

4618/19

I. 4292/19

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 039834

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

2/9/19
6-11193715

X

DEVELOPMENT AGREEMENT

02 SEP 2019 Additional District Sub-Registrar
Garia South 24 Parganas

THIS DEVELOPMENT AGREEMENT is made on the 02 day of **September, 2019** (two thousand nineteen) **BETWEEN (1) SRI VIJAY NATH JHA** (PAN NO. ACEPJ4458P) son of Late Brahma Kumar Jha and **(2) SMT. PRABHA JHA** (PAN NO. AFVPJ1676D) wife of Sri Vijay Nath Jha, both by faith - Hindu, by occupation- Lawyer & Housewife respectively, by nationality- Indian, residing at - Flat No. T-9, Torsa Apartment , West Mahamayapur Road, P.O.-Garia, P.S.-Narendrapur, Kolkata-700084, hereinafter jointly referred to as the **LANDOWNERS** (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their heirs, successors, executors, administrators, legal representatives, assigns) of the **ONE PART**

Garia South 24 Parganas

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21/09/19

21/09/19

S.L. No. 2194 Date 02/01/19
 Name D. Bhattacharya
 Address Advocate
High Court, Calcutta
 Value 50/-

Govt. Stamp Vender
 SBYASACHI DEB
 Sonarpur A.D. S.R. O., KOL-150

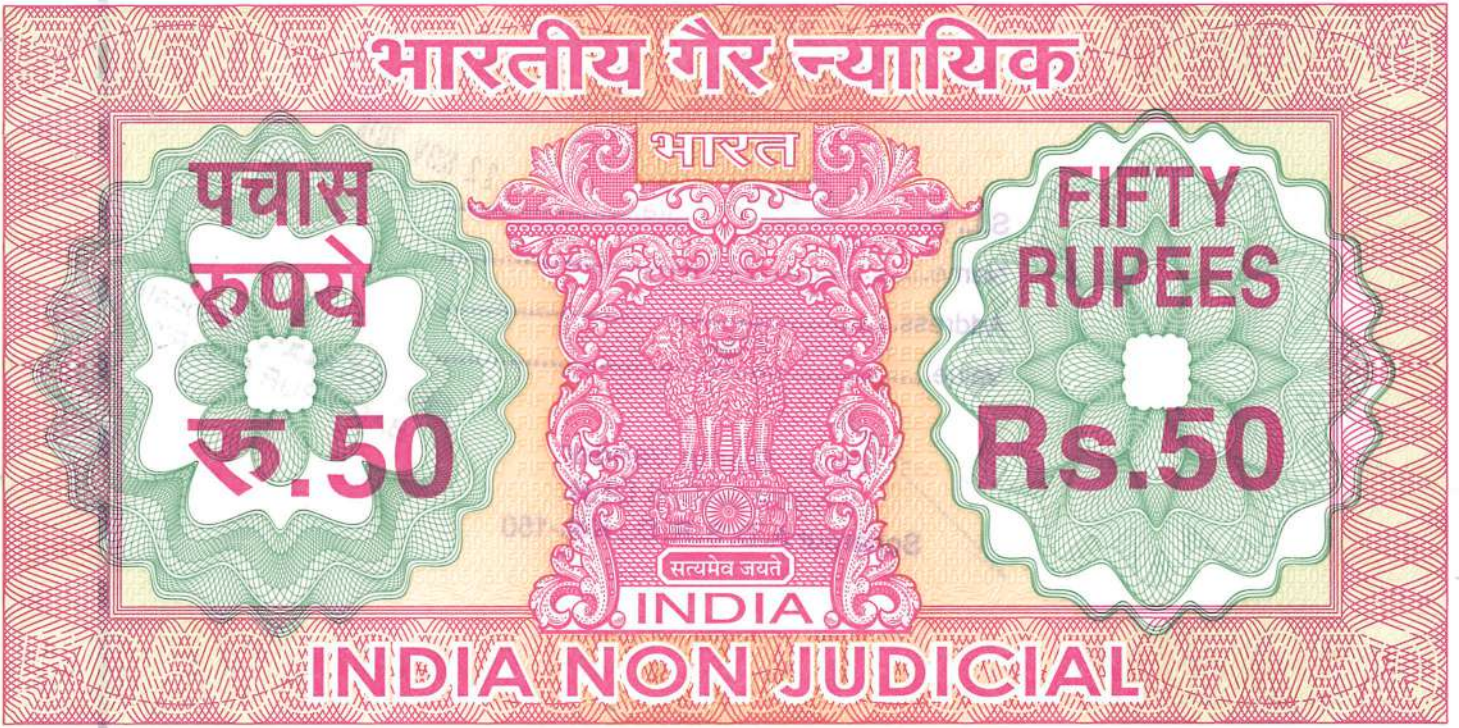
Certified that the document is authentic
 to registration. The signatory should
 the endorsement sheets attached with
 document are the part of this document.



Additional District Sub-Registrar,
 Garia South 24 Parganas

02 SEP 2019

Amol Barman,
 S/O of D.N. Barman,
 Vill. P.O. - PanChyapala,
 P.S. - Sonarpur, KOL-152
 Business



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 430890

AND

"P.I.B. CO." a Proprietorship Firm represented by its sole Proprietor **SRI DEBASHIS BANERJEE** (PAN NO. AHPPB2206D) son of ~~Mr~~ Prantosh Banerjee, by faith – Hindu, by occupation – Business, by nationality – Indian, residing at Jhilpar Road, Mahamayatala, P.O.-Garia, P.S.- Narendrapur , Kolkata -700084, hereinafter called **DEVELOPER** (which terms or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS the **LANDOWNERS** herein are now the owners and seized and possessed of **ALL THAT** land measuring about 2 (two) cottahs 5 (five) chittacks 33 (thirty three) sq. ft. be the same a little more or less and the said land and the said land has been more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS one Kanailal Sil, Son of Late Anange Mohan Sil while being the owner of the land measuring about 3 cottahs 5 chittacks 33 sq. ft. in R.S.

S.L. No. 8407 Date 22 NOV 2018

Name.....

Address.....

Value..... 500

S. Kar, Advocate
BARUIPUR COURT

Govt. Stamp Vender
SABYASACHI DEB
Sonarpur A. D. S. R. O., Kol.-150



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(3)

Dag No. 1274, R.S. Khatian No. 393, Mouza- Barhans Fartabad, sold the land measuring about 2 cottahs 5 chittacks 33 sq. ft. to Sachindra Nath Senapati, son of Ghanshyam Senapati, by virtue of a Sale Deed registered on 22.01.1973 before Sub. Registrar, Sonarpur and recorded in Book No. I, Volume No. 8, Pages 152 to 157, Being No. 273, for the year 1973 and thereafter on 1.05.1973 Kanailal Sil again sold the rest land measuring about 1 cottah out of the total land of 3 cottahs 5 chittacks 33 sq. ft. to Sachindra Nath Senapati, son of Ghanshyam Senapati, by virtue of a Sale Deed registered before Sub. Registrar, Sonarpur and recorded in Book No. I, Volume No. 12, Pages 261 to 266, Being No. 1598, for the year 1973;

AND WHEREAS thus by virtue of the afore-stated 2 (two) Sale Deeds Sachindra Nath Senapati became the owner of the land total measuring about 3 cottahs 5 chittacks 33 sq. ft. in R.S. Dag No. 1274, R.S. Khatian No. 393, Mouza- Barhans Fartabad and on 27.11.1974, by virtue of a Sale Deed registered before District Registrar, Alipore and recorded in Book No. I, Volume No. 182, Pages 125 to 132, Being No. 8025, for the year 1974 he sold the said entire land to Himadri Kumar Mukherjee and after purchasing the said land Himadri Kumar Mukherjee mutated his name in respect of the said land and on 20.01.1987, Himadri Kumar Mukherjee transferred the said land total measuring about 3 cottahs 5 chittacks 33 sq. ft. in R.S. Dag No. 1274, R.S. Khatian No. 393, Mouza- Barhans Fartabad to Partha Das Gupta, by virtue of a Sale Deed registered before Sub. Registrar, Alipore and recorded in Book No. I, Volume No. 38, Pages 400 to 422, Being No. 1179, for the year 1987;

AND WHEREAS on 11.05.1999, Partha Das Gupta sold the said entire land total measuring about 3 cottahs 5 chittacks 33 sq. ft. in R.S. Dag No. 1274, R.S. Khatian No. 393, Mouza- Barhans Fartabad to Dipti Das, wife of- Eichitra Das by virtue of a Sale Deed registered before District Sub. Registrar- N, Alipore and recorded in Book No. I, Volume No. 33, Pages 89 to 98, Being No. 1065, for the year 1999 and thereafter on 18.02.2011, Dipti Das transferred the land measuring about 2 cottahs 5 chittacks 33 sq. ft. out of the said total land of 3



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cotiahs 5 chittacks 33 sq. ft. in R.S. Dag No. 1274, R.S. Khatian No. 353, Mouza-Barhans Fartabad to Sri Vijay Nath Jha and Smt. Prabha Jha (the Landowners herein), by virtue of a Sale Deed registered before A.D.S.R. Sonarpur and recorded in Book No. I, C.D. Volume No. 4, Pages 6895 to 6914, Being No. 1926, for the year 2011 and thereafter the landowners have been mutated their names in the Assessment Records of Rajpur Sonarpur Municipality and at present Sri Vijay Nath Jha and Smt. Prabha Jha (the Landowners herein) have been enjoying the ownership of the said land as morefully described in the First Schedule written hereunder without any interruption from anyone;

AND WHEREAS the land which is being described hereinabove within these presents is situated under the Jurisdiction of Rajpur Sonarpur Municipality Ward No. 28, and the Landowners at present has been enjoying the said land as more fully described in the First Schedule hereunder written without any interruption and hindrances and the Landowners is thus in lawful possession of the said entire land and adversely to the interest of any body else and the Landowners has every right to deal with this land with any other person;

AND WHEREAS the Landowners are very much desirous to construct a building on maximum availability of FAR as per existing rule of Rajpur Sonarpur Municipality on his said First Schedule land and to do and to make construction of a new building/s on his said land, he has no such experience in the matter and so the Landowners approached the parties of Second Part herein to make construction of the new building as per building plan to be sanctioned by the Rajpur Sonarpur Municipality at the cost of the Developer as well as specification annexed in Second Schedule hereto;

AND WHEREAS the parties of the Second Part herein have agreed to make the construction of the proposed new building/s in flat systems for residential and other purposes in exchange of getting their cost of construction and their remuneration for supervision of such construction



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in kind of flats, car-parking spaces etc. after deducting or giving the Landowners allocation as more fully described and mentioned hereunder written and it is appearing as consideration for the land as described in the First Schedule hereunder written.

AND WHEREAS the parties of the Second part herein shall get rest of the construction of said proposed building. It has been clearly mentioned and described hereunder that the parties of the Second part shall erect the entire proposed building at their cost and supervision and labour and thereafter they shall deliver the Landowners Allocations as mentioned herein to be erected as per annexed, specification as well as sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality and to meet up such expenses they shall collect the entire money from the sale of their portion to be sold to the interested parties from whom they shall collect entire cost of construction as well as cost of land in connection with the said flats, car parking spaces etc.

AND WHEREAS the parties of the Second Part has agreed to do this project by constructing a building/s on the said land up to maximum height as per sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality at their cost and also providing for common areas and other facilities/amenities for the purpose of selling of flats /apartments as described hereunder, the parties of the Second Part shall get and enjoy all other flats, car-parking spaces etc. of the proposed building/s to be constructed excluding the portions to be given to Landowners by the Developer on the following terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH as follows:-

ARTICLE-I : TITLE, INDEMNITY & DECLARATION

- (i) The Owners hereby declares that he has good and absolute right and title to the said premises without any claim, right or interest of any person or persons claiming under or in trust for the owner and the



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owner has a good and marketable title to enter into this Agreement with the Developer and the Owner hereby undertakes to indemnify and keep indemnified the Developer against any and every part of claim action and demand whatsoever.

- (ii) The Developer shall construct and complete the building/s on the said premises in a proper and workman-like manner in terms of the sanctioned plan and as per Specifications of construction mentioned in the Second Schedule hereunder written.
- (iii) The Owner hereby assures and declares that there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 on the said premises.
- (iv) The Owner hereby also undertakes that the Developer shall be entitled to construct and complete the building on the said premises as agreed between the parties hereto and to retain the Developer's Allocation therein without any interference from the Owner or any person or persons claiming through or under or in trust for her.
- (v) It is clearly agreed and understood between the Owner and the Developer that entering into this Agreement for development of the building will not be construed any Partnership between the Owner and the Developer and forming of Association of persons involving the said premises and during the period of construction of the building/s, the Developer shall hold the possession of the said premises as licensee and not in any other capacity and the Owner and in the absence of the Owner the legal heirs of the Owner hereby jointly and severally declare and undertake that they shall not cancel this Agreement for any reason whatsoever, except for defaults in construction by the Developer.

ARTICLE- II: DEVELOPMENT RIGHTS

- (i) The Owner hereby grant exclusive right to the Developer to build upon and commercially use the said premises for construction of building or

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buildings in accordance with the Sanctioned plan or the revised plan to be sanctioned by the appropriate authority with such alterations or modifications as may be thought fit by the Developer with prior intimation to and consent of the Owner.

- (ii) All applications, plans and other papers and documents shall be submitted by the Developer in the name and as Lawful Constituted Attorney of the Owner and the Developer will pay all costs and fees required to be paid or deposited for revised sanction of the plan, if any, for the building/s and/or commercial use of the said premises, the Landowners will execute a registered General Power of Attorney in favour of the Developer for smooth running of the constructing work.

ARTICLE-III: COMMENCEMENT

This Agreement shall be deemed to have come into effect from this day and all acts, deeds and things done by the Developer on the basis of the terms and conditions herein contained are ratified by this Agreement.

ARTICLE-IV: BUILDING

- (i) The Developer shall at its own costs construct the building on the said premises with 1st class building materials.
- (ii) The Developer shall also provide in the building facilities in terms of the sanctioned building plan or under any consequent sanctioned or approval relative to the construction of the building on the said premises.
- (iii) The building construction will be completed within 24 (twenty four) months from the date of sanction of the building plan and starting of the construction work on the First Schedule land, subject to Force-Majure clause.

ARTICLE-V: SPACE ALLOCATION

On the basis of the total area comprised in the said First Schedule land and as per the rules and regulations of the Rajpur Sonarpur



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Manicipality, it has been agreed that the said built up area shall be divided and allotted between the Owner and Developer hereinafter called “ the Owner’s Allocation” and “ The Developer’s Allocation” wherein the Owners will be entitled to **50% of the total built up area and 200 Sq.ft. extra** in respect of Flats and car-parking spaces of the to be constructed building on the First Schedule premises and rest **50% of the total built up area** in respect of flats, car-parking spaces will be allotted towards Developer’s share of allocation.

PART-I

OWNERS ALLOCATION

50% of the total built up area and 200 sq.ft. extra in respect of Flats and car-parking spaces of the to be constructed building on the First Schedule premises will be provided to the Owners. Be it clearly mentioned that the Owners will accept the possession of the Owners Allocation after the completion of work and after obtaining of completion certificate by the Developer from the Rajpur Sonarpur Municipality. Immediately after completion of work of the Owners Allocation in a complete habitable condition the Developer will inform the same to the Owners by written notice requesting him to take the delivery of possession of the Owners Allocation fixing the date and time. The Owners will have to pay their proportionate share for each of their allocated flats to the Developer for common expenses like common electric – meter, individual electric meter, etc.

PART-II

DEVELOPER’S ALLOCATION

Balance /remaining **50% of the total built up area** in respect of Flats and car-parking spaces of the to be constructed building on the First Schedule premises flats and car-parking spaces other than the Owners Allocation.

Be it clearly mentioned that the Landowners and the Developer will execute a Specified Agreement within 30 days from the sanction of the



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building plan, whereby the proper demarcation of the landowners allocation will be done in a reciprocal manner.

The Owner shall be entitled to sell, transfer, let out or enter into any contract for sale or transfer of the Owner's Allocation. Similarly the Developer will also be entitled to sell, transfer, let out or enter into any Agreement in respect of the said Developer's Allocation.

No further consent or authority shall be required from the owner to enable the Developer to enter into any Agreement for Sale or transfer and/or letting out and/or to deal with the said Developer's Allocation and the Owner hereby consent to the same.

ARTICLE-VI: CONSIDERATION AND PAYMENT

- (i) All costs, charges and expenses for construction and/or development of the proposed building shall be paid, borne and discharged by the Developer.
- (ii) In consideration of the Owner having agreed to allow the Developer to develop the said premises and to appropriate the Developer's Allocation, the Owner shall not be liable to make any payment on account of the Owner Allocation save and except what are mentioned in Article-IX (i).
- (iii) In consideration of the Developer bearing all costs, charges and expenses for construction and development of the proposed building on the said premises, the Developer shall not be liable or required to make any payment on account of the land/said premises/Developer's Allocation.

ARTICLE-VII: OWNER'S OBLIGATION

- (i) The Owner shall permit or allow the Developer the right to commercially exploit the said premises by causing building or buildings to be constructed at their own costs at the said premises subject to the terms and conditions herein contained.



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- (ii) The Owner shall execute the Deed(s) of Conveyance in respect of the undivided proportionate share in the land attributable to the Developer's Allocation in favour of the Developer or their nominees in such part or parts as the Developer shall require only after delivery of the entire Owner's Allocation to the Landowners.

ARTICLE- VIII: DEVELOPER'S OBLIGATION

- i. The Developer shall carry out the construction work in a proper manner and shall deliver the Landowners his allocations within the time mentioned hereinabove.
- ii. The Developer shall construct the proposed building in compliance with the rules and regulations of West Bengal Building (Regulations of Promoters and Construction and Transfer by Promoters) Act, 1993 as amended upto date.

ARTICLE- IX: COMMON FACILITIES

- (i) The Developer will pay all arrears, rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the Owner and Developer upon completion of the building shall pay and bear all taxes and other dues and outgoings including the service and maintenance charges in respect of his respective allocations proportionately; and such common maintenance charges will be calculated between the Landowners and the Developer after taking possession, and such common expenses shall be paid by the Owner from the date of taking possession of his allocations in the proposed new building/s.
- (ii) As soon as the building is completed and certified by the Architect to be fit for occupation, the Developer shall give written notice to the Owner requesting them to take possession of the Owner's Allocations in the building and on and from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of



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all Municipal and Land taxes, rates, duties and other public outgoings and maintenance charges whatsoever payable in respect of the Owner's Allocation, the rates to be apportioned pro-rata with reference to the saleable space if they are levied on the building as a whole.

- (iii) The Owner and the Developer shall punctually and regularly pay the said rates to the concerned authorities in consultation with each other and each of them shall keep indemnified the other against all actions, claims, demands, costs, charges, expenses, proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Owner/Developer.
- (iv) After the construction of the proposed new building on the First Schedule premises the Landowners and Developer shall enjoy the common areas as mentioned in the Third Schedule hereunder and will also have to bear the common expenses as mentioned in the Fourth Schedule hereunder.

ARTICLE- X:- MISCELLANEOUS

- i) "Force Majeure" shall mean the reasons beyond the Developer's control for giving possession of the Owner's allocations to the Owner within the time period mentioned hereinabove, such as storm, tempest, flood, earthquake and other Acts of God or Acts of Government, Statutory Body etc., strike, riot, mob, air-raid, order of injunction or otherwise restraining development or construction at the said land by the Court of Law, Tribunal or Statutory Body, scarcity or no availability of building materials equipments or labourers, changes in laws for the time being in force resulting in stoppage of construction at the said land.
- ii) Nothing in these shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof or the building to be built thereon to the Developer or as creating any right, title or interest in respect thereof in the Developer other than



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an exclusive license to the Developer to commercially exploit the same as per mutually agreed plan or construction in terms hereof.

- iii) All taxes, khajnas and other dues in respect of the said premises for and up to the date of this Agreement shall be payable by the Landowners.
- iv) The Developer will have the right to amalgamate the First Schedule land with adjacent land for making the project more perfect, but the Landowners will not get any extra area for such amalgamation.
- v) The parties hereto have agreed to register this instrument as and when required.

ARTICLE XI- JURISDICTION

The High Court at Calcutta and Courts sub-ordinate thereto shall exclusively have jurisdiction to entertain try and determine all actions, suits, and proceedings arising out of these presents between the parties hereto.

ARTICLE XII- ARBITRATION

All disputes and differences by and between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/or the subject property or determination of any liability shall be referred to Arbitration according to The Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment for the time being in force and the award made in the same shall be final and binding on the parties hereto.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about **2 (two) cottahs 5 (five) chittacks 33 (thirty three) sq. ft.** be the same a little more or less in R.S. Khatian No. 393, R.S. Dag No. 1274 under Mouza – Barhans Faratabad, J.L. No.47, Holding No.**566**..... within Ward No. 28, of Rajpur



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Sonarpur Municipality under Sub-Registry Office- Garia, Police Station -
Sonarpur, District - 24 Parganas (South) and the said land is butted and
bounded as follows :-

ON THE NORTH : By House of Suhasini Bala dasi;
ON THE SOUTH : By House of Kanailal Sil;
ON THE EAST : By House of Mihir Sen;
ON THE WEST : By 10 feet wide road;

SECOND SCHEDULE ABOVE REFERRED TO
(Specifications of construction)

1. Foundation & Structures

As per direction of the Architect appointed by the Developer.

2. Walls

- a. Wall care putty.
- b. Attractive external finish with best quality cement paint

3. Windows

Aluminum windows with large glass panes & grill.

4. Doors

All doors will be of Flush doors.

5. Flooring

Vitrified Tiles Flooring.

6. Kitchen

- a. Coloured / designed ceramic tiles up to height of 2 ft.
- b. Guddapha stone kitchen counter top
- c. Provision for exhaust fan/aquaguard water point.

7. Bathrooms

- a. Coloured / designed ceramic tiles up to height of 5 ft.
- b. Concealed plumbing system using standard make pipes and fittings - internal piping (1.25")
- c. White sanitary ware of ISI Mark with C.P. fittings



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- d. Provision for exhaust fan/geyser.

8. Electricals

- a. PVC conduit pipes with copper wiring
- b. 15 & 5 Amp Points one each in living room, bedrooms, bathrooms and kitchen, washing machine point.
- c. Electrical Calling Bell point at entrance of residential flats
- d. Concealed Telephone point in living room with one 5 amp. Point.
- e. T.V. point in living room.
- f. Bedroom - 2 light point, 1 fan point.
- g. Living room - 3 light point, 2 fan point.
- h. Kitchen- 1 light point.

9. Special Features

- a. Common Staff toilet in ground floor
- b. Boundary walls with decorative grills and gate
- c. Overhead tank
- d. Roof treatment for water proofing
- e. Verandah
- f. Letter Box (only for Landowner).
- g. Lift of reputed ISI mark company.
- h. Caretaker room.

**THIRD SCHEDULE ABOVE REFERRED TO
(COMMON AREAS AND INSTALLATIONS)**

1. Paths, passages and driveways in the Building Complex earmarked by the Developer as common for all Unit Holders.
2. Staircase lobby and landings with stair cover on the roof of the new building/s.



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3. Water pump with motor and with water distribution pipes save those inside any Unit to the overhead water tank of each building and room if any for installing the water pump and motor.
4. Underground Water Reservoir and Overhead water tanks with distribution pipes therefrom connecting to different units and from the underground water reservoir to the overhead tanks.
5. Electrical wiring and fittings and other accessories for lighting the staircase lobby and landings and other common areas.
6. Electrical installations including transformer and substation (if any) for receiving electricity to supply and distribute amongst the Unit Holders with electrical room.
7. Water waste and sewerage evacuation pipes from the flats/ units to drains and sewers common to the building.
8. Drain and Sewerage Pipes from the Building Complex to the municipal duct.
9. Boundary walls and Main gate to the premises and building.

FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

1. All expenses for the maintenance, administration, repairs, replacement and renovation of the main structure and in particular the filter water and rain water pipes of the building water pipes and electric wire under or upon the building enjoyed or used by the Landowners, the Developer and all apartment owners of the building and the main entrance, landing staircase of the building as enjoyed by all the apartment owners with the Landowners and Developer in common as aforesaid and the boundary walls of the building compound etc. The costs of sweepers, electricians etc. for the common areas and facilities.
2. The Municipal taxes as levied or may be levied from time to time in respect of the whole of the building and all replacements improvements or additions or alterations of the common areas and facilities as described in



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Third Schedule hereinabove and all sums assessed against the apartment owners.

3. Costs of establishment and operations of the Association relating to the common purposes.
4. Litigation expenses incurred for the common purposes ;
5. Office Administrative over head expenses incurred for maintaining the office for common purposes ;

IN WITNESS WHEREOF the parties have put their respective signature hereto the day, month and year first above written.

WITNESSES

1. Abhishek Narayan Shra

Vijay Nath Shra
Torsa Apt ., Fourtebad
Garia , Kolkata - 700084

Vijaynath Shra
Prabha Shra

SIGNATURE OF THE LAND OWNERS

2. Sanat Kumar
Maha maya Jala
Garia - Cal 700084

P.I.B. CO.
D. Banerjee
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by:-
Basudeb Barik
Basudeb Barik
Advocate
EN.NO. - F540/88/89
Alipore Judges Court
Kolkata - 700 027



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SPECIMEN FORM FOR TEN FINGER PRINTS



Vijay Nathani

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Prabha Jha

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



P. Banerjee

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					





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

GRN: 19-201920-006757084-1 Payment Mode Online Payment
GRN Date: 02/09/2019 13:41:59 Bank : Central Bank of India
BRN : CBI020919482722 BRN Date: 02/09/2019 13:47:47

DEPOSITOR'S DETAILS

Id No. : 16291000193775/3/2019

[Query No./Query Year]

Name : P I B Co
Contact No. : Mobile No. : +91 9433182245
E-mail :
Address : Jhil Par Road Kol 84 PAN AHPPB2206D
Applicant Name : Mr Amal Barman
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16291000193775/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	16291000193775/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

6991

In Words : Rupees Six Thousand Nine Hundred Ninety One only



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PRABHA JHA

SHILA KANT THAKUR

16/04/1976

Permanent Account Number

AFVPJ1676D

Prabha Jha

Signature



Prabha Jha

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACEPJ4458P



नाम /NAME

VIJAY NATH JHA

पिता का नाम /FATHER'S NAME

BRAHMA KUMAR JHA

जन्म तिथि /DATE OF BIRTH

15-09-1970

हस्ताक्षर /SIGNATURE

Vijay Nath Jha

CK Das

आयकर आयुक्त, प.बं.-II.

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

Vijay Nath Jha





आयकर विभाग

INCOME TAX DEPARTMENT

DEBASHIS BANERJEE

PRANTOSH BANERJEE

07/11/1966

Permanent Account Number

AHPPB2206D

D. Banerjee

Signature



भारत सरकार

GOVT. OF INDIA



03022016

D. Banerjee





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/23/109/225183



নির্বাচকের নাম : অমল বর্মন

Elector's Name : Amal Barman

পিতার নাম : ধীরেন্দ্র বর্মন

Father's Name : Dhirendra Barman

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : XXXX/1971

Date of Birth

WB/23/109/225183

ঠিকানা:

দেববন্দু পার্ক, রাজপুর সোনারপুর, নরেন্দ্রপুর,
দক্ষিণ ২৪ পরগণা-700152

Address:

DESBANDU PARK, RAJPUR SONARPUR,
NARENDRAPUR, SOUTH 24
PARGANAS-700152

Date: 03/02/2019

151 - সোনারপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for

151 - Sonarpur Uttar Constituency.

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিটে নাম
তোলার ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number 112 / 1287

Amal Barman



Major Information of the Deed




Deed No :	I-1629-04292/2019	Date of Registration	02/09/2019
Query No / Year	1629-1000193775/2019	Office where deed is registered	
Query Date	02/09/2019 1:08:21 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Amal Barman Panchpota, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433182245, Status :Others		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 33,95,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		




Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mahamayapur School Road, Mouza: Barhans Fartabad, , Ward No: 28, Holding No:566 JI No: 0, Pin Code : 700084

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-1274	RS-393	Bastu	Shali	2 Katha 5 Chatak 33 Sq Ft	1/-	33,95,999/-	Width of Approach Road: 10 Ft.,
Grand Total :					3.8913Dec	1 /-	33,95,999 /-	

Land Lord Details :










SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Vijay Nath Jha (Presentant) Son of Late Brahma Kumar Jha Executed by: Self, Date of Execution: 02/09/2019 , Admitted by: Self, Date of Admission: 02/09/2019 ,Place : Office			
	02/09/2019		LTI 02/09/2019	02/09/2019
West Mahamayapur Road Torsa Apartment, Flat No: T-9, P.O:- Garia, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: ACEPJ4458P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/09/2019 , Admitted by: Self, Date of Admission: 02/09/2019 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Smt Prabha Jha Wife of Mr Vijay Nath Jha Executed by: Self, Date of Execution: 02/09/2019 , Admitted by: Self, Date of Admission: 02/09/2019 ,Place : Office			
		02/09/2019	LTI 02/09/2019	02/09/2019
West Mahamayapur Road Torsa Apartment, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFVPJ1676D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/09/2019 , Admitted by: Self, Date of Admission: 02/09/2019 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PIB Co Jhilpar Road Mahamyatala, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: AHPPB2206D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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> Mr Debashis Banerjee Son of Late Prantosh Banerjee Date of Execution - 02/09/2019 , , Admitted by: Self, Date of Admission: 02/09/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Sep 2 2019 2:23PM</td> <td>LTI 02/09/2019</td> <td>02/09/2019</td> </tr> </tbody> </table> Jhailpar Road Mahamayatala, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHPPB2206D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PIB Co (as proprietor)	Name	Photo	Finger Print	Signature	Mr Debashis Banerjee Son of Late Prantosh Banerjee Date of Execution - 02/09/2019 , , Admitted by: Self, Date of Admission: 02/09/2019, Place of Admission of Execution: Office					Sep 2 2019 2:23PM	LTI 02/09/2019	02/09/2019
Name	Photo	Finger Print	Signature										
Mr Debashis Banerjee Son of Late Prantosh Banerjee Date of Execution - 02/09/2019 , , Admitted by: Self, Date of Admission: 02/09/2019, Place of Admission of Execution: Office													
	Sep 2 2019 2:23PM	LTI 02/09/2019	02/09/2019										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amal Barman Son of Late D N Barman Panchpota, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084			
	02/09/2019	02/09/2019	02/09/2019

Identifier Of Mr Vijay Nath Jha, Smt Prabha Jha, Mr Debashis Banerjee

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Vijay Nath Jha	P I B Co-1.94563 Dec
2	Smt Prabha Jha	P I B Co-1.94563 Dec

Endorsement For Deed Number : I - 162904292 / 2019

On 02-09-2019

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 13:59 hrs on 02-09-2019, at the Office of the A.D.S.R. GARIA by Mr Vijay Nath Jha , 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 33,95,999/-

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

Execution is admitted on 02/09/2019 by 1. Mr Vijay Nath Jha, Son of Late Brahma Kumar Jha, West Mahamayapur Road Torsa Apartment, Flat No: T-9, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Advocate, 2. Smt Prabha Jha, Wife of Mr Vijay Nath Jha, West Mahamayapur Road Torsa Apartment, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Amal Barman, , , Son of Late D N Barman, Panchpota, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

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

Execution is admitted on 02-09-2019 by Mr Debashis Banerjee, proprietor, P I B Co (Sole Proprietoship), Jhilpar Road Mahamyatala, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Amal Barman, , , Son of Late D N Barman, Panchpota, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/09/2019 1:47PM with Govt. Ref. No: 192019200067570841 on 02-09-2019, Amount Rs: 21/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI020919482722 on 02-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2194, Amount: Rs.50/-, Date of Purchase: 02/01/2019, Vendor name: Sabyasachi Deb

2. Stamp: Type: Impressed, Serial no 3407, Amount: Rs.50/-, Date of Purchase: 22/07/2019, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/09/2019 1:47PM with Govt. Ref. No: 192019200067570841 on 02-09-2019, Amount Rs: 6,970/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI020919482722 on 02-09-2019, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2019, Page from 144003 to 144031

being No 162904292 for the year 2019.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2019.09.17 14:22:16 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 17-Sep-19 2:20:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.**

(This document is digitally signed.)