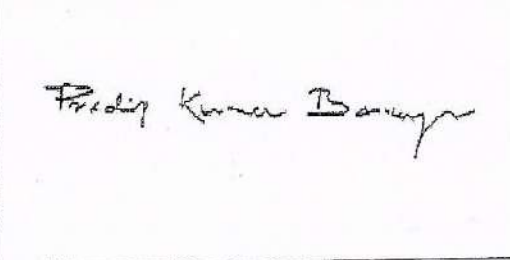


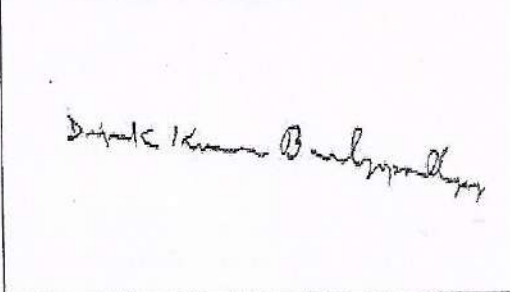
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-459 (RS :-354)	LR-512/2, (RS:-222\0)	Bastu	Bastu	2 Katha 9 Chatak 15 Sq Ft	1/-	17,43,748/-	Property is on Road
Grand Total :					4.2625Dec	1 /-	17,43,748 /-	

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/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Ord Details :

Name,Address,Photo,Finger print and Signature







1	Name	Photo	Finger Print	Signature
	Shri Pradip Kumar Banerjee Son of Late Bijoy Kumar Banerjee Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	 12/05/2023	 LTI 12/05/2023	 12/05/2023
Moran Road, Mondal Bagan, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx6c, Aadhaar No: 78xxxxxxxx0271, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Dipak Kumar Bandyopadhyay (Presentant) Son of Late Bijoy Kumar Banerjee Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	 12/05/2023	 LTI 12/05/2023	 12/05/2023
7/794, Katgola Lane, Chalkbazar, City:- , P.O:- Hooghly, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aexxxxxx7h, Aadhaar No: 25xxxxxxxx0962, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms Siddeswari Realators 306, Gopal Babu Road, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137 , PAN No.:: abxxxxx7b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Identificative Details :

Name,Address,Photo,Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Shri Debasis Sabui Son of Late Murari Mohan Sabui Date of Execution - 12/05/2023, , Admitted by: Self, Date of Admission: 12/05/2023, Place of Admission of Execution: Office	 May 12 2023 11:32AM	 LTI 12/05/2023	 12/05/2023
Rue De Carnot Street, Barabazar, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxx4e, Aadhaar No: 86xxxxxxxx2326 Status : Representative, Representative of : Ms Siddeswari Realators (as partners)				
2	Name	Photo	Finger Print	Signature
	Smt Sonali Mondal Wife of Shri Jayanta Kumar Mondal Date of Execution - 12/05/2023, , Admitted by: Self, Date of Admission: 12/05/2023, Place of Admission of Execution: Office	 May 12 2023 11:33AM	 LTI 12/05/2023	 12/05/2023
Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxx8h, Aadhaar No: 86xxxxxxxx2904 Status : Representative, Representative of : Ms Siddeswari Realators (as partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Soutik Dhara Son of Shri JHULAN KRISHNA DHARA Cgr Court, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136			
	12/05/2023	12/05/2023	12/05/2023
Identifier Of Shri Pradip Kumar Banerjee, Shri Dipak Kumar Bandyopadhyay, Shri Debasis Sabui, Smt Sonali Mondal			

of property for L1

From	To. with area (Name-Area)
Shri Pradip Kumar Banerjee	Ms Siddeswari Realators-2.13125 Dec
Shri Dipak Kumar Bandyopadhyay	Ms Siddeswari Realators-2.13125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Pradip Kumar Banerjee	Ms Siddeswari Realators-50.00000000 Sq Ft
2	Shri Dipak Kumar Bandyopadhyay	Ms Siddeswari Realators-50.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Moran Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-25, , Holding No:560 JI No: 1, Pin Code : 712137

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 459, LR Khatian No:- 512/2	Owner:প্রদীপ কুমার ব্যানার্জী, Gurdian:বিজয় কুমার, Address:মর্ডাল রোড , চন্দোন্নগর , Classification:বাস্ত, Area:0.02800000 Acre,	Seller is not the recorded Owner as per Applicant.

-05-2023

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 10:45 hrs on 12-05-2023, at the Office of the A.D.S.R. CHANDANNAGAR by Shri Dipak Kumar Bandyopadhyay, one of the Executants.

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 17,70,748/-

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

Execution is admitted on 12/05/2023 by 1. Shri Pradip Kumar Banerjee, Son of Late Bijoy Kumar Banerjee, Moran Road, Mondal Bagan, P.O: Gondalpara, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712137, by caste Hindu, by Profession Retired Person, 2. Shri Dipak Kumar Bandyopadhyay, Son of Late Bijoy Kumar Banerjee, 7/794, Katgola Lane, Chalkbazar, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Service

Identified by Shri Soutik Dhara, , , Son of Shri JHULAN KRISHNA DHARA, Cgr Court, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 12-05-2023 by Shri Debasis Sabui, partners, Ms Siddeswari Realators (Partnership Firm), 306, Gopal Babu Road, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Identified by Shri Soutik Dhara, , , Son of Shri JHULAN KRISHNA DHARA, Cgr Court, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-05-2023 by Smt Sonali Mondal, partners, Ms Siddeswari Realators (Partnership Firm), 306, Gopal Babu Road, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Identified by Shri Soutik Dhara, , , Son of Shri JHULAN KRISHNA DHARA, Cgr Court, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 207.00/- (B = Rs 200.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 207/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2023 11:31AM with Govt. Ref. No: 192023240050218448 on 12-05-2023, Amount Rs: 207/-, Bank: SBI EPay (SBlePay), Ref. No. 6929753180713 on 12-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,001/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5615, Amount: Rs.5,000.00/-, Date of Purchase: 28/04/2023, Vendor name: P K Santra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2023 11:31AM with Govt. Ref. No: 192023240050218448 on 12-05-2023, Amount Rs: 1/-, Bank: SBI EPay (SBlePay), Ref. No. 6929753180713 on 12-05-2023, Head of Account 0030-02-103-003-02

AT

Swagata Tarafdar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR

Hooghly, West Bengal

Act of Registration under section 60 and Rule 69.

Registered in Book - I

Serial number 0604-2023, Page from 33878 to 33901

Registration No 060401504 for the year 2023.



Digitally signed by Swagata Tarafdar
Date: 2023.05.18 10:49:41 +05:30
Reason: Digital Signing of Deed.

st

(Swagata Tarafdar) 2023/05/18 10:49:41 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.

(This document is digitally signed.)