

Land
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I- 2044/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 235137

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


District Sub-Registrar-II
Alipore, South 24 Parganas

28 FEB 2020

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the 28th day
of *february* Two Thousand Twenty (2020) A.D.

BETWEEN

278

06-02-2020

খরিদদার

Mr. Bimal Chandra Sarkar

সং

117 Boral Main Road, Kot-89

শঙ্কর কুমার সরকার

স্ট্যাম্প ডেভেলপার

সোনাবপুর এ্যা.ডি.এস.আর অফিস

দফা ১৪ পরগনা



Sub-Registrar-II
Alipore, South 24 Parganas

28 FEB 2020

Ba. Jyoti Das
Sp. Act B. Dal.
Hajan Bole Das
Vol. 22
Bany

-(2) :-

(1) MR. BIMAL CHANDRA SARKAR, (PAN- AMAPS2120D, AADHAAR No. 937632452641, Mob : 9433428086), son of Late Jiban Chandra Sarkar, by occupation- Business, residing at 117, Boral Main Road, P.O. Garia, P.S. Regent Park now Bansdronei, Kolkata- 700 084, District South 24-Parganas, (2) MR. RANJIT SARKAR, (PAN- AWZPS4566L, AADHAAR No. 336165641445, Mob : 9433378942), son of Late Nitya Nanda Sarkar, by occupation- Business, residing at Pulin Bihari Basu Sarani, P.O. Rajpur, P.S. Sonarpur, Kolkata- 700149, District South 24-Parganas, hereinafter jointly called and referred to as the FIRST PARTY/OWNERS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

"UNNAYAN DEVELOPER", (having PAN- AADFU6362Q), a Partnership Firm having its registered office at 324, Ramkrishna Nagar, Garia, P.O. Laskarpur, P.S. Sonarpur now Narendrapur, Kolkata- 700 153, District South 24-Parganas, duly represented by its Partners namely (1) SRI BIPLAB DEY, (having PAN- AHHPD3063G, AADHAAR No. 766097028420, Mob : 9433319603), son of Late Bijay Dey, residing at Ramkrishna Nagar, Garia,



Sub-Registrar-II
Alipore, South 24 Parganas

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P.S. Sonarpur now Narendrapur, P.O. Laskarpur, Kolkata- 700 153, District South 24-Parganas, (2) SRI AMIT HALDER, (having PAN- ACDPH0839D, AADHAAR No. 217554335292, Mob: 7278753234), son of Sri Sudhakar Halder, residing at 324, Ramkrishna Nagar, Garia, P.S. Sonarpur now Narendrapur, P.O. Laskarpur, Kolkata- 700 153, District South 24-Parganas, both by faith- Hindu, by Nationality- Indian, by occupation- Business, hereinafter called and referred to as the "SECOND PARTY/DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-interests and assigns) of the OTHER PART.

WHEREAS one Arati Chowdhury, wife of Dr. Sri Sukhendu Bikash Chowdhury became the sole and absolute owner of Bagan land measuring 6 decimals equivalent to more or less 3 Cottahs 12 Chittaks comprised in R.S. Dag No. 593 appertaining to R.S. Khatian No. 436 of Mouza-Kamdahari, J.L. No. 49, P.S. Regent Park, District 24-Parganas together with other properties by virtue of purchase by and under a Sale Deed which was duly registered on 12/08/1966 before the office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 122, Pages from 170 to 174, Being No. 6762 for the year 1966.

AND WHEREAS said Arati Chowdhury sold, conveyed and transferred the land measuring more or less 6 decimals equivalent to more or less 3 Cottahs 12 Chittaks comprised in R.S. Dag No. 593 appertaining to R.S. Khatian No. 436 of Mouza- Kamdahari, J.L. No. 49, P.S. Regent Park, District 24-Parganas unto and in favour of Smt. Kaberi Dutta, wife of Sri Sadhanendu Bikash Dutta by and under a Sale Deed which was duly registered on 15/01/1980 before the office of the District Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 74, Pages from 224 to 228, Being No. 203 for the year 1980.

AND WHEREAS after purchasing the aforesaid property said Kaberi Dutta became the sole and absolute owner of the aforesaid area of Bagan land measuring more or less 6 decimals equivalent to more or less 3 Cottahs 12 Chittaks comprised in R.S. Dag No. 593 appertaining to R.S. Khatian No. 436 of Mouza- Kamdahari, J.L. No. 49, P.S. Regent Park, District South 24-Parganas and started enjoying the same free from all encumbrances.

AND WHEREAS said Smt. Kaberi Dutta while had been enjoying her aforesaid purchased property free from all encumbrances she sold, conveyed and transferred the same unto and in favour of SRI BIMAL CHANDRA SARKAR and SRI RANJIT SARKAR, the Owners herein, by and under a Deed of Sale, which

was duly registered on 11/04/2003 before the office of the A.D.S.R. at Alipore and recorded in Book No. I, Volume No. 203, Pages from 60 to 75, Being No. 02947 for the year 2003.

AND WHEREAS after purchasing the aforesaid property said SRI BIMAL CHANDRA SARKAR & RANJIT SARKAR became the joint owners of the aforesaid bagan land measuring more or less 6 decimals equivalent to more or less 3 Cottahs 12 Chittaks comprised in R.S. Dag No. 593 appertaining to R.S. Khatian No. 436 of Mouza- Kamdahari, J.L. No. 49, P.S. Regent Park now Bansdrani, District South 24-Parganas, Kolkata- 700 084, and they recorded their names before the Kolkata Municipal Corporation under Ward No. 111, Borough No. XI, Premises No. 246, Boral Main Road, Assessee No. 31110502465 and said BIMAL CHANDRA SARKAR recorded his name before the B.L. & L.R.O. regarding his share of land measuring 1 Cottah 14 Chattaks in Khatian No. 436 and said RANJIT SARKAR recorded his name before the B.L. & L.R.O. regarding his share of land measuring 1 Cottah 14 Chattaks in Khatian No. 436, hereinafter called and referred to as the said Property/ Premises morefully described in the Schedule "A" hereunder written and started enjoying the same jointly free from all encumbrances by paying rents and taxes to the authority concerned regularly without any interruption claim or demand whatsoever.

AND WHEREAS with a view to develop the Land and Premises mentioned in the Schedule 'A' hereunder written to have a new construction made on the land of the said Premises in accordance with a building Plan, entered into this Agreement with "**UNNAYAN DEVELOPER**", the Developer herein with the terms as mentioned herein.

NOW THIS AGREEMENT AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :-

- 1.1. **OWNERS** : MR. BIMAL CHANDRA SARKAR & MR. RANJIT SARKAR and their legal heirs, representatives, executors, administrators and assigns.
- 1.2. **DEVELOPER** : shall mean the said "**UNNAYAN DEVELOPER**" and its successors-in-office, executors, administrators, representatives and assigns.
- 1.3. **PREMISES** : shall mean the Land measuring 6 decimals equivalent to more or less 3 Cottahs 12 Chittaks comprised in R.S. Dag No. 593 appertaining to R.S. Khatian No. 436 of Mouza- Kamdahari, J.L. No. 49, within the limits of the Kolkata Municipal Corporation under Ward No. 111, Premises No. 246, Boral Main Road, P.S. Regent Park now Bansdroni, Kolkata- 700 084, District 24-Parganas.

- 1.4. **BUILDING** : shall mean the straight Three Storied Building to be constructed at the land of the said Premises.
- 1.5. **COMMON FACILITIES AND AMENITIES** : shall include corridors, hall-ways, stair-ways, passages, ways, lavatories, provided by the Developer, pump-room, water reservoir, over head tank, water pump and motor and other facilities which may transfer by possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest in land proportionate to the area of the Flat and the right to use in common space in multi-storied building to purchase thereof.
- 1.6. **SALEABLE SPACE** : shall mean the space in the Building available for independent use and occupation after making due provision for common facilities and the space requires.
- 1.7. **ARCHITECT** : shall mean the person or persons who may be appointed by the Developer for design and planning and supervision of the said Building with the approval of the Owners.
- 1.8. **BUILDING PLAN** : shall mean the Plan to be sanctioned by the Kolkata Municipal Corporation with such alterations or modifications as may be made by the Developer with the approval of the Owners from time to time and for which the Developer will have the right to get its

sanctioned of the revised Plan by the Kolkata Municipal Corporation.
The execution of work should be start wiithin one year from the date of signing this agreement.

- 1.9. **TRANSFER** : with its grammatical variation shall mean transfer by means of conveyance and shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest in land proportionate to the area of the Flat and the right to use in common space in multi-storied building to Purchasers thereof.
- 1.10. **TRANSFeree** : shall mean the person, Firm, Limited Company, Association or persons to whom any space other than the Building would be transferred.
- 1.11. **WORDS** : importing singular shall include plural and vice versa.
- 1.12. **WORDS** : importing masculine gender shall include feminine gender and neuter gender, like-wise importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders.
- 1.13. **OWNER'S ALLOCATION** : on completion of the proposed building in all respect the Developer shall hand over to the Owners 50% of the

total F.A.R. (floor area ratio) together with a forfeited amount of Rs. 4,00,000/- (Rupees Four Lakh) only at the time of signing this Agreement.

The possession of the Owners' allocated portion will be handed over within 24 months from the date of sanctioned the building plan and the Developer also will provide together with proportionate share of land underneath the said building and common users and facilities out of the common spaces and passages, roof right in the said Building. The Owner's Allocation is more fully described in the Part- 1 of Schedule 'B' hereunder written.

- 1.14. **DEVELOPER'S ALLOCATION** : Save and except Owner's Allocation mentioned above, the rest 50% F.A.R. of the said straight three storied building together with proportionate share of land underneath the said Building, common users and facilities common roof right, common space, common passages whatsoever. The Developer shall be entitled to sale and/or dispose of and/or retain all other areas, spaces, common users and facilities and undivided proportionate share of land underneath the said Building of the sanctioned plan under their allocation except Owners' allocation as recited above. The Developer's

allocation is more fully described in the Part- II of Schedule 'B' hereunder written.

- 1.15. **POWER OF ATTORNEY** : the Owners shall execute and register a Power of Attorney in favour of the Developer in respect of the said land and premises relating to the Schedule 'A' Property.
- 1.16. **OWNER'S APPLICATION** : the Owners shall be bound to take part by themselves or through their Power of Attorney Holder in respect of execution of Deed of Conveyance to the intending Buyer or Buyers of the Developer of the Developer's Allocation as and when called for by the Developer for registration at the appropriate registration office or offices and admit execution thereof and to do all things necessary for due and proper registration on each deed or deeds.
- 1.17. **POSSESSION** : the Owner's Allocation and possession will be handed over to owners within 24 months after sanction the building plan.

It is further declare that the Owners handover the original title deeds and documents to the Developer at the time of execution of this agreement and the Developer also handover this original deeds and documents to the owners after handed over all the spaces and flats of Developer's allocation to intending purchaser/s.

ARTICLE- II DEVELOPER'S RIGHT

- 2.1. The Owners hereby grant subject to what have been hereinafter provided the exclusive right to the Developer to build, construct, erect and complete the said Building and to "**Commercially Exploit**" the same by entering into agreement for sale of their saleable area save and except the flats as described for owners and also described in the Schedule "B" and/or transfer and/or construction in accordance with the Plan to be sanctioned commercially by the appropriate authorities with or without amendment and/or modification made or caused by the Developer with the approval of the Owners.
- 2.2. In consideration of the above Developer shall be entitled to all other flats save and except the Owners' Allocation stated herein before at the said Premises together with the proportionate undivided share of land and the common facilities and amenities and the Developer shall be entitled to enter into sale agreement with the intending buyers for sale and transfer in its own name with any transferee and to receive, realise and collect all moneys in respect thereof which nominees shall allotted portion belongs to the Developer and the Owners hereby consent to the Developer entering into the said Agreement and the Owners undertake to convey the Flats with said right to the Purchasers

when called upon by the developer and made a party to their agreement, if required.

2.3. The Developer shall be deemed to be the agent of the Owners and as such agent shall be solely and exclusively responsible for construction of the said building, wastage Building materials after demolishing which to be made by the Developer and the old Building materials will be Developer's Property.

2.4. The Developer shall at its own cost construct and complete the building and the common facility and amenities at the said Premises in accordance with the Plan to be sanctioned. With good and standard materials as may be specified by the Architect from time to time, such construction of the said Building shall be completed in their entirety by the Developer within 24 (twenty four) months from the date of sanction the building plan. Be it noted here that subject to ~~restrain~~ by act of Gods of force-majeure unavoidable circumstances when the time will be mutually agreed. Time in this respect unless the same is beyond the control of the Developer being deemed to be as of the essence of the Agreement between the Parties. After 24 months in case of incomplete the developing or delaying work and to handover the Owners' allocation to the Owners the time will be extended for a period of 6 months and after six months.

- 2.5. The Developer shall be provided in the said Building, water storage tanks, overhead reservoir electrification, permanent electric connection and until permanent electric connection is obtained temporary electric connection required to be provided in a residential multistoried building having self-contained apartments and constructed spaces for sale and/or residential flats and/or constructed spaces on ownership basis.
- 2.6. The Developer shall be authorised in the name of the Owners in so far as in necessary to apply for and obtain quotas entitle rents and other allocations of or for cement steel bricks, and other Building materials allocable to the Owners for the construction of the Building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power drainage, sewerage and/or gas to the Building and other facilities required for the construction of enjoyments of the Building.
- 2.7. The developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete the Building and various units and/or apartments therein in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developer with the consent of the owners in writing.

- 2.8. That the Developer have no right or liberty to sell to the nominee or nominees of the First Part any portion of the aforesaid project or the nominee or nominees of the First Part are not entitled to get any portion of the project as intending purchaser/purchasers of the said project.
- 2.9. All taxes, costs, charges and expenses including Architect's fees etc. shall be paid discharged and borne by the Developer and the Owners shall have no liability in this context.
- 3.10 That at the time Execution of this Agreement, the Land Owners shall handover the Original Title Deed in respect of the said property and other related documents to the Developer. At the time of taking all the requirement documents of the Land Owners, Developer must be hand over separate received declaration copy to the Land Owners. After handover or transfer the Developer's allocation the Developer will refund the said original documents to the Land Owners.
- 3.11 The name of the proposed building shall be "**UNNAYAN- VII**".

ARBITRATION : Any dispute or differences which may arise between the parties herein with regard to the construction meaning and effect of this Deed or any part thereof shall be referred to any two arbitrators each to be engaged or appointed by such party and their decision shall be binding upon both the parties herein. This clause shall be

deemed to be a submission within the meaning of the Arbitration Act, 1940, including its statutory modifications and re-enactment.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of Bagan land measuring or containing by more or less 6 decimals or equivalent to more or less 3 Cottahs 12 Chattaks be the same a little more or less lying and situate at Mouza- Kamdahari, J.L. No. 49, comprised in R.S. Dag No. 593 appertaining to R.S. Khatian No. 436, within the limits of the Kolkata Municipal Corporation under Ward No. 111, Assessee No. 311110502465, Premises No. 246, Boral Main Road, P.S. Regent Park now Bansdrani, Kolkata- 700 084, District 24-Parganas, and butted and bounded by :-

- ON THE NORTH** : R.S. Dag No. 592.
- ON THE SOUTH** : R.S. Dag No. 600.
- ON THE EAST** : R.S. Dag No. 594 and 11 ft. wide common passage.
- ON THE WEST** : R.S. Dag No. 591 Tank.

THE SCHEDULE 'B' ABOVE REFERRED TO

(Part- I, Owners' Allocation)

On completion of the said proposed straight Three storied building in all respect the Developer shall hand over to the Owners 50% of the total F.A.R. (floor area ratio) together with a forfeated amount of Rs. 4,00,000/- (Rupees Four Lakh) only on signing this Agreement.

Anil Khatian,

The possession of the Owners' allocated portion will be handed over within 24 months from the date of sanctioned the building plan and the Developer also will provide together with proportionate share of land underneath the said building and common users and facilities out of the common spaces and passages, roof right in the said Building.

(Part- II, Developer's Allocation)

Save and except Owners' Allocation mentioned above, the rest area i.e. the remaining 50% of the total F.A.R. of the said proposed straight three storied building together with proportionate share of land underneath the said Building, common users and facilities common roof right, common space, common passages whatsoever. The Developer shall be entitled to sell and/or dispose of and/or retain all other areas, spaces, common users and facilities and undivided proportionate share of land underneath the said Building under its allocation except Owner's allocation as recited above.

SCHEDULE 'C' ABOVE REFERRED TO

(Specification)

R.C.C. WORK : Reinforcement for foundation, column, beams, slabs etc. shall be as per the structural (sanctioned) Plan produced by the Developer with concrete being used to M15 (1:3:4) Grade using stone chips, medium course sand, cement of Ultratech Company along with the standard steel (V.S.P. 500 TMT).

- BRICK WORK** : All Brick works shall be done with 1st class bricks and 1:6 graded mortar using cement of ISI branded companies as per the Architectural Floor Plan (sanctioned) produced by the Developer. The outside wall of the building will be built by 8" bricks and partition wall 5"/3".
- LOFT** : One loft of suitable size as per sanctioned plan will be provided in each flat.
- PLASTER** : 10 mm/12 mm of plaster will be done on the inner & outer surface of all the wall selling using 1:5 graded mortar.
- FLOORING** : The entire floor area of bed rooms, drawing room, dining room and balcony will be of Vetrified Tiles flooring every room. Toilets & W.C. will be provided with Tiles, stair case will be provided with green kota/marwar marble.
- WALL TILES** : 12"X8"/or 15"X10" or reputed or ISI brand tiles in the toilets, W.C. upto an height of 6'-0" above skirt top and in the kitchen upto 3 ' from above the cooking platform with granite which will be 10" long including a steel sink.

- EXTERIOR SURFACE** : Exterior surface of the entire building will be treated with weather coat of Asian Paints.
- INNER SURFACE** : P.O.P. (S.C.I.) in all the inner wall.
- ROOF :** Water proofing treatment with sika chemical & Latex.
- DOORS** : The main entrance of the building will be provided with M.S. gate and the roof top stair room will be provided with M.S. Grill gate with Galvanize sheet. Main doors of the flat will be Flush Door with Teak pasting front side only having two hasp (one at each side of the door) Bolt (Steel), one eye hole, one T bolt, two rings in each door.
- The doors of all the bed rooms and the kitchen will be Flush Door providing with one hasp bolt (S.S.), one T bolt (S.S.) and one handle only.
- All the above mentioned doors will be treated with white enamel primer paint.
- The doors of the toilets & W.C.s will be provided with P.V.C. door having two T bolts and two handles only.
- WINDOWS** : All the windows will be of Aluminium sliding panels of 2/3 tracks with 6 mm smoke glass (one way) along with 10 mm grill.

SANITARY PLUMBING : Concealed water Line- 1/2" dia. PVC pipe.
Overhead tank of P.V.C.,
Water line, soil line, rain water line of P.V.C. pipe
(Oriplast/Skipper brand).
The main toilet will be provided with one shower,
two-in-one wall mixture having a geyser
connection, one Western type commode & one
cistern. All fittings will be white in colour.
Every toilet will have provision of exhaust fans with
points.
The W.C. will be provided with two bib cock and
one Western type commode and one cistern. All
fittings will be white colour.
All toilets in same fittings.
The kitchen will be provided with one bib cock on
sink, one bib cock below the sink along with an
Aqua Guard Point. One pedestal basin and one
washing machine point will be provided beside
the main toilet/Kitchen.
All sanitary fittings will be Prayag and all water
taps will be of Prayag brand/equivalent brand.
One submersible (Crompton Grives) pump will be
provided.

ELECTRICAL

: **Bed room** : Two light point (one tube and one night lamp), one 5 amp. plug point in each bed room, one A.C. point in one Bed room (each room will be fitted with one main MCP).

Drawing and Dining room : Two light points, two fan points, one 15 amp plug point along with the provision for the connection of washing machine.

Kitchen/Panty : One light point, one exhaust fan point, one 15 amp plug point, one refrigerator point.

Toilet : One light point and one exhaust fan point and one geyser point and one 15 amp. plug point.

Verandah : One light point and one 5 amp. plug point.

Starecase : One light point with a holder on each landing.

Roof.Top : One light point.

Passage : One Light point.

Wire : Havelles/Finolex.

Switch : Pretty/Pritam.

Main Switch : Isolator.

PASSAGE

: The Passage will be treated with crazy floor.

COMMON AREA AND COMMON FACILITIES

1. Stair case on all the floor.
2. Stair case, landings on all the floors.
3. Common passage and lobby on the Ground floor.
4. Water pump, water pipes, water tanks and other common plumbing installations (except fitting in individual flats).
5. Electrical wiring, meters, if any and fittings (excluding those as are installed for any particular Unit/Flat) yearly maintenance of the building should be proportionately shared or borne by all the occupiers of the building.

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

WITNESSES :

1. Sameer Nath Dey
Alipore D.R. Office
Kolkata-27

Bimal Chandra Sarkar
Ranjit Sarkar

SIGNATURE OF THE FIRST PARTY/OWNERS

2. Banajit Das
Alipore D.R. Office
Kolkata-27

UNNAYAN DEVELOPER
Bijlab Dey
Partner

UNNAYAN DEVELOPER
Amit Hazra
Partner

SIGNATURE OF THE SECOND PARTY/DEVELOPER

MEMO OF CONSIDERATION

RECEIVED of and from the within named Second Party/Developer the sum of Rs. 4,00,000/- (Rupees Four Lakh) only as forfeated money by the following manner :-

<u>DATE</u>	<u>CHEQUE No.</u>	<u>BANK</u>	<u>AMOUNT</u>
28/02/20	CASH	-	Rs. 2,00,000/-
28/02/20	757266	Nijaya Bank	Rs. 1,00,000/-
28/02/20	757267	- do -	Rs. 1,00,000/-
			<u>Rs. 4,00,000/-</u>

(RUPEES FOUR LAKH ONLY)

WITNESSES :-

1. *Same with cheques*
Alipore D.R. Office
Kol-27
Bimal Chandra Sanyal
Rajit Sanyal

SIGNATURE OF THE FIRST PARTY/OWNERS

2. *Pradip Baidya*
Alipore D.R. Office
Kol-27

Drafted by :-

Somenath Chakrabarty
(SOMENATH CHAKRABORTY)
Deed Writer (ALP/130),
Alipore District Registrar Office
Kolkata- 700 027.

Printed by :-

Pradip Baidya
(PRADIP BAIDYA)
Sonarpur.

Amrit Chandra



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - Bimal Chandra Sankar

SIGNATURE Bimal Chandra Sankar



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Right Hand					

NAME - Ranjit Sarkar

SIGNATURE Ranjit Sarkar



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Left Hand					
Right Hand					

NAME - BIPLAB DEY

SIGNATURE Biplab Dey



[Handwritten signature]

District Sub-Registrar-I
Alipore, South 24 Parganas

28 FEB 2020



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Right Hand					

NAME - ANIT HALDER

SIGNATURE Anit Halder

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Right Hand					

NAME -

SIGNATURE

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -

SIGNATURE

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

192019200177227995

Payment Mode Debit Card Payment

BRN Date: 10/02/2020 10:47:38

Bank : State Bank of India

BRN : IK0ALKDEP3

BRN Date: 10/02/2020 10:50:23

DEPOSITOR'S DETAILS

Id No. : 16020000115113/7/2020

[Query No./Query Year]

Name : Amit Halder

Contact No. :

Mobile No. : +91 7278753234

E-mail :

Address : 324 Ramkrishna Nagar Kolkata 700153

Applicant Name : Mr Baidyanath Dolui

Office Name :

Office Address :

Status of Depositor : Others


Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16020000115113/7/2020	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	16020000115113/7/2020	Property Registration- Registration Fees	0030-03-104-001-16	4053
Total				6074

In Words : Rupees Six Thousand Seventy Four only

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AMAPS2120D



नाम /NAME
BIMAL CHANDRA SARKAR

पिता का नाम /FATHER'S NAME
JIBAN CHANDRA SARKAR

जन्म तिथि /DATE OF BIRTH
21-10-1947

हस्ताक्षर /SIGNATURE
Bimal Ch Sarkar

B. Ch. Sarkar
आयकर आयुक्त, प.बं.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Bimal Ch Sarkar

इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / यापस कर दें (संयुक्त आयकर आयुक्त(प्रशासित एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

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



भारत सरकार
GOVERNMENT OF INDIA



बिभन चन्द्र सरकार
Bimal Chandra Sarkar
पिता : जीबन चन्द्र सरकार
Father : JIBAN CHANDRA SARKAR
जन्म साल / Year of Birth : 1947
पुरुष / Male



9376 3245 2641

आधार - साधारण मानुषेअ अधिकाअ

Bimal Ch Sarkar



भारतीय रिश्रिअ परिअय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाणः
११७, बोराल मेन रोड,
कोलकाता, गडिया, दक्षिण २०
पूरगणा, पश्चिमबंग. 700084

Address:
117, BORAL MAIN ROAD,
Kolkata, Garia, South Twenty
Four Parganas, West
Bengal, 700084

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947
Senzaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA

Ranjit Sarkar

DOB: 27/01/1970
MALE



3361 6564 1445

আমার আধার, আমার পরিচয়

Ranjit Sarkar
Ranjit Sarkar



आ धार

एकान-प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Nitta Nanda Sarkar, PULIN BIHARI
BASU SARANI, Rajpur Sonarpur (M),
South 24 Parganas,
West Bengal - 700149



1947
1800 300 1947

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P.O. Box No. 1947,
Bengaluru-580 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RANJIT SARKAR
NITTA NANDA SARKAR
27/01/1970
Permanent Account Number
AWZPS4566L



Ranjit Sarkar
Signature

Ranjit Sarkar
Ranjit Sarkar



ভারত সরকার

Government of India



বিপ্লব দে

BIPLAB DEY

পিতা: বিজয় দে

Father: BIJAY DEY

জন্ম তারিখ: DOB: 01/01/1976

সুখ: Male



7660 9702 8420

আধার - সাধারণ মানুষের অধিকার

Biplab Dey



আধার

ঠিকানা: /, বিজয় দে

এ/ রামকৃষ্ণনগর

রাজপুর সোনারপুর (এস), লস্করপুর

দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ

অনন্য সরকারি প্রমাণ প্রাপ্তি

Unique Identification Authority of India

Address: S/O. Bijay Dey,

a/140

RAMKRISHNANAGAR,

Rajpur Sonarpur (M) South

24 Parganas, Laskarpur

West Bengal, 700153

7660 9702 8420



1947
1800 300 1947



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIPLAB DEY

BIJAY DEY

20/03/1976

Permanent Account Number

AHHPD3063G

Bi-plab Dey

Signature

Bi-plab Dey.



भारत सरकार
Government of India



Amit Halder
Date of Birth/DOB: 02/04/1983
Male/ MALE



2175 5433 5292

मेरा आधार, मेरी पहचान

Amit Halder



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Sudhakar Halder, P 13
RAMKRISHNA PARK, Rajpur
Sonarpur (M), South 24 Parganas,
West Bengal - 700153

2175 5433 5292



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www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

AMIT HALDER
SUDHAKAR HALDER

02/04/1983

Permanent Account Number
ACDPH0839D

Amit Halder
Signature



Amit Halder

आयकर विभाग
INCOME TAX DEPARTMENT
UNNAYAN DEVELOPER



भारत सरकार
GOVT. OF INDIA



23/04/2013

Permanent Account Number

AADEU6362Q

28062013

UNNAYAN DEVELOPER

Biplab Dey
Partner

UNNAYAN DEVELOPER

Anil Haldar
Partner

Major Information of the Deed

Deed No :	I-1602-02044/2020	Date of Registration	28/02/2020
Query No / Year	1602-0000115113/2020	Office where deed is registered	
Query Date	20/01/2020 7:22:55 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Baidyanath Dolui Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836142516, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 57,29,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 4,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Boral Main Road, , Premises No: 246, , Ward No: 111 Pin Code : 700084







Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 12 Chatak	1/-	56,99,999/-	Width of Approach Road: 11 Ft.,
Grand Total :				6.1875Dec	1 /-	56,99,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature






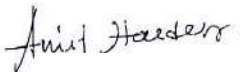
	Name	Photo	Finger Print	Signature
1	Mr BIMAL CHANDRA SARKAR Son of Late JIBAN CHANDRA SARKAR Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office	 28/02/2020	 LTI 28/02/2020	 28/02/2020
117, BORAL MAIN ROAD, P.O:- GARIA, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMAPS2120D, Aadhaar No: 93xxxxxxxx2641, Status :Individual, Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office				
2	Mr RANJIT SARKAR Son of Late NITYA NANDA SARKAR Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office	 28/02/2020	 LTI 28/02/2020	 28/02/2020
PULIN BIHARI BASU SARANI, P.O:- RAJPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWZPS4566L, Aadhaar No: 33xxxxxxxx1445, Status :Individual, Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office				

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	UNNAYAN DEVELOPER 324, RAMKRISHNA NAGAR, GARIA, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153 , PAN No.:: AADFU6362Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Mr BIPLAB DEY Son of Late BIJAY DEY Date of Execution - 28/02/2020, , Admitted by: Self, Date of Admission: 28/02/2020, Place of Admission of Execution: Office	 Feb 28 2020 4:50PM	 LTI 28/02/2020	 28/02/2020
RAMKRISHNA NAGAR, GARIA, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHHPD3063G, Aadhaar No: 76xxxxxxx8420 Status : Representative, Representative of : UNNAYAN DEVELOPER (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr AMIT HALDER (Presentant) Son of Mr SUDHAKAR HALDER Date of Execution - 28/02/2020, , Admitted by: Self, Date of Admission: 28/02/2020, Place of Admission of Execution: Office	 Feb 28 2020 4:50PM	 LTI 28/02/2020	 28/02/2020
324, RAMKRISHNA NAGAR, GARIA, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACDPH0839D, Aadhaar No: 21xxxxxxx5292 Status : Representative, Representative of : UNNAYAN DEVELOPER (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Baidyanath Dolui Son of Rev B Dolui Alipur Police Court, P.O:- ALIPUR, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	 28/02/2020	 28/02/2020	 28/02/2020
Identifier Of Mr BIMAL CHANDRA SARKAR, Mr RANJIT SARKAR, Mr BIPLAB DEY, Mr AMIT HALDER			

Transfer of property for L1

From	To. with area (Name-Area)
Mr BIMAL CHANDRA SARKAR	UNNAYAN DEVELOPER-3.09375 Dec
Mr RANJIT SARKAR	UNNAYAN DEVELOPER-3.09375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BIMAL CHANDRA SARKAR	UNNAYAN DEVELOPER-50.00000000 Sq Ft
2	Mr RANJIT SARKAR	UNNAYAN DEVELOPER-50.00000000 Sq Ft



21-01-2020

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 57,29,999/-

S.K.

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-02-2020

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 14:48 hrs on 28-02-2020, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr AMIT HALDER ,.

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

Execution is admitted on 28/02/2020 by 1. Mr BIMAL CHANDRA SARKAR, Son of Late JIBAN CHANDRA SARKAR, 117, BORAL MAIN ROAD, P.O: GARIA, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mr RANJIT SARKAR, Son of Late NITYA NANDA SARKAR, PULIN BIHARI BASU SARANI, P.O: RAJPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business

Identified by Mr Baidyanath Dolui, , Son of Rev B Dolui, Alipur Police Court, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 28-02-2020 by Mr BIPLAB DEY, Partner, UNNAYAN DEVELOPER (Partnership Firm), 324, RAMKRISHNA NAGAR, GARIA, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153

Identified by Mr Baidyanath Dolui, , Son of Rev B Dolui, Alipur Police Court, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-02-2020 by Mr AMIT HALDER, Partner, UNNAYAN DEVELOPER (Partnership Firm), 324, RAMKRISHNA NAGAR, GARIA, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153

Identified by Mr Baidyanath Dolui, , Son of Rev B Dolui, Alipur Police Court, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,053/- (B = Rs 4,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2020 10:50AM with Govt. Ref. No: 192019200177227995 on 10-02-2020, Amount Rs: 4,053/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ALKDEP3 on 10-02-2020, Head of Account 0030-03-104-001-16

ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-
online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 298, Amount: Rs.5,000/-, Date of Purchase: 06/02/2020, Vendor name: S KR SARKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/02/2020 10:50AM with Govt. Ref. No: 192019200177227995 on 10-02-2020, Amount Rs: 2,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0ALKDEP3 on 10-02-2020, Head of Account 0030-02-103-003-02

S-a

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2020, Page from 83867 to 83909

being No 160202044 for the year 2020.



Samar Kumar Pramanick

Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2020.03.11 12:16:07 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/03/11 12:16:07 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)