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T-8184/2020



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

भारत

INDIA

पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

F 59938

25/11/20

2-1392821/20

Certified that the document is admitted to registration. The stamp of the Sub-Registrar / Shroff's office and the enforcement officer's attached with this document 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

ক্রমিক নং ৩১৬০
ক্রমিক নং ও তারিখ
স্ট্যাম্প ভেজাব স্বাক্ষর
বিশ্বান নগর (সলটলেক সিটি) এ ডি.এস.আর.ও
মোট স্ট্যাম্প ক্রয় প্রাঃ
চালান নং
মোট কত টাকা খরিদ
ক্রমিক-বারাকপুর, ভেজার-মিতা দত্ত

স্ম/২

Debraj Compu
Rajy, Gorda sag
Habara Row
Gardha

12 OCT 2020
680000

088888



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

25 NOV 2020

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

19-202021-014183916-1

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

IK0AUVDEX6

Payment Mode

Online Payment

Bank :

State Bank of India

BRN Date:

20/11/2020 17:35:21

DEPOSITOR'S DETAILS

Name : nitya gopal debnath

Contact No. :

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

Id No. : 2001392821/3/2020

[Query No./Query Year]

Mobile No. : +91 9874410940

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

In Words : Rupees Two Thousand Forty Two only

Total

2042

- g e
- (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. AHTPDO430D & 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

0007 1-8184/2020
भारतीय नैर न्यायिक INDIA NON JUDICIAL

₹. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

F 599380

2-1392821/20

25/11/20
Certified that the document is admitted to registration. The stamp / show's of the enforce... attached with this document's are the part of this document.

[Signature]

Additional District Sub-Registrar
Rajarhat 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

100, ০২/১১/২০২০
 নং- তারিখ
 ফ্রন্ট. স্মফ
 ফ্রেডার নাম ও সাং
 ০০০০
 ষ্ট্যাম্প ভেজাব স্বাক্ষর
 বিধান নগর (সল্টলেক সিটি) এ ডি.এস.আর.ও
 নোট ষ্ট্যাম্প ক্রয় তারিখ
 চালান নং
 মোট কত টাকা খরিদ
 দেয়ারী-বারাকপুর, ভেডার-মিতা দত্ত

Debnath Comhair
 ১৫৬, Torclabuglen
 Habara Road
 Gullaha, Dhaka 1205

2 OCT 2020

680000

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ADDITIONAL DISTRICT REGISTRAR
 Palamal New Town, North 24-Pgs.

25 NOV 2020

(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

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 a 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 cl

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

SCHEDULE "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. *Abhizit Roy*

*Arzonpura
Pachimpura
KOL-59*

Sampa Mitra

১৯/৩/২১/৭৪ স/৩০৩

Pampa Mandal Bhatta

Signature of the Land Owners

2. *Swapan Datta*

*17B, Mintala Bhatta Street
KOL-6*

Nitya Chandra Deb Nath

Signature of the Developer

Drafted by

*Kristna Das
Advocate*

*Barasat-Judg's Court
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

WITNESSES

1. Abhishek Roy

2. Sampat Datta

Sampat Mitra
ભાગ્ય ૩ ૨૧ મી સ્ટોર
૨
Pampa Mandal Bhatta












SIGNATURE OF THE LANDOWNERS

Sampat Mitra


SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER /
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908









N.B. : - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

	LH					
	RH.					

ATTESTED :- *Sampa Mitra*

	LH					
	RH.					

ATTESTED :- *Pampa Mandal Bhatta*

	LH.					
	RH.					

6/10/20 7 24 11 5/19-1

SPECIMEN OF TEN FINGER



L.H					
R.H					

SIGNATURE

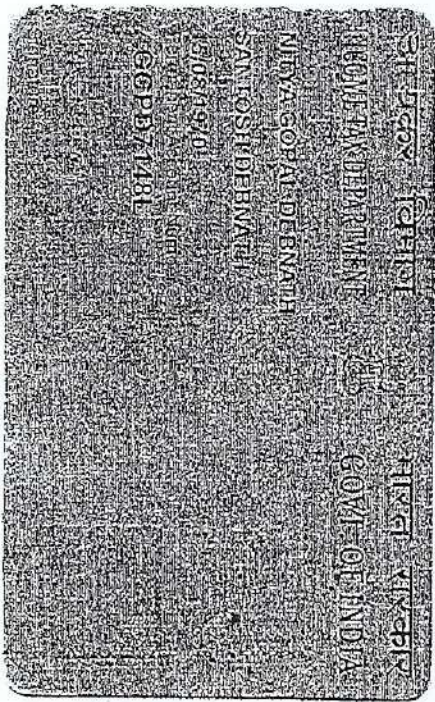
Nit 29 Chel of Deb Nady

L.H					
R.H					

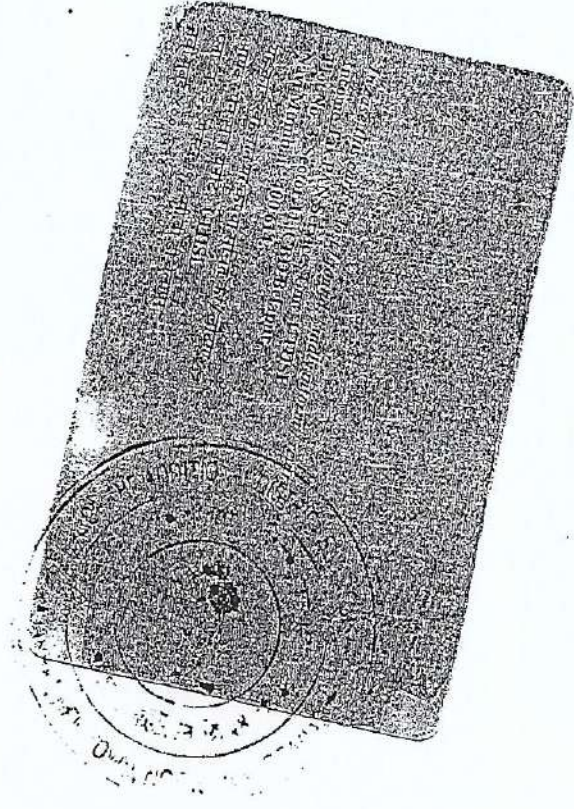
SIGNATURE

L.H					
R.H					

SIGNATURE




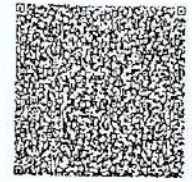
Nitika Curry Vol Math



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

आयकर संपर्क केंद्र
 Permanent Account Number Card
 GHBM5418R

नाम
 SAMPA MITRA

पंजीकृत नाम
 SAMBHU MONDAL


जन्म तिथि
 29/09/1988

हस्ताक्षर
 104796

Sampa Mitra

आयकर संपर्क केंद्र
 Income Tax PAN Services Unit
 Plot No. 8, Sector 14, CBD Colaba
 N.C. Mumbai - 400 048

आयकर संपर्क केंद्र
 Income Tax Related
 Queries Call Toll Free No. 1800 120 1000



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

25092019

जन्म की तिथि/Date of Birth
02/03/1991

Pampa Mandal Bhatta

इस कार्ड के खोने/पाने पर कृपया सूचना दें/लौटायें:
आयकर/सेन सेवा इकाई, एन एस डी एल
चौधी मंजिल, मंत्री स्टडीयम,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉम्प्लेक्स, दीप बंगला चौक के पास,
पुणे - 411 016.



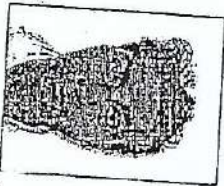
If this card is lost/ someone's lost card is found,
please inform / return to :

Income Tax/PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 020-2721 8080, Fax: 020-2721 8081
e-mail: umis@nsdl.co.in



भारत सरकार
GOVERNMENT OF INDIA



विद्युत्तम चरणम

Niyogopal Debneih

शरणागति/ DOB: 15/08/1970

पुरुष / MALE

7860 1798 0041



MEERA AADHAR, MERI PEHCHAN

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
68-1/3, BAGUJATI,
DESHBANDHUNAGAR,
Baguhati, North 24 Parganas,
West Bengal - 700659

৬৮-১/৩, বাগুজাতি,
দেহবান্দুনাগর,
বগুহাতি, উত্তর ২৪ পরগণা,
পশ্চিম বঙ্গ - ৭০০৬৫৯



help@uidai.gov.in

www.uidai.gov.in

1800 300 1947

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

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

राज्य आयकर कार्ड
Permanent Account Number Card

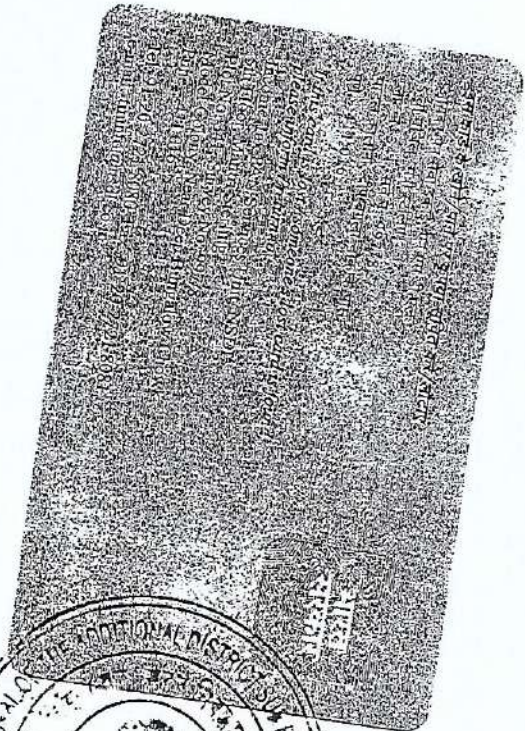
AA/PFD3905J


DEPARTMENT OF CONSTRUCTION

आयकर विभाग
Income Tax Department
03/01/2018




03/01/2018






 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




 भारत जनसंख्या विधिकरण प्राधिकरण
 UNION IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
 এই 43/1, অর্জুনপুর,
 রাজারহাট গোপালপুর (গ্রাম),
 উত্তর ২৪ পরগনা,
 পশ্চিম বঙ্গ - 700059


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



1947
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P.O. Box No. 1947,
Bengaluru-500 001

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

स्थायी खाता संख्या कार्ड
 Permanent Account Number Card
DSRBM5011P

नाम / Name
ANGUR BALA MANDAL

पिता का नाम / Father's Name
LAKSHMIKANTA NASKAR

110361972 Signature



लक्ष्मी कान्त नस्कार
 का

Income Tax PAN Services Unit (ITHS)
 Plot No. 3, Sector 11, CBD, Bopal,
 Nav Mumbai - 400 614
 इस कार्ड का प्रयोग / प्रयोग केवल सूचना के लिए है।
 आयकर सेवा संकाय / ITHS
 नवी मुंबई - 400 614

Major Information of the Deed



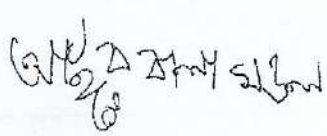
Date of Registration:	25/11/2020
Office where deed is registered	1523-2001392821/2020
1523-08184/2020	1523-2001392821/2020
01/11/2020 11:36:16 PM	
Name, Address Details	Amit Das Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No : 9874410940, Status : Solicitor firm
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)
Duty Paid(SD)	Rs. 21/- (Article 48(g))
Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)	

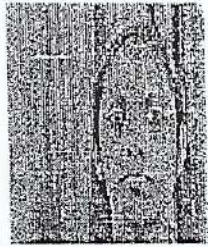

Additional Details :

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

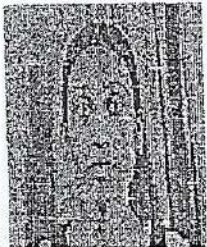

Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In.Rs.)	Market Value (In.Rs.)	Other Details
RS-633	RS-532	Bastu	Bastu	4 Chatak 38 Sq Ft	1/-	5,08,667/-	Width of Approach Road: 16 Ft.,
Grand Total :				.4996Dec	1/-	5,08,667/-	

Signature and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature	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			
	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	25/11/2020	25/11/2020 LTI	25/11/2020

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 Office			<i>Sampa Mitra</i>
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: 62xxxxxxx2908, Status :Individual, Executed by: Self, Date of Execution: 25/11/2020
, Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Office

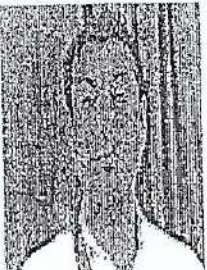

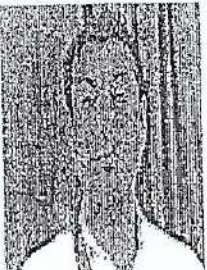

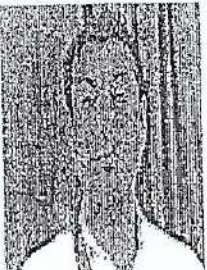

Name	Photo	Finger Print	Signature
Smt Pampa Mandal Bhatta Daughter of Late Shambhu Mondal Executed by: Self, Date of Execution: 25/11/2020 , Admitted by: Self, Date of Admission: 25/11/2020 ,Place Office			<i>Pampa Man dal Bhatta</i>
25/11/2020	LTI 25/11/2020	25/11/2020	

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: 95xxxxxxx3116, Status :Individual, Executed by: Self, Date of Execution: 25/11/2020
, Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Office



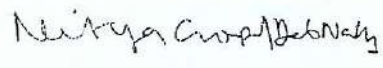
Developer Details :

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.:: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

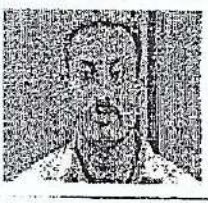

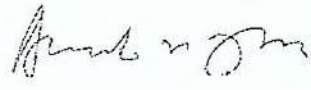
Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Shri Nitya Gopal Debnath (Presentant) Son of Shri Santosh Kumar Debnath Date of Execution - 25/11/2020, , Admitted by: Self, Date of Admission: 25/11/2020, Place of Admission of Execution: Office</td> <td></td> <td></td> <td><i>Nitya Gopal Deb NATH</i></td> </tr> <tr> <td>Nov 25 2020 4:09PM</td> <td>LTI 25/11/2020</td> <td>25/11/2020</td> <td></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			<i>Nitya Gopal Deb NATH</i>	Nov 25 2020 4:09PM	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			<i>Nitya Gopal Deb NATH</i>										
Nov 25 2020 4:09PM	LTI 25/11/2020	25/11/2020											

Desbandhunagar, 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.::
 AGxxxxx8L Aadhaar No: 78xxxxxxxx0041 Status : Representative, Representative of : Debnath
 Construction (as PARTNERS)

Name	Photo	Finger Print	Signature
2 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	 <small>Nov 25 2020 4:09PM</small>	 <small>LTI 25/11/2020</small>	 <small>25/11/2020</small>

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.::
 AGxxxxx8L 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	 <small>25/11/2020</small>	 <small>25/11/2020</small>	 <small>25/11/2020</small>

Identifier Of Smt Angurbala Mandal, Smt Sampa Mitra, Smt Pampa Mandal Bhatta, Shri Nitya Gopal Debnath, Shri Nitya Gopal Debnath

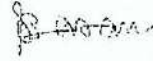
Transfer of property for L1

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

1-2020

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



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 Jyangra, 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

Indetified 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

Indetified 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

Indetified 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/-,

Stamp

Compressed, Serial no 100, Amount: Rs.5,000/-, Date of Purchase: 02/11/2020, Vendor name: MITA

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

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

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