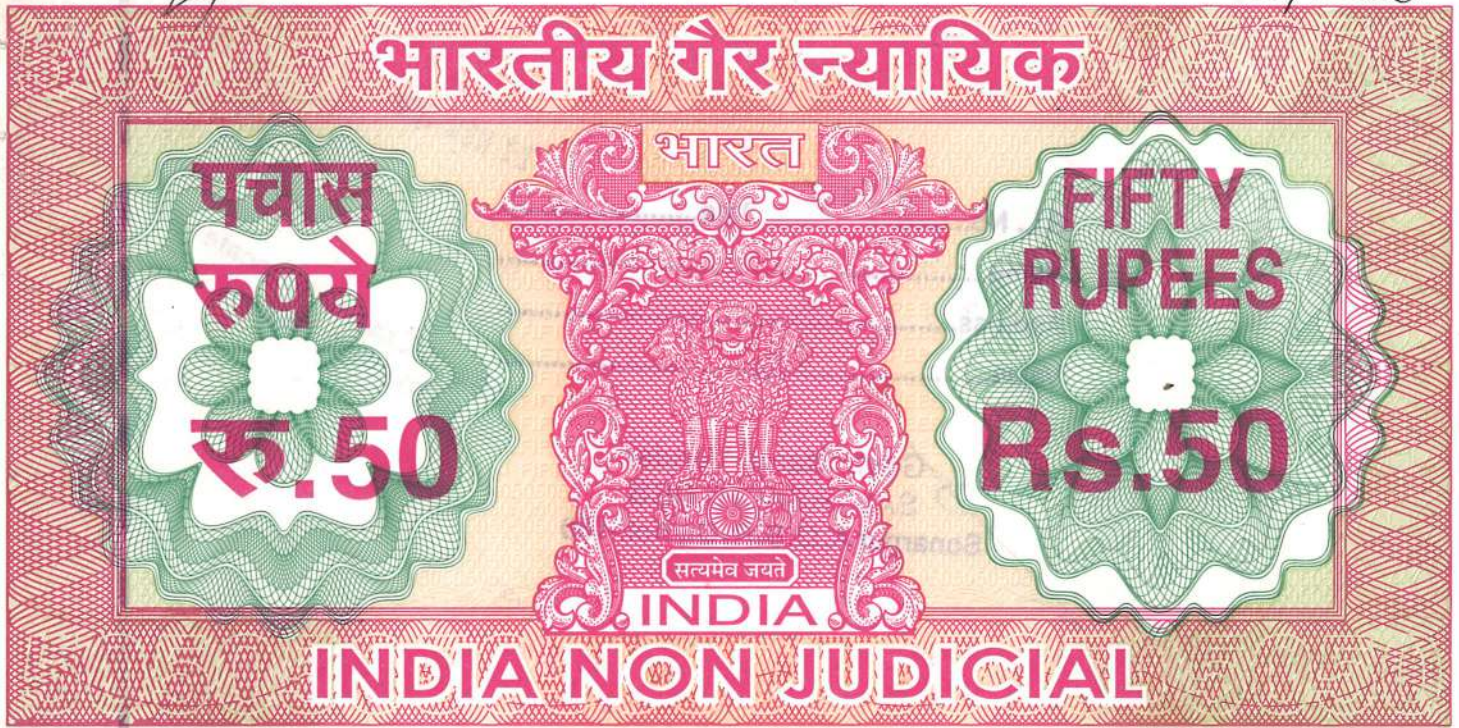


231

E-238/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 430889  
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

*[Signature]*  
Additional District Sub-Registrar,  
Garia South 24 Parganas

### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on the 20<sup>th</sup> day of

January year 2020

BETWEEN (1) SMT. JAYA SIL

(PAN NO. GEFPS3233N) daughter of- Late Kanai Lal Sil and (2) SRI

ASHIS SIL (PAN NO. DQIPS3975M) son of- Late Kanai Lal Sil, both by

faith- Hindu, by occupation- Service, by nationality- Indian, residing at-

Mahamayapur School 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

20 JAN 2020

20/01/20  
G-019824



22 NOV 2018

S.L. No. 8486 Date.....  
Name.....  
Address.....  
Value..... 500

S. K. R. Advocate  
BARUIPUR COURT

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



Additional District Sub-Registrar  
Garis South 24 Parganas

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Amal Basman  
S/o Lt D.N. Basman  
village - Panchpuka  
P.S - Sonarpur, Kol-152  
Bubineh.

**AND**

**"P.I.B. CO."** a Proprietorship Firm represented by its sole Proprietor **SRI DEBASHIS BANERJEE** (PAN NO. AHPPB2206D) son of- Late Prantosh Banerjee, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Jhilpar Road, Mahamayatala, P.O.- Garia, Police Station - Narendrapur, Kolkata - 700084, hereinafter called as the **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 joint owners and seized and possessed of **ALL THAT** land measuring about 2 (two) cottahs 6 (six) chittacks 12 (twelve) sq. ft. be the same a little more or less with tile shed structures standing thereon measuring about 500 sq. ft. and the said land and the said land has been more fully and particularly described in the First Schedule hereunder written.

**AND WHEREAS** by virtue of a Sale Deed registered on 13.02.1957 before Sub. Registrar, Baruipur and recorded in Book No- I, Volume No. 12, Pages- 183 to 185, Being No- 605 for the year 1957, one Haran Chandra Naskar, son of- Late Ramtaran Naskar sold the land measuring about 9.5 decimal in R.S. Khatian No. 393, R.S. Dag No. 1274, Mouza- Barhans Fartabad to Kanai Lal Sil, son of- Ananga Mohan Sil and by virtue of another Sale Deed dated 29.03.1957 registered before Sub. Registrar, Baruipur and recorded in Book No- I, Volume No. 27, Pages- 255 to 258, Being No- 1930 for the year 1957, the said Haran Chandra Naskar, son of- Late Ramtaran Naskar sold another land measuring about 9.5 decimal in R.S. Khatian No. 393, R.S. Dag No. 1274, Mouza- Barhans Fartabad to Kanai Lal Sil, son of- Ananga Mohan Sil;

**AND WHEREAS** by virtue of the afore-stated 2 (two) purchase Sale Deeds, Kanai Lal Sil became the owner of the land total measuring about 19 decimal in R.S. Khatian No. 393, R.S. Dag No. 1274, Mouza- Barhans Fartabad and after



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the demise of Kanai Lal Sil on 16.09.1973 his wife Anjali Sil, 3 (three) sons namely Sibasish Sil, Debasish Sil, Ashis Sil and 2 (two) daughters namely Maya Rani Das (Sil), wife of- Haripada Das, Jaya Sil – all 6 (six) of them jointly inherited the said land of Kanai Lal Sil by virtue of Law of Inheritance under the provisions of Hindu Succession Act.

**AND WHEREAS** after the demise of Kanai Lal Sil one of his sons Sibasish Sil disappeared and he couldn't be traced out till today which is more than 40 years and after the death of Anjali Sil (wife of Kanai Lal Sil) on 08.08.1984 her 2 (two) sons Debasish Sil & Ashis Sil and 2 (two) daughters Maya Rani Das (Sil) & Jaya Sil – jointly inherited the said total land after selling some portions of the said land they were jointly retaining 2 (two) cottahs 6 (six) chittacks 12 (twelve) sq. ft. of land with equal shares, as morefully described in the First Schedule written hereunder;

**AND WHEREAS** on 10.08.2010, Debasish Sil gifted his share of land measuring about 9 chittacks 25 sq. ft. from the said total land of 2 (two) cottahs 6 (six) chittacks 12 (twelve) sq. ft. in favour of one of his sister, Jaya Sil, by virtue of a Deed of Gift, which was registered before A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 24, Pages 6423 to 6437, Being No. 9618, for the year 2010 and on 31.10.2011, Maya Rani Das (Sil) gifted her share of land measuring about 9 chittacks 25 sq. ft. from the said total land of 2 (two) cottahs 6 (six) chittacks 12 (twelve) sq. ft. in favour of her sister, Jaya Sil, by virtue of a Deed of Gift, which was registered before A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 27, Pages 3609 to 3623, Being No. 11617, for the year 2011;

**AND WHEREAS** by virtue of the above-mentioned 2 (two) Deed of Gifts and by virtue of Law of Inheritance the Landowners herein became the joint owners of the land total measuring about 2 (two) cottahs 6 (six) chittacks 12 (twelve) sq. ft. as morefully described in the First Schedule written hereunder and thereafter the Landowners herein mutated their names in the Assessment Records of Rajpur Sonarpur Municipality and at present they have been enjoying the ownership of the said land without any interruption from anyone;



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**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 have 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 their said First Schedule land and to do and to make construction of a new building/s on their said land, they have 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 their cost 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 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



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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. from Developers Allocation.

**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 they have 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 owners and the owners have a good and marketable title to enter into this Agreement with the Developer and the Owners 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.



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- (iii) The Owners 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 Owners 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 Owners or any person or persons claiming through or under or in trust for them.
- (v) It is clearly agreed and understood between the Owners and the Developer that entering into this Agreement for development of the building will not be construed any Partnership between the Owners 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 Owners the legal heirs of the Owners hereby jointly and severally declare and undertake that they shall not cancel this Agreement for any reason whatsoever.

**ARTICLE- II: DEVELOPMENT RIGHTS**

- (i) The Owners hereby grant exclusive right to the Developer to build upon and commercially use the said premises for construction of building or 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 Owners.
- (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 Owners and the Developer will pay all costs and fees required to be paid or deposited for revised sanction of the plan, if any,





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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 1<sup>st</sup> 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 Municipality, it has been agreed that the said built up area shall be divided and allocated between the Owners and Developer hereinafter called "The Owner's Allocation" and "The Developer's Allocation" wherein the Owners will be entitled to **45% 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 and **rest 55% of the total built up area** in respect of flats, car-parking spaces will be allotted towards Developer's share of allocation.



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**PART-I**

**OWNERS ALLOCATION**

**45% 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 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 transformer, lift, electric-meter, individual electric meter, etc.

**PART-II**  
**DEVELOPER'S ALLOCATION**

Balance/remaining **55% 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 building plan, whereby the proper demarcation of the Landowners allocation will be done in a reciprocal manner.

The Owners 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 owners to enable the Developer to enter into any Agreement for Sale or transfer



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and/or letting out and/or to deal with the said Developer's Allocation and the Owners hereby consent to the same. Similarly no such consent shall be required from the Developer if the owners shall sale or transfer any flat or car-parking space from their allocations.

**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 Owners having agreed to allow the Developer to develop the said premises and to appropriate the Developer's Allocation, the Owners shall not be liable to make any payment on account of the Owners 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 Owners 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.
- (ii) The Owners 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 and costs of such Deed of Conveyance including Stamp Duty, Registration Fees shall be borne and paid by the intending purchaser/s.





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- (iii) The Developer shall at its own costs install and erect in the new building pump, water storage tank, overhead reservoir which is required for enjoyment of the new building.

**ARTICLE- VIII: DEVELOPER'S OBLIGATION**

- i. The Developer shall carry out the construction work in a proper manner and shall deliver the Landowners their allocations within the time mentioned hereinabove.
- ii. The Developer will provide an alternative accommodation to the Landowner No. 1 herein @ Rs.10,000/- per month from the starting of construction work till handing over the allocations of the Landowners herein.

P. Ramjee  
A. J.

**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 Owners 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 their 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 Owners from the date of taking possession of their 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 Owners shall be exclusively responsible for payment of all Municipal and Land taxes, rates, duties and other public outgoings and maintenance charges whatsoever payable in respect of the Owner's



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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 Owners 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 Owners /Developer.
- (iv) After the construction of the proposed new building on the First Schedule premises the Landowner 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 an exclusive license to the Developer to commercially exploit the same as per mutually agreed plan or construction in terms hereof.



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- 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 Landowner.
- iv) The Developer will have the right to amalgamate the First Schedule land with adjacent land for making the project more perfect, but the Landowner will not get any extra area for such amalgamation.
- v) The parties hereto have agreed to register this instrument as and when required.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring about **2 (two) cottahs 6 (six) chittacks 12 (twelve) sq. ft.** be the same a little more or less with tile shed structures standing thereon measuring about **500 sq. ft.** in R.S. Khatian No. 393, R.S. Dag No. 1274 under Mouza - Barhans Fartabad, J.L. No.47,  **Holding No. 336, Madhya Mahamayapur,** within Ward No. 28, of Rajpur Sonarpur Municipality under Sub-Registry Office- Garia, Police Station - Narendrapur, District - 24 Parganas (South) and the said land is butted and bounded as follows :-

ON THE NORTH : By R.S. Dag No. 1274 (P);  
 ON THE SOUTH : By Upasana Apartment;  
 ON THE EAST : By House of Mihir Sen;  
 ON THE WEST : By BSF Camp;

**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





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**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
- 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**



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- 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 with cover grill (only for Landowner).
- 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.
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.



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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 stair case 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 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;

**FIFTH SCHEDULE ABOVE REFERRED TO**

- A. Owner's Allocation:- 45% 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.
- B. Developer's Allocation:- Balance/remaining 55% of the total built up area** in respect of Flats and car-parking spaces of the to be





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constructed building on the First Schedule premises flats and car-parking spaces other than the Owners Allocation.

Be it clearly mentioned that the Landowner and the Developer will execute a Specified Agreement within 30 days from the sanction of the building plan, whereby the proper demarcation of the Landowner allocation will be done in a reciprocal manner.

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

**WITNESSES**

1. Amal Barman  
village - Panchnada  
P.S - Sarapukal - 152

Jaya Sif  
Amil

\_\_\_\_\_  
**SIGNATURE OF THE LAND OWNERS**

2. Bapisaagar  
9 A padmapukur  
1201-47

**P.I.B. CO.**

D. Banerjee  
Proprietor

\_\_\_\_\_  
**SIGNATURE OF THE DEVELOPER**

**Drafted by:-**

Dibakar Bhattacharjee  
**Dibakar Bhattacharjee**  
Advocate,  
High Court, Calcutta.

W.B 359/2001



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Garha South 24 Parganas

20 JAN 2020

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAYA SIL

KANAILAL SIL

12/11/1970  
Permanent Account Number

GEFPS3233N

Jaya Sil  
Signature



08072015







आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASHIS SIL

KANAI LAL SIL

11/10/1972

Permanent Account Number

DQIPS3975M

*Ashis sil*  
Signature



08092011

*Ashis*





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 : Dharendra Barman

বিল/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 বিবেচন  
অধিকারিকের স্বাক্ষরের অঙ্গস্বাক্ষর

Facsimile Signature of the Electoral  
Registration Officer for

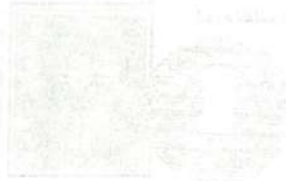
151 - Sonarpur Uttar Constituency.

ঠিকানা পরিবর্তন হলে পতন ঠিকানায় ভোটার শিটে নাম  
ভেলা ও একই বছরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য শিটে 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

STATE OF KARNATAKA  
GOVERNMENT  
DEPARTMENT OF REVENUE  
MANGALURU



Sub-Registrar  
Mangaluru



...

...

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

GRN: 19-201920-015802679-1 Payment Mode Online Payment  
GRN Date: 20/01/2020 13:23:35 Bank: Central Bank of India  
BRN: CBI200120559634 BRN Date: 20/01/2020 13:24:33

DEPOSITOR'S DETAILS

Id No. : 16290000098346/3/2020

[Query No./Query Year]

Name : Debashis Banerjee  
Contact No. : Mobile No. : +91 9681787421  
E-mail :  
Address : Jhilpar Road Mahamayatala Kol 84  
Applicant Name : Mr BIMALENDU MODNAL  
Office Name :  
Office Address :  
Status of Depositor : Others  
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	16290000098346/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	16290000098346/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

6991

In Words : Rupees Six Thousand Nine Hundred Ninety One only





**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Taya Sil*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



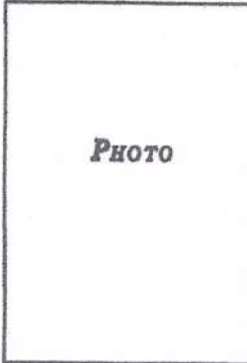
*Amind*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*P. Banerjee*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



Additional District Sub-Registrar,  
Garia South 24 Parganas

20 JAN 2020



## Major Information of the Deed

Deed No :	I-1629-00238/2020	Date of Registration	20/01/2020
Query No / Year	1629-0000098346/2020	Office where deed is registered	
Query Date	17/01/2020 4:48:55 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIMALENDU MODNAL JOYKRISHNAPUR CHIYARI, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9681787421, Status : Solicitor firm		
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. 2/-	Rs. 39,76,667/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (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, 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	Bastu	2 Katha 6 Chatak 12 Sq Ft	1/-	38,26,667/-	Property is on Road
<b>Grand Total :</b>					<b>3.9463Dec</b>	<b>1 /-</b>	<b>38,26,667 /-</b>	



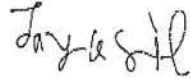


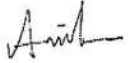
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1 /-</b>	<b>1,50,000 /-</b>	





**Land Lord Details :**



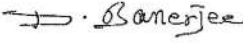
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt Jaya Sil</b> Daugther of Late Kanai Lal Sil Executed by: Self, Date of Execution: 20/01/2020 , Admitted by: Self, Date of Admission: 20/01/2020 ,Place : Office			
		20/01/2020	LTI 20/01/2020	20/01/2020
Mahamayapur School Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: GEFPS3233N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/01/2020 , Admitted by: Self, Date of Admission: 20/01/2020 ,Place : Office				
2	<b>Name</b> <b>Mr Ashis Sil</b> Son of Late Kanai Lal Sil Executed by: Self, Date of Execution: 20/01/2020 , Admitted by: Self, Date of Admission: 20/01/2020 ,Place : Office			
		20/01/2020	LTI 20/01/2020	20/01/2020
Mahamayapur School Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DQIPS3975M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/01/2020 , Admitted by: Self, Date of Admission: 20/01/2020 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>P I B Co</b> Jhilpar Road , Mahamayatala, 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	<b>Name</b> <b>Mr Debashis Banerjee</b> <b>(Presentant)</b> Son of Late Prantosh Banerjee Date of Execution - 20/01/2020, , Admitted by: Self, Date of Admission: 20/01/2020, Place of Admission of Execution: Office	 <small>Jan 20 2020 2:30PM</small>	 <small>LTI 20/01/2020</small>	 <small>20/01/2020</small>
Jhilpar 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 : P I B Co (as proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Amal Barman</b> Son of Late D N Barman Panchpota, P.O:- Panchpota, P.S:- Sonarpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700152	 <small>20/01/2020</small>	 <small>20/01/2020</small>	 <small>20/01/2020</small>
Identifier Of Smt Jaya Sil, Mr Ashis Sil, Mr Debashis Banerjee			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Smt Jaya Sil	P I B Co-1.97312 Dec
2	Mr Ashis Sil	P I B Co-1.97312 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Smt Jaya Sil	P I B Co-250.00000000 Sq Ft
2	Mr Ashis Sil	P I B Co-250.00000000 Sq Ft

**Endorsement For Deed Number : I - 162900238 / 2020****On 20-01-2020****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 13:52 hrs on 20-01-2020; at the Office of the A.D.S.R. GARIA by Mr Debashis Banerjee

**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 39,76,667/-

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

Execution is admitted on 20/01/2020 by 1. Smt Jaya Sil, Daughter of Late Kanai Lal Sil, Mahamayapur School Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 2. Mr Ashis Sil, Son of Late Kanai Lal Sil, Mahamayapur School Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service  
Indetified by Mr Amal Barman, , Son of Late D N Barman, Panchpota, P.O: Panchpota, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Business

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

Execution is admitted on 20-01-2020 by Mr Debashis Banerjee, proprietor, P I B Co, Jhilpar Road , Mahamayatala, 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: Panchpota, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, 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 20/01/2020 1:24PM with Govt. Ref. No: 192019200158026791 on 20-01-2020, Amount Rs: 21/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI200120559634 on 20-01-2020, 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 50/-, by online = Rs 6,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3406, Amount: Rs.50/-, Date of Purchase: 22/11/2019, Vendor name: SBYASACHI DEB

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2020 1:24PM with Govt. Ref. No: 192019200158026791 on 20-01-2020, Amount Rs: 6,970/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI200120559634 on 20-01-2020, 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 1629-2020, Page from 13843 to 13870

being No 162900238 for the year 2020.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2020.01.20 16:27:41 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/01/20 04:27:41 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)