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I-8184/2020



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

F 599380

2-1392821/20

Certified that the document is admitted to registration T... .. of shree's & the ender... .. shree's attached with this documents are the part of this document.

[Signature]

Additional District Sub-Registrar
Rajshahi New Town, North 24-Pgs.

25 NOV 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 25th Day of November Two Thousand Twenty (2020)

BETWEEN

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

AN: 19-202021-014183916-1

Payment Mode Online Payment

GRN Date: 20/11/2020 17:33:56

Bank : State Bank of India

BRN : IK0AUVDX6

BRN Date: 20/11/2020 17:35:21

DEPOSITOR'S DETAILS

Id No. : 2001392821/3/2020
(Query No./Query Year)

Name : nitya gopal debnath

Contact No. :

Mobile No. : +91 9874410940

E-mail :

Address : d b nagar

Applicant Name : Mr Amit Das

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001392821/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	21
2	2001392821/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	2021

Total 2042

In Words : Rupees Two Thousand Forty Two only

- (1) SMT. ANGUR BALA MONDAL, (having PAN. DSPPM5011P & Aadhaar No. 710663409420) wife of Shambhu Mondal, by occupation – Housewife, by faith – Hindu, by nationality – Indian, residing at Jagatpur, Gouranga Nagar, P.O. Gouranga Nagar, P.S. New Town, Kolkata – 700059, District – North 24 Parganas, West Bengal,
- (2) SMT. SAMPA MONDAL MITRA, (having PAN. GHIPM5418R & Aadhaar No. 621985572908) daughter of Shambhu Mondal, by occupation – House maker, by faith – Hindu, by nationality – Indian, residing at Jagatpur Gouranga Nagar, P.O. Gouranga Nagar, P.S. New Town, Kolkata – 700059, District – North 24 Parganas, West Bengal,
- (3) SMT. PAMPA MONDAL BHATTA, (having PAN. ETPPB6730N & Aadhaar No. 950740653116) daughter of of Shambhu Mondal, by occupation – House wife, by faith – Hindu, by nationality – Indian, residing at Jagatpur, Gouranga Nagar, P.O. Gouranga Nagar, P.S. New Town, Kolkata – 700059, District – North 24 Parganas, West Bengal, hereinafter called the “OWNERS” (which 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 ONE PART.

AND

M/S. DEBNATH CONSTRUCTION, (permanent Account (PAN) No. AAPFD3905J) a Partnership firm having its registered office at FF-4, Jorda Bagan, Hatiara Road, P.S. Baguiati, P.O. Hatiara, Kolkata 700059, District – North 24 Parganas the firm being represented by its Partners namely SRI NITYA GOPAL DEBNATH, [having PAN. AGCPD7148L & Aadhaar No. 786017980041], son of Sri Santosh Kumar Debnath, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at EB-1/3, Deshbandhunagar, P.S. Baguiati, P.O. Deshbandhunagar, Kolkata – 700 059, District 24-Parganas (North) and SMT. MAHUA DEBNATH, [having PAN. AHTPD0430D & Aadhaar No. 283531536245], wife of Sri Nitya Gopal Debnath, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at EB-1/3, Deshbandhunagar, P.S. Baguiati, P.O. Deshbandhunagar, Kolkata – 700 059, District 24-Parganas (North). The Partner namely Smt. Mahua Debnath, represented by her constituted attorney Sri Nitya Gopal Debnath, son of Sri Santosh Kumar Debnath, by virtue of a registered General Power of Attorney on 29th April, 2019, registered at A.D.S.R. Rajarhat New Town, recorded in Book No. IV, Deed No. 000321, for the year 2019 West Bengal, hereinafter called the DEVELOPERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the OTHER PART

AND WHEREAS by way of purchase One Shambhu Mondal, son of Late Rabin Mondal from Sri Palan Chandra Roy in respect of land measuring an area of 4 Chittacks 38 sq. ft. be the same a little more or less comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S.Dag No. 496 corresponding to R.S. Dag No. 633 lying and situated at lying and situated at Mouza – Jyangra, J.L.No. 16, Re. Su. No. 114, Touzi No. 3027, P.S. Baguiati (formerly Rajarhat), District North 24 Farganas within local limits of Rajarhat Gopalpur Municipality, which was registered at the office of A.D.S.R. Bidhannagar Salt Lake City, recorded in Book No. 1, Volume No. 74, being Deed No. 2788 for the year 1998.

AND WHEREAS while peaceful possession Shambhu Mondal died on 02/07/2013 intestate leaving behind his wife ANGUR BALA MONDAL two daughters namely SAMPA MANDAL MITRA, PAMPA MANDAL BHATTA, as his legal heirs, successors and representatives.

AND WHEREAS by way of inheritance said ANGUR BALA MONDAL SAMPA MANDAL MITRA, PAMPA MANDAL BHATTA became the joint owners of 1/3rd undivided share of land measuring about 4 Chittacks 38 sq. ft. be the same a little more or less comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S.Dag No. 496 corresponding to R.S. Dag No. 633 lying and situated at lying and situated at Mouza – Jyangra, J.L.No. 16, Re. Su. No. 114, Touzi No. 3027, P.S. Baguiati (formerly Rajarhat), District North 24 Farganas within local limits of Rajarhat Gopalpur Municipality

AND WHEREAS now the landowners intend to develop the property mentioned in the First Schedule measuring an area of 4 (Four) Chittacks 38 Square feet. be the same a little more herein below by raising construction of G+4 storied building in accordance with the sanctioned building plan but they could not proceed further and finding no other alternative they jointly decided to appoint DEVELOPERS who will be able to undertake the aforesaid job. The land owners have expressed their desire to construct a G+4 storied building upon the schedule land which is free from all sorts of encumbrances liens, charges, lispendents, attachments through the developer herein at the developer's costs and expenses and under some mutual terms and conditions subject to the sanction of the building plan by the concern appropriate authority. The mutual terms and conditions are as mentioned below. The developer accepted the proposal of the land owners for construction of the said G+4 storied building at their own costs and expenses in accordance with the sanctioned building plan.

AND WHEREAS the Owners herein are desirous to develop the said property but could not do it themselves.

AND WHEREAS the Developer, the party of the Other Part herein having offered proposal for development of the said land inter alia including construction of a G+4

storied building upon the same (more fully described in the First Schedule hereunder written) under the authority of the Developer at their own cost in accordance with the building plan will be sanctioned by the Bidhannagar Municipal Corporation and the owners have agreed to and/or accepted the Developer's offer inclusive of consideration therefore as contained therein.

AND WHEREAS knowing the intention of the owner of the aforesaid property. The second party herein being the developer proposed to develop the said land.

AND WHEREAS the Owner agreed to the proposal of the Developer and to avoid any litigation in future both the parties to this agreement entered into an agreement for development on the following terms and conditions :-

NOW THIS AGREEMENT WITNESSETH as follows :-

- I. (ii) **PREMISES** shall mean land measuring about 4 Chittacks 38 sq. ft. be the same a little more or less comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S.Dag No. 496 corresponding to R.S. Dag No. 633 lying and situated at lying and situated at Mouza - Jyangra, J.L.No. 16, Re. Su. No. 114, Touzi No. 3027, P.S. Baguiati (formerly Rajarhat), District North 24 Parganas, morefully described in the Schedule "A".
- (ii) **BUILDING** : shall mean the commercial and/or residential building to be constructed with necessary additional structure may be decided by the Developer approved by the Rajarhat Gopalpur Municipality presently Bidhannagar Municipal Corporation and /or any other appropriate authority for the purpose of construction of the said building and other spaces intended for the enjoyment of the occupants of the several of the flat/shop/garage owner.
- (iii) **COMMON AREAS** : shall include corridors, staircase, stair landing roof, water in/outlets, sewerage etc required necessary for the establishment location enjoyment provisions maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.
- (iv) **OWNER** : shall include his respective nominee or nominees.
- (v) **DEVELOPER** : shall include the Developer as also its respective transferees/nominees/assignees.
- (vi) **SALEABLE SPACE** : This shall mean the total built up area of the flats plus the proportionate shares of the Owner of each flat of the common amenities of the constructed building.
- (vii) **OWNERS ALLOCATION** : The Land Owners shall entitled to get one flat measuring 450 (four hundred fifty) sq. ft. built up area from the

second floor including the proportionate undivided share of land and all common spaces and areas of the proposed building. Apart from Rs. 2,00,000/- (Two Lakh) only forfeited amount at the time of signing of this agreement.

- (viii) **DEVELOPERS ALLOCATION** : shall mean the remaining balance constructed area (except owners allocation) and morefully described in the Third Schedule herein.
 - (ix) **ARCHITECTS** : Shall mean any qualified person or persons of firm or firms appointed or nominated by the Developer as Architects of the building to be constructed as the said Premises.
 - (x) **BUILDING PLAN** : shall mean the building to be constructed in accordance with the sanctioned building plan to be sanctioned from the Bidhannagar Municipal Corporation presently upon the said land property.
 - (xi) **FLOOR AREA RATIO** : Shall mean floor area ratio available for construction in and over the premises according to relevant Municipal/Corporation Law.
 - (xii) **TRANSFEEEE** : Shall mean a person to whom any space in the building has been agreed to be transferred.
 - (xiii) **FLAT** : Shall mean the flats and/or other space or spaces intended to be built and constructed and/or constructed/covered area capable of being occupied.
2. That the owner authorize the Developer to construct a building on said property according to the sanctioned plan and also as per this agreement and specification in and over the land in the Schedule "A" plot of land and described in the Schedule "A".
 3. The Developer shall appoint Architect, Mason, Workmen, Durwan, Mistries and shall pay their wages and salaries and the Owner shall not be liable for payment of the same.
 4. That the Developer shall draw a building plan through a licensed Architect and send to the owner for her signature and the owner shall sign it and sent to the developer for submitting the same before the competent authority, other authority and / or any other appropriate authority for sanction of the plan for the proposed building.
 5. That the owner shall be liable to pay the arrear municipal tax, water tax, if any in respect of the said land.
 6. The Schedule property is free from all encumbrances.

7. The owners shall not be liable for the repayment of any loan or financial assistance obtained by the developer- from any Bank and / or any financial institution or from any private person or persons - for the purpose of completion of the proposed construction.
8. That the developer will construct the G+4storied building on the aforesaid land within 24 months from the date of vacating of the Schedule Property but the total period for construction and handing over the owner allocation as mentioned hereinabove cannot be extended beyond 36 months from the date of sanction of building plan.
9. In consideration of the investment to be made by the Developer, the Developer is entitled to get rest of the constructed area. The details of developer's allocation have been described in the SECOND SCHEDULE Part-II, written hereunder and hereinafter be referred to as the "DEVELOPERS ALLOCATION" The Owners and the Developer are entitled to the common amenities and also liable for payment of the common expenses of the proposed building as mentioned hereunder.
10. the Developer shall take steps to obtained sanction of the building plan from the competent authority and the Owners shall vacate the said premises fully and handover the peaceful vacant possession to the developer within 2 (two) weeks from the date of signing of this Agreement.
11. The Developer shall be entitled to prepare the plan for construction of a G+4 storied building upon the said property by their own Architect and at their own cost and expenses and get sanctioned of the said plan from the competent authority as its own cost and expenses.
12. That the Developer reserve their right for revision / modification of the said plan or plans if necessary, subject to approval of the owner and the Developer shall obtain sanction of such revised plans and / or modified plans from Rajarhat Gopalpur Municipality / Bidhannagar Municipal Corporation in the name of the Owner before starting the works as per modified/revised plan or shall obtain necessary permission from authorities concerned before starting works as per said revised/or modified plan.
13. The Developer is entitled to sell, lease out mortgage the constructed area of the said building and shall be entitled to receive advance and / or the balance consideration money from the purchaser or purchasers only in respect of its allotted portion as mentioned in the SECOND SCHEDULE Part II, written hereunder.

14. The Developer is hereby authorized and empowered in relation to the said construction, so far as may necessary to apply for and obtain temporary and / or permanent connection of water, electricity to the building and other inputs and facilities required for construction of the aid building for which purpose the Owner do hereby agree to execute such power of Attorney or other authorization in favour of the Developer and / or its nominated persons and shall also sign all such applications and other documents as shall be required for the purpose or otherwise for or in connection with the construction of the said building from time to time. The Developer shall be entitled to receive advance or advances from the intending purchasers who will be their nominees in respect of flats, office spaces, shops, garages with undivided, un-demarcated, impartiable, proportionate share of the land upon which the building will be constructed, only for their allocated portion.
15. That the Owners will execute a Development Power of Attorney in favour of the Developer authorizing him to entire into agreement for sell of the flats, office spaces, shops, garages with undivided, un demarcated, impartiable, proportionate share of the land from developers allocation and to receive from the intending purchasers leaving the aforesaid Owner allocation. The owner undertake to execute and register the agreement for sale of the flats, office spaces, shops, garages, jointly with the Developers from the Developer's portion in the same is required by any purchaser.
16. The Developer shall exclusively be responsible and liable for payment to the contractor, supervisor, Architect, Engineer, Labourers, Workers, suppliers etc and the owner will be liable or responsible for the same the developer will indemnify and keep the Owner indemnified in respect of all payments. The cost of the demolished any old structure shall be developer property.
17. The Developer shall have every right to sell any portion or every portion of the building except the allotted portion of owners.
18. The developer shall bear and pay Municipal Taxes and electricity bills of the said property from the date of taking vacant possession of the said property from the owner till completion of the total work.
19. The Owners declare that they have good, clear, marketable title over the said property and no part of the same is under acquisition and / or requisition under any law of the land and the Owner has not received any compensation from any authority and the property of the Owner shall not come under the purview of the Urban Land (Ceiling 85 Regulation) Act, 1976 and the owner has a clear

marketable title over the said property and no litigation is pending against the said property. If a good and marketable title is not made out and it is found that the property is not free from all the encumbrances then the developer shall communicate by a letter to the Owner requesting him to make out a good marketable title of the said property within reasonable time from the date of getting intimation of such drawbacks, and if the owner fails to make out a good marketable title within the said period then the Owner shall return the security deposit mentioned above to the Developer.

21. During the development work, if any person claims to be the owner of any part of the land then the dispute to be solved by the Owner and the Developer jointly and they will pay amount deducting the share if claimed.
22. The Developer shall complete and construct the building as well as the flats, office spaces, garages, etc. as per the specification mentioned in THIRD SCHEDULE written hereunder and permitted in the sanctioned plan.
23. The Owner undertake and bind himself to execute and register the Sale Deed or Deeds in favour of the Developer and / or his nominee or nominees as and when that will be demanded by the developer.

In this agreement unless it be contrary or repugnant to the context.

- A. Singular shall include the plural and vice versa.
- B. Masculine shall include the feminine and vice versa.
- C. All the terms, conditions and stipulation of this agreement is irrevocable by either of the parties to this agreement till the expiry of the mentioned period in between the parties hereto. However, in case of breach any of the term of the agreement, the parties hereto to suffer such breach may revoke/cancel this agreement and the power of Attorney.
- D. The legal heirs, successors of both the parties shall be binding upon the terms and conditions as contained herein.
- E. The Developer shall construct the said building and handover the Owner's allocation the same within 36 months from the date of Sanction building plan. After full construction of the owner's allocation, the developer will serve notice to the owner for taking possession and also serve proper notice to the purchasers for taking possession.
- F. The developer shall hand over the Xerox copy completion certificate and No Objection issued by the relevant authority to the owner and the final site plan with proper detailing.

G. In case of any dispute and / or differences in respect of terms and conditions in the enforcement of his agreement and / or relating and / or arising out of this agreement, the same shall be governed by the Arbitration Conciliation Act. One Arbitrator shall be appointed by the owner and one by the developer and a third Arbitrator shall be appointed by the Arbitrator of each party. If the decision of the Arbitrators so appointed doesn't satisfy either party and / or serve the purpose property, then both the parties will be free to apply before the appropriate legal forum. But as a preliminary step of dispute redressal, the guidelines of the concerned Arbitrators will be followed.

27. It is to be understood that all the legal and / or any other type of formalities will be performed within Bidhannagar Jurisdiction only.

ARTICLE - 1 DEFINITION

1.1 BUILDING – Shall mean the proposed building or buildings to be constructed by the developer at his own cost and expenses accordance with the Building plan to sanctioned by the competent authority.

1.2 DEVELOPER ALLOCATION Developer will get the balance front portion of the constructed area of the proposed new building (save and except the owner's allocation as mentioned above) together with undivided proportionate share of the land underneath the building more fully mentioned in the part II of the second Schedule hereunder written.

1.3 COMMON EXPENSES - Shall mean and include proportionate share of the cost charges and expenses for working maintenance, upkeep, repair and replacement of the common parts, common amenities of the proposed building to be borne and paid by the respective flat owner / occupier.

1.4 That all charges relating to installation of electric meter (WSEB) in respect of the flats of the owner to be borne by the Owners by the respective flats.

1.5 COMMON AREAS & COMMON FACILITIES : shall include roof, corridors, hall ways, stairway, passage, way, common toilet, pump room, water tank, pump and motor, electric meter room and other facilities and / or spaces which may be mutually agreed upon between the parties hereto required for the establishment, location, enjoyment provisions, maintenance and / or management of the building.

1.6 WORDS _ wards importing singular shall include plural and vice versa.

ARTICLE II COMMENCEMENT

This agreement shall be deemed to have commenced on and from the date of signing of this agreement.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu vacant land measuring about 0 (Zero) Cottah 4 (Four) Chittacks 38 (Thirty eight) sq. ft. be the same a little more or less comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 496 corresponding to R.S. Dag No. 633 lying and situated at lying and situated at Mouza - Jyangra, J.L.No. 16, Re. Su. No. 114, Touzi No. 3027, under P.S. Baguiati (formerly Rajarhat), district North 24 Parganas within local limits of Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, A.D.S.R.O. Rajarhat, Road name Jagatpur, Charaktala, Jyangra, which is butted and bounded as follows :

ON THE NORTH : By Land of Shasadhar Roy ;
ON THE SOUTH : By Land of R.S. Dag No. 638;
ON THE EAST : By 16' Wide Road;
ON THE WEST : By Land of Satish Roy

SCHEUDLE "B" ABOVE REFERRED TO

(Owner's Allocation)

OWNERS ALLOCATION : The Land Owners shall be entitled to get one flat measuring 450 (four hundred fifty) sq. ft. built up area from the second floor including the proportionate undivided share of land and all common spaces and areas of the proposed building. Apart from Rs. 2,00,000/- (Two Lakh) only forfeited amount at the time of signing of this agreement.

Developer allocation

Part II

DEVELOPER'S ALLOCATION shall mean and include the remaining portion of the proposed building together with undivided proportionate share in the land comprised in the premises after providing for the Owner's allocation as aforesaid. The developer have absolute right to construct the proposed building by amalgamating any adjacent plot of land of any other Owners or Owners without hampering interest of the present Owners herein under any terms and conditions but in all cases the Owner's allocation as aforesaid shall be final and binding upon the Owners.

**THIRD SCHEUDLE ABOVE REFERRED TO
(SPECIFICATION OF FLATS)**

- A. **STRUCTURE** : R.C.C. famed structure R.C.C. columns and beams.
 - B. **INSIDE WALLS** : flats inside walls will be finished with putty will be done on stairs
 - C. **OUTSIDE WALL** : will be finished completely with suitable point.
 - D. **FLOORING** : All flats will be made tiles floor.
 - E. **KITCHEN** : marble floor/ floor tiles and wall tiles 3feets / slab : black stone will be provided in kitchen.
 - F. **STAIR / STAIR CASE** : will be made of marble.
 - G. **DINING ROOM** : One basin with tap.
 - H. **DOORS AND WINDOWS** : All doors will be flush / ply doors, window will be aliminium framed windows with integral grill and cinted glass.
 - I. **ELECTRIC WIRING** : concealed with copper wire.
 - J. **BED ROOMS** : two light points, one fan point, and one 5 amp plug point and one A.C Point
 - K. **KITCHEN** : One light point one exhaust fan point, One 15 amp plug point.
 - L. **TOILET** : One light point, One exhaust point and one guiser point.
 - M. **BALCONY** : One light point.
 - N. **DINING ROOM** : two light points, one fan point, One 5 amp plug point.
 - O. **STAIR CASE** : one light point
 - P. **DOORBELL** One point.
 - Q. **PLUMBING** : concealed pipe lien toilets and kitchen, out side rain water lines, one porcelain wash basin at dining in each flat, one steel sink in kitchen P.V.C. cistern.,
 - R. **GLAZED TILES AND BLACK STONE** :1. Single colour (pink, white, green) plain glazed tiles (8"X6") will be provided (2) in toilet glazed tiles will be provided upto 6' from floor in kitchen glazed tiles will be provided upto 3ft above the kitchen top.
 - S. **WATER ARRANGEMENT** : 24 hours with over head tank with pumping arrangements.
- the materials used in construction of the said G+4storied building shall be of standard quality.

IN WITNESS WHEREOF both the parties hereunto put their respective hands on this the day, month and year first above written.

SIGN, SEAL AND DELIVER IN THE PRESENCE OF :-

1. Abhizist Roy
Ansonpura
Pachimpura
KOL-59

Sampa Mitra
Bhadracharya
Pampa Mandal Bhatta

Signature of the Land Owners

2. Swapan Datta
17B, Nitya Chrup Street
KOL-6

Debnath Construction

Nitya Chrup Debnath
Partner

Signature of the Developer

Drafted by

Kristina Das
Advocate
Barasat-Judgment
WB/1027/98

MEMO OF CONSIDERATION

RECEIVED with thanks Rs. 2,00,000/- (Rupees Two Lakh) only from the developer as forfeited amount as follows :-

Memo

- 1. Paid By Cheque being No. Cash
 Dated _____, _____ Bank Rs. 1,00,000.00
- 2. Paid By Cash Rs. 1,00,000.00

Sampa Mitra

WITNESSES

1. Abhisit Roy

Sampa Mitra

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Pampa Mandal Bhatta

2. Sampat Dubey

SIGNATURE OF THE LANDOWNERS



SPECIMEN OF TEN FINGER



L.H



R.H



SIGNATURE

Nit 29 Crd of Des Nady

L.H

R.H

SIGNATURE

L.H

R.H

SIGNATURE



Nitya Gopal Debnath

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GHIPM5418R



नाम / Name
SAMPA MITRA

पिता का नाम / Father's Name
SAMBHU MONDAL

जन्म तिथि / Date of Birth
29/09/1988

हस्ताक्षर / Signature

Sampa Mitra

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTHHSI
Plot No. 3, Sector 11, CHD Belapur,
Navi Mumbai - 400 614

यदि कार्ड खो जाये/पत्ते पर कृपया सूचित करें/वापस करें
आयकर पैन सेवा यूनिट, UTHHSI
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई, महाराष्ट्र
पिन संख्या - 400 614

Aaykar Betspark Kendra
For Income Tax Related
Queries and Tolls Free No.
1001
1800801801

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ETPPB6730N



नाम / Name
PAMPA MANDAL BHATTA

पिता का नाम / Father's Name
UTTAM BHATTA

जन्म की तारीख /
Date of Birth
02/01/1981

हस्ताक्षर
Signature

2009079

Pampa Mandal Bhatta

इस कार्ड के खोले/पाने पर कृपया सूचना दें (सी/सेलर)
आयकर विभाग इकाई, एन एस डी यू
चौथी मंजिल, मास्टर स्टारिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़र डीप बंगला चौक,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL
4th Floor, Master 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: unitfo@nsdl.co.in





मेरी पहचान
GOVERNMENT OF INDIA



मेरी पहचान
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7860 1798 0041



मेरी पहचान, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

प्राचीन लेखा संख्या कार्ड
Permanent Account Number Card

AAPFD3905J



CPY / Name
GAGANATH CONSTRUCTION


शेखर / मकान की संख्या
Date of Incorporation / Formation
21/11/2018

80-12218


 भारत सरकार
 GOVERNMENT OF INDIA



অমিত কুমার দাস
 Amit Kumar Das
 জন্মতারিখ/ DOB: 24/04/1984
 পুরুষ / MALE



4309 8159 8389

আধার - সাধারণ মানুষের অধিকার

Amit Das


 भारतीय विभाजन पहचान प्राधिकरण
 NATIONAL IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
 আই ৪৩/১, অর্জুনপুর,
 রাজারহাট গোপালপুর (ম),
 উত্তর ২৪ পরগণা,
 পশ্চিম বঙ্গ - ৭০০০৫৯

Address
 AE 43/1, ARJUNPUR,
 Rajarhat Gopalpur
 (m), North 24
 Parganas,
 West Bengal - 700059



 1947
 1800 300 1947

 uidai@uidai.gov.in

 www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DSPPM5011P



नाम / Name
ANGUR BALA MANDAL

पिता/माता का नाम / Father's Name
LAKSHMI KANTA NASKAR

कार्ड को जारी की तिथि / Date of Issue
11/03/1972



बुद्धि ३ अंक न ३००
१०

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTISE,
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.

इस कार्ड के खोने/प्राप्त होने की सूचना ज्ञाते/लौटाने :
आयकर पैन सेवा यूनिट, UTTISE,
प्लॉट नं. ३, सेक्टर ११, CBD बेलपुर,
नयी मुंबई - ४०० ६१४

Major Information of the Deed

No. Year	I-1523-08184/2020	Date of Registration	25/11/2020
Year Date	1523-2001392821/2020	Office where deed is registered	1523-2001392821/2020
Applicant Name, Address & Other Details	01/11/2020 11:36:16 PM Amit Das Barasat Thana Barasat District North 24 Parganas, WEST BENGAL, PIN - 700124. Mobile No 9874410940, Status Solicitor firm		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs 1/-		
Stamp duty Paid(SD)	Rs 5,021/- (Article 48(g))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		
	Additional Transaction		
	[4305] Other than Immovable Property, Declaration [No of Declaration - 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
	Market Value		
	Rs 5,08,667/-		
	Registration Fee Paid		
	Rs 2,021/- (Article E. E. B)		

Land Details :

District North 24 Parganas P S Rajarhat, Municipality BIDHANNAGAR MUNICIPALITY CORPORATION, Road Jagatpur Charakata (Jyangra), Mouza Jyangra, JI No 16, Pin Code: 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-633	RS-532	Bastu	Bastu	4 Chatak 38 Sq Ft	1/-	5,08,667/-	Width of Approach Road 16 Ft.
Grand Total :					4996Dec	1/-	5,08,667/-	

Land Lord Details :










Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt Angurbala Mandal Wife of Late Shambhu Mandal Executed by: Self, Date of Execution: 25/11/2020 , Admitted by: Self, Date of Admission: 25/11/2020 ,Place: Office	 25/11/2020	 11 25/11/2020	 25/11/2020
Jagatpur Gouranga Nagar, P.O:- Gouranga Nagar, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DSxxxxxx1P, Aadhaar No: 71xxxxxxxx9420, Status :Individual, Executed by: Self, Date of Execution: 25/11/2020 , Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Office				

Name	Photo	Finger Print	Signature
Sampa Mitra Daughter of Late Shambhu Mondal Executed by: Self, Date of Execution: 25/11/2020 Admitted by: Self, Date of Admission: 25/11/2020, Place of Admission: Office	 25/11/2020	 LTI 25/11/2020	 25/11/2020
Jagatpur, Gouranganagar, P.O:- Jyangra, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GHxxxxxx8R, Aadhaar No: 62xxxxxxxx2908, Status :Individual, Executed by: Self, Date of Execution: 25/11/2020 , Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Pampa Mandal Bhatta Daughter of Late Shambhu Mondal Executed by: Self, Date of Execution: 25/11/2020 Admitted by: Self, Date of Admission: 25/11/2020, Place of Admission: Office	 25/11/2020	 LTI 25/11/2020	 25/11/2020
Jagatpur Gouranga Nagar, P.O:- Gouranga Nagar, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ETxxxxxx0N, Aadhaar No: 95xxxxxxxx3116, Status :Individual, Executed by: Self, Date of Execution: 25/11/2020 , Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Debnath Construction FF-4, Jorda Bagan Hatiara Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, PAN No.:: AXxxxxx5J,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> Shri Nitya Gopal Debnath (Presentant) Son of Shri Santosh Kumar Debnath Date of Execution - 25/11/2020, , Admitted by: Self, Date of Admission: 25/11/2020, Place of Admission of Execution: Office </td> <td>  Nov 25 2020 4:05PM </td> <td>  LTI 25/11/2020 </td> <td>  25/11/2020 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Nitya Gopal Debnath (Presentant) Son of Shri Santosh Kumar Debnath Date of Execution - 25/11/2020, , Admitted by: Self, Date of Admission: 25/11/2020, Place of Admission of Execution: Office	 Nov 25 2020 4:05PM	 LTI 25/11/2020	 25/11/2020
Name	Photo	Finger Print	Signature						
Shri Nitya Gopal Debnath (Presentant) Son of Shri Santosh Kumar Debnath Date of Execution - 25/11/2020, , Admitted by: Self, Date of Admission: 25/11/2020, Place of Admission of Execution: Office	 Nov 25 2020 4:05PM	 LTI 25/11/2020	 25/11/2020						

Debnath Construction, P.O - D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx8L. Aadhaar No: 78xxxxxxxx0041 Status: Representative, Representative of: Debnath Construction (as PARTNERS)

Name	Photo	Finger Print	Signature
Shri Nitya Gopal Debnath Son of Shri Santosh Kumar Debnath Date of Execution: 25/11/2020, Admitted by Self, Date of Admission: 25/11/2020, Place of Admission of Execution: Office	 Nov 25 2020 4:03PM	 L1 25/11/2020	 25/11/2020
EB-1/3, Deshbandhunagar, P.O - D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx8L. Aadhaar No: 78xxxxxxxx0041 Status: Representative, Representative of: Debnath Construction (as ATTORNEY OF Mahua debnath)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amit Das Son of Mr D Das Barasat, P.O - Barasat, P.S - Barasat, District -North 24 -Parganas, West Bengal, India PIN - 700124	 25/11/2020	 25/11/2020	 25/11/2020
Identifier Of Smt Angurbala Mandal, Smt Sampa Mitra, Smt Pampa Mandal Bhatta, Shri Nitya Gopal Debnath, Shri Nitya Gopal Debnath			

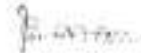
Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Smt Angurbala Mandal	Debnath Construction-0.166528 Dec
2	Smt Sampa Mitra	Debnath Construction-0.166528 Dec
3	Smt Pampa Mandal Bhatta	Debnath Construction-0.166528 Dec



Rate of Market Value(WB PUVI rules of 2001)

It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 25-11-2020

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 15.51 hrs on 25-11-2020, at the Office of the A.D.S.R. RAJARHAT by Shri Nitya Gopal Debnath .

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

Execution is admitted on 25/11/2020 by 1. Smt Angurbala Mandal, Wife of Late Shambhu Mondal, Jagatpur Gouranga Nagar, P.O. Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife, 2. Smt Sampa Mitra, Daughter of Late Shambhu Mondal, Jagatpur, Gouranganagar, P.O. Jyanga, Thana: Baguiati, , North 24 Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 3. Smt Pampa Mandal Bhatta, Daughter of Late Shambhu Mondal, Jagatpur Gouranga Nagar, P.O: Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife

Identified by Mr Amit Das, , Son of Mr D Das, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

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

Execution is admitted on 25-11-2020 by Shri Nitya Gopal Debnath, PARTNERS, Debnath Construction (Partnership Firm), FF-4, Jorda Bagan Hatiara Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN 700157

Identified by Mr Amit Das, , Son of Mr D Das, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Execution is admitted on 25-11-2020 by Shri Nitya Gopal Debnath, ATTORNEY OF Mahua debnath, Debnath Construction (Partnership Firm), FF 4, Jorda Bagan Hatiara Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN 700157

Identified by Mr Amit Das, , Son of Mr D Das, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN 700124, by caste Hindu, by profession Others

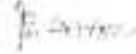
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/- , by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2020 5:35PM with Govt. Ref. No: 192020210141839161 on 20-11-2020, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AUVDX6 on 20-11-2020, Head of Account 0030-03-104-001-16

Stamp Duty

Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-,
Rs 21/
Type of Stamp
Stamp Type: Impressed, Serial no 100, Amount: Rs.5,000/-, Date of Purchase: 02/11/2020, Vendor name: MITA
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/11/2020 5:35PM with Govt. Ref. No: 192020210141839161 on 20-11-2020, Amount Rs: 21/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0AUVDEX6 on 20-11-2020, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.
ed in Book - I
e number 1523-2020, Page from 329968 to 329998
ng No 152308184 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.12.03 14:55:44 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2020/12/03 02:55:44 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)