

Sl-6223/2022

I-6209/22



पश्चिमबङ्ग पश्चिमबंगाल WEST BENGAL

G 795256

NO. 2-1470593/2022

19/05/22

Signature Sheet and
Endorsement Sheet are
the Part & Parcel of the
Document

DISTRICT SUB-REGISTRAR-I
HOOGHY.

19 MAY 2022

1

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 19th day of
May, 2022 (Two Thousand and Twenty Two).

-BETWEEN-

[Handwritten signature]

SMT. RATNA SAHA, PAN- BISPS7304A, wife of Sri Dipak Saha, by faith - Hindu, by occupation - Housewife, by Religion - Hindu, by Nationality - Indian, residing at - Chinsurah Station Road, Pallyshree, P. O. - Chinsurah R. S., P. S. - Chinsurah, District - Hooghly, Pin - 712102, West Bengal, hereinafter referred to and called as the "**LAND OWNER**" (which expression or term unless excluded by repugnant to the subject or context shall be deemed to mean and include her respective heirs, successors, administrators, executors, legal representative and/or assigns) of the **FIRST PART**.

-A N D-

"**SHIV SANKAR CONSTRUCTION**", PAN- AEQFS5229D, a Partnership Concern having its registered office at - "Yamuna Enclave", 53 - Haridradanga Main Road, P. O. & P. S.- Chandannagore, Pin- 712136, W.B., **represented by** its partners, **1. SMT. SUPARNA SAHA**, PAN - GCKPS3422Q, wife of Sri Biplab Saha, by Religion - Hindu (Indian Citizen), by profession- Business, resident of - Garbati, Kundugoli, Post Office - Buroshibtala, Police Station - Chinsurah, District - Hooghly, Pin - 712105, **2. SRI DEBASISH SAHA**, PAN - CHYPS8389D, son of Sri Dipak Saha, by Religion - Hindu (Indian Citizen), by profession- Business, resident of - Pallyshree, Chinsurah Station Road, Post Office - Chinsurah R. S., Police Station - Chinsurah, District - Hooghly, Pin - 712102, **3. SRI NIHAR ROY**, PAN - BXYPR3148G, son of Nikunja Roy, by faith - Hindu (Indian Citizen) by profession - Business, residing at - Rabindranagar, Paschimpara, P.O. - Rabindranagar, P.S. - Chinsurah, Dist.- Hooghly, Pin- 712103, hereinafter referred to and called as the "**PROMOTER/DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, legal representatives or assigns) of the **SECOND PART**.

WHEREAS the below "**A**" schedule vacate landed property was belonged to one **Rashbehari Dutta** son of Late Sarat Chandra Dutta, who purchased the same from one Jugol Kishor Sil, son of Late Purna Chandra Sil of Nuripara, Bibirhat, Chandannagore, Hooghly, by way of a registered Bengali Deed of Sale executed on 01.10.1958, and registered in the office of Joint Sub-Registrar of Serampore at Chandannagore, Hooghly and recorded there in Book No. I, Volume No. 25,

Pages from 135 to 137, being Deed No. **1788** for the year **1958**. Thereafter said Rasbehari Dutta mutated his name with B. L. & L. R.O. concerned and L.R. Khatian has been opened in his name as L.R. Khatian No. 446 but in the L. R. Parcha his name has been recorded as Rambehari Dutta, son of Late Sarat Chandra. Said Rashbehari Dutta also recorded his name in respect of the said below schedule vacate landed property in the office of the Chandannagore Municipal Corporation and was possessing the same by paying the Govt. Rent and the municipal tax of the said below schedule of property regularly. Thereafter said Rashbehari Dutta had constructed two storied pucca residential house on the partial portion of the said below schedule vacate landed property as per sanction plan issued by the competent authority of Chandannagore Municipal Corporation and had been residing there with his family members and also had been possessing the below schedule property without any objection from any concern or authority.

AND WHEREAS said Rashbehari Dutta while in possession of the said below schedule property executed and registered a Bengali **Deed of Settlement** executed on 27.04.1984, and registered in the office of Sub-Registrar of Serampore, Hooghly, and recorded there in Book No. I, Volume No. 35, Pages from 262 to 267, being Deed No. **1770** for the year **1984**, by which he settled his said below schedule of property in favour of his wife Smt. Arati Dutta and also in favour of his son Asok Kumar Datta. Thereafter said Rasbehari Dutta died on 28.11.1995, but in the Certificate of Death his name has been recorded as Rash Behari Dutt son of Late Sarat Dutt.

AND WHEREAS after death of said **Rashbehari Dutta**, as per the conditions of aforesaid Deed of Settlement, said Smt. Arati Dutta and Sri Asok Kumar Dutta recorded their names in respect of the said **below "A" schedule property** in the office of the Chandannagore Municipal Corporation as holding No. **516** and have been paying the municipal tax regularly in their joint names and also had been paying the Govt. Rent in the name of their predecessor. Since after death of said **Rashbehari Dutta**, said Smt. Arati Dutta and Sri Asok Kumar Dutta had been residing and also had been possessing the below schedule property by paying the Govt. Rent and the municipal tax of the said **below "A" schedule property** regularly and without any objection from any concern or authority.



AND WHEREAS the property described in the **below "A" schedule property** is free from all encumbrances and liabilities whatsoever and said Smt. Arati Dutta and Sri Asok Kumar Dutta as per the condition of the aforesaid deed of settlement vide no. 1770/1984, executed on 27.04.1984 were entitled to sell the said **below "A" schedule property**.

AND WHEREAS the Land Owner herein, **Smt. Ratna Saha**, purchased the **below "A" schedule property**, by way of a Deed of Sale, executed and registered on 26.02.2021, in the office of Additional District Sub-Registrar of Chandannagore, Hooghly, and recorded there in Book No. I, Volume No. 0604-2021, Pages from 30359 to 30395, being Deed No. **060400857** for the year **2021**. **Since after purchase the Land Owner** herein mutated her name in the office record of B. L. & L. R. O. Singur-K halisani Block vide L.R. Khatian No. 2808 and also in the office record of Chandannagore Municipal Corporation vide Holding No. 516 and she has been paying the Govt. Rent and Municipal Tax regularly and has been possessing the same with sixteen anna right, title and interest, without any objection from any concern whatever it may be.

AND WHEREAS the entire portion of the said the **below "A" schedule property** is presently in absolute khas possession of the Land Owner herein.

AND WHEREAS the Land Owner above named intends to develop her said the below "A" schedule property by the construction of a building complex thereon and for that reason she has demolished the entire old constructed building according to the prior permission from the Chandannagore Municipal Corporation but after that due to lack of experience and other personal difficulties the Land Owner is unable to materialize her desire. The **PROMOTER/DEVELOPER** after come to know the intension of the Land Owner, has approached the Land Owner with a proposal to develop the property described in the below "A" schedule property by raising a multi-storied building containing residential and commercial units and garages therein as per Sanction Plan to be sanctioned from proper authority.

AND WHEREAS the Land Owner has agreed to the proposal of the **PROMOTER /DEVELOPER** and agreed to authorize the **PROMOTER/DEVELOPER** to develop the property described in the below "A" schedule property herein.



AND WHEREAS the Land Owner acting in pursuance of her agreeing to the proposal of the PROMOTER/DEVELOPER is entering into this **DEVELOPMENT AGREEMENT** with respect to the below "A" schedule property.

AND WHEREAS the Land Owner herein in consultation with the Promoter/ Developer herein agreed and grant the Promoter/Developer herein the right to build up the said new multistoried building in the **below "A" schedule property** in accordance with the sanctioned plan to be sanctioned by the Chandannagore Municipal Corporation or the concerned authority, at the cost and instance of the Developer subject to terms and conditions hereinafter contained.

AND WHEREAS the parties hereto having desirous of recording in writing the terms and conditions of the development work of the below "A" schedule property, the right and obligations of the parties hereto and to avoid any future dispute, have agreed to execute these presents on the following terms and conditions.

TERMS AND CONDITIONS: -

1. That the Developer shall construct multistoried building on the land as described in the said below "A" schedule property, which is being owned by the Land Owner. For this purpose, the Promoter/Developer shall obtain building plan sanctioned from the Chandannagore Municipal Corporation or the concerned authority, in the name of the Land Owner/ (through her attorney). In consonance with the sanctioned building plan, the Promoter/Developer shall complete the multistoried building at its own costs and in that score the Promoter/Developer will not be able to claim any money or monies from the Land Owner. However the Promoter/Developer may apply for additional revised building plan and to submit the same to the Chandannagore Municipal Corporation or the concerned authority for sanction of revised building plan or plans.
2. That the Land Owner delivers khas possession of the below "A" schedule property land to the Developer for erection of multistoried building.



3. That out of the total construction area-

i) The **Land Owner** shall get the entire **THIRD FLOOR** of the multistoried building as **Land Owner's allocation**.

iii) The **Promoter/Developer** will be **entitled to get the balance constructed area** of the proposed multistoried building as **Developer's allocation**.

The possession of the **Land Owner's allocation** will be delivered within 2 (two) years i.e., within **24 (Twenty Four) months** after getting the sanctioned plan from the concerned authority. The Land Owner's allocation and the Developer's allocation are described in the below "B" and "C" Schedule property respectively with proportionate undivided share of the land, enjoyment of common areas, roof right and benefits of the building as described in the Schedule "D" hereunder.

4. That during the continuance of the construction work of the building, if any disturbance or hindrance arises and for settlement of such hindrance any money or monies be required for donation or subscription the Promoter/Developer shall incur or bear such costs and shall make settlement with those and the Land Owner will not be liable for the same in any manner whatsoever. Be it mentioned here that the possession of the below "A" Schedule property has been delivered by the Land Owner to the Developer herein this day.

5. That the Landowner has already done the soil test work of the land and the Developer shall bear all expenses to carry out for other technical purposes in the matter of construction of the multistoried building on the below "A" Schedule land. The Land Owner shall has no liability for the same. But the Land Owner shall not cause any hindrance to the said work. In the like manner, during the continuance of the construction work, all liabilities will be with the Promoter/Developer and the Land Owner shall has no responsibility in the matter and the Developer will obey the terms and conditions of this Agreement.



6. That the Land Owner will execute and register a Development Power of Attorney empowering the Developer to get necessary permission for the development work from the different authority hereinafter and also to execute and registrar all deeds for the purpose of conveyance of the Developer's Allocation.

7. That the Land Owner shall co-operate the Developer to complete the construction work within the stipulated period but such co-operation will exclude any financial liability from the end of the Land Owner.

8. That due to force majeure if the construction work will not be completed within the stipulated period, then the time will be extended for another 6 (Six) months or for such considerable period as may be decided by the parties on mutual consent.

9. That except the Land Owner's allocation described in the "B" schedule below, **the Developer will be entitled to sell out** all Flats, Shops and other spaces etc. contained in the proposed multistoried building, which has been specifically mentioned and described in the below "C" Schedule property to any prospective buyer(s) and to receive earnest money or the entire sale proceeds. The Land Owner shall have no claim to the sale proceeds or any part thereof. The Promoter/Developer shall have the liberty to hang/fix advertising board at the site before or after the starting of the construction of the multistoried building. The Promoter/Developer shall have authority to enter into agreement for sale and to receive earnest money from the intending buyer(s) in respect of the Developer's allocation. In case of refund of any earnest money or advance which the Developer received from the intending buyer(s), the Land Owner will not be liable in any manner whatsoever and entire liabilities will remain with the Developer.

10. That the Developer shall construct the multistoried building as per building plan which will be sanctioned from the Chandannagore Municipal Corporation or the concerned authority and/or revised sanction plan if any. The proposed building will be named & styled in the name at the choice of the Promoter/Developer.



11. That during the continuance of this agreement, if any party dies, her/his legal heirs will be replaced in her/his place and shall obey the terms and conditions of this agreement and in case of necessary shall execute necessary deeds and documents as and when called for by the Promoter/Developer.
12. That the parties are not entitled to violate any terms and conditions of this agreement. If any party violates any terms and conditions of this agreement, the other party is entitled to take shelter of Law for enforcement of the terms and conditions of the Deed.
13. That all the terms and conditions mentioned above will remain valid and binding upon the parties including their respective heirs, executors, administrators, legal representatives and assigns. Be it further mentioned here that during the continuance of the construction work of the multistoried building, the Land Owner is not entitled to enter into any agreement for sale, lease, mortgage or any other transfer deed in respect of the below "A" schedule property with any third party.
14. That in case of necessity the Land Owner/Developer shall give written consent to the respective Flat/Shop and other space owners to take electric connection in their respective portions directly in their name(s) from the W.B.S.E.D. Co. Ltd.
15. That in case of any amendments of this Development Agreement, if necessary, the same may be done with the consent of both the parties hereto.
16. After completion of such development work the **Promoter/Developer** at first will hand over the Land Owner's allocation which is mentioned in the below "B" schedule, (by providing her possession letter for the same), then the **Promoter/Developer** can sell Developer's Allocated area. If the Land Owner's allocation be transferred to any third party/parties then in that case the Registration cost and G.S.T will be paid by the Land Owner or that third party/parties.
17. On completion of sale of all units of the building to be constructed on the property described in the below "A" Schedule property, an Association shall



be formed by the prospective buyers which would include the **LAND OWNER** till the time she keep unit/units under her title and the **LAND OWNER** shall extend full co-operation to the formation of the Association.

18. That in case of any dispute arises between the parties during the continuance of the construction work or subsequent thereto; the disputes will be settled amicably by and between the parties or the matter shall be referred to arbitration and dealt with in accordance with The Arbitration and Conciliation Act, 1996. If then also the same does not settle, then the Ld. Court having competent Jurisdiction over the property described in the below "A" Schedule property shall have the jurisdiction over all disputes between the parties.

19. That this agreement shall not mean/construed as partnership between the **LAND OWNER** and the **PROMOTER/DEVELOPER**. It is a joint venture agreement by and between the **LAND OWNER** & the **PROMOTER/DEVELOPER**.

20. That the original documents pertaining to the schedule property shall remain with the **PROMOTER/DEVELOPER**. The **LAND OWNER** handover (on receipt) the documents to the **PROMOTER/DEVELOPER** **today with the execution of the Deed** for the exclusive purpose of necessary presentation for the proposed building project. The **PROMOTER/DEVELOPER** shall handover **the said original documents to the Flat Owner's Association** after formation of the said Association.

THE SCHEDULE "A" ABOVE REFERRED TO: -

(DESCRIPTION OF LAND)

ALL THAT piece and parcel of land lying and situates in the District and District Sub Registry Office - Hooghly, Additional District Sub Registry Office and Police Station - **Chandannagore**, having **Holding No. - 516 NEW**, (old Holding No. 4707), of Ward No. - **3**, Mohalla/Street - **Haridradanga Main Road**, under the Chandannagore Municipal Corporation, Rayti Stithiban Swatiya, **Mouza - Chandannagore**, Sit No. - 2, J. L. No. 1, R. S. Khatian No. 159, Corresponding to Hal **L. R. Khatian No. 2808 (Two Eight Zero Eight)**,



under R.S. Dag No. 277, corresponding to **L.R. Dag No. 373 (Three Seven Three)**, Class of land - **Bastu**, area of land **4 (four) katha 13 (thirteen) Chhatak** or **0.0794 (zero point zero seven nine four) Acre** be the same a little more or less with all easement right and benefits of passages and roads and passage.

The proportionate annual rent for the above schedule property is payable at B. L. & L. R. O. Office, at Khalisani, P.O. - Khalisani, P.S.- Chandannagore, Dist.- Hooghly, for the State of West Bengal.

The Property is butted and bounded as follows:-

ON THE NORTH	: Municipal Drain then House of Alope Dutta.
ON THE SOUTH	: 12'-00" wide Nuripara Road.
ON THE EAST	: House of Kajal Halder & Dibyendu Halder.
ON THE WEST	: 20'-00" wide Haridradanga Main Road.

THE SCHEDULE "B" ABOVE REFERRED TO:

(LAND OWNER'S ALLOCATION)

The **Land Owner** shall get the entire **THIRD FLOOR** of the multistoried building as **Land Owner's allocation**.

THE SCHEDULE "C" ABOVE REFERRED TO :

(DEVELOPER'S ALLOCATION)

Except Land Owner's allocation, the balance constructed area of the proposed multistoried building including all Flats/shops/Garages/commercial spaces and other spaces in the proposed building to be constructed in the aforesaid "A" Schedule Property, in accordance with the building plan to be sanctioned by the Chandannagore Municipal Corporation or the concerned authority.



SPECIFICATION OF CONSTRUCTION:

1. Main Structure	R.C.C. framed structure (ground Plus Three/ Four)
2. Brick Work	All external walls will be 10" thick with 1:6 cement mortars except where it is not necessary 5" & 3" brick work will be with 1:5 cement mortars. All 5" & 3" brick work will be with 1:4 cement mortar with wire reinforcement in every 3" brick work.
3. Plaster	All walls be plastered with 1:6 cement mortars except ceiling with 1:4 cement mortars.
4. Flooring	(1) Room & Drawing cum dining; Vitrified tiles/ (2) Toilet & Kitchen ; Flooring 1'/1' Anti-Skit Tiles/Marble with glazed titles 6' height in toilets and 2' height in kitchen counter and cooking counter complete with maroon granite.
5. Doors	(1) Frame : Sal Wood, (2) Door Shutter: Flash door 32 mm. thick with PVC door in toilet.
6. Windows :	Aluminum Channel frame with glass panel with grill covered.
7. Paints	(1) walls : Wall Putty (2) External Wall: The entire building shall be painted with Weather coat painting. (3) Doors and windows: with one coat primer and two coat enamels paints.
8. Fittings	(1) Door : The entrances door shall have one steel sliding door bolt and the bedroom doors shall have in addition to other required fitting, (2) Windows: Handle in addition to other required fittings.

Qn ✓

9. Electrical	<p>(1) Wire: Concealed wiring (Copper wire).</p> <p>(2) Bed Rooms: Two light points, one fan point, two 5 Amps plug point, one 15 Amps point lamp above skirting.</p> <p>(3) Drawing Room: Two light points, two fan points, one 5 Amps plug point and one bell point.</p> <p>(4) Kitchen and Toilet: One light point, freeze point exhaust fan point and one 5 Amps plug point and one 15 Amps plug point.</p> <p>(5) Balcony : One light point</p>
10. Sanitary and plumbing fittings :	<p>(1) Kitchen: One sink with tap one bib-cock at ground.</p> <p>(2) Toilet: Commode with low down cistern, Two bib-cocks, one shower one basin etc. complete.</p>
11. Calling bell point :	One calling bell point outside the main entrance of the Flat.
12. Water Arrangement :	Water Arrangement for 24 hours with overhead tank and pumping arrangements will be installed.
13. Lift.	One Lift of standard company shall be installed in the flat having 4 head capacity and Lift room.

THE SCHEDULE "D" ABOVE REFERRED TO:
(COMMON PORTIONS)

I. Areas :

- a) Entrance and exits to the Premises and the New Building.
- b) Boundary walls and main gate of the premises.
- c) Staircase, landings, stair head room and lobbies on all the floor of the New Building.

M. /

- d) Entrance lobby, electric, water pump room etc.
- e) Common installations on the roof.
- f) Roof above the top floor of the New Building.
- g) Common lavatory.
- h) Use of Lift and Lift room.

II. Water, Plumbing and Drainage :

- a) * Drainage and sewage lines and others installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use).
- b) Water supply system.
- c) Water pump, underground and overhead water reservoir together with all Common plumbing installations for carriage of water (save only those as are the exclusive area of any Unit/or exclusively for its use).

III. Electric Installation

- a) Electrical wiring and other findings (excluding only those as are installed are the exclusive any Unit and/or exclusively for its use).
- b) Lighting of the Common Portions.
- c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.

IV. Others

- a) Such other parts, areas, equipment's, installations, fittings, fixtures and spaces is or about it the premises and the new building as are necessary for passage to and / or user of the Units in common by the Co-Owners.



IN WITNESS WHEREOF the Parties herein set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
in presence of following witnesses:-

1. Debasish Saha
Chinsurah Court
Hooghly

2. SK. Nasir
Mithapukur
Mogra, Hooghly
7/12/21

7/12/21

Signature of the Land Owner
SHIV SANKAR CONSTRUCTION
Suparna Saha

Debasish Saha

Nirhar ROY  **PARTNER**

Signature of the Promoter/Developer

Drafted by me



Advocate

Judges' Court Hooghly.

Regn. No. WB/812/04

Typed by me

DIPA Dey

Chinsurah Court, Hooghly.



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230029795661
GRN Date: 19/05/2022 11:15:49
BRN: IK0BRODBW7
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 19/05/2022 11:16:52
Payment Ref. No: 2001470593/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SHIV SANKAR CONSTRUCTION
Address: CHANDANNAGAR HOOGHLY
Mobile: 9831149261
Depositor Status: Buyer/Claimants
Query No: 2001470593
Applicant's Name: Mr Sisir Saha
Identification No: 2001470593/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001470593/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2001470593/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	41

IN WORDS: FORTY ONE ONLY.



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

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			Total	41

IN WORDS: FORTY ONE ONLY.

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature Suparna Saha.



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

Signature Dhruvish Saha













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

Signature Nihar Roy

SPECIMEN FORM FOR FINGERS

Vendor/Vendee/Donor/Donee

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



Handwritten signature in Devanagari script.

SIGNATURE



রত্না সাহা
 Ratna Saha
 পিতা : ধীরেন চন্দ্র মণ্ডল
 Father : Dhiren Chandra Mondal
 জন্মতারিখ / DOB : 21/04/1973
 মহিলা / Female



8993 0829 8915

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Ministry of Statistics and Public Relations
 Government of India

ঠিকানা:

W/O: দীপক সাহা, চুঁচুড়া স্টেশন
 রোড, পল্লীশ্রী, ধরমপুর (সিটি),
 চুঁচুড়া আর এস, হুগলী,
 পশ্চিমবঙ্গ, 712102

Address:

W/O: Dipak Saha, CHINSURAH
 STATION ROAD, PALLYSHREE,
 Dharampur (CT), Chinsurah RS,
 Hooghly, West Bengal, 712102

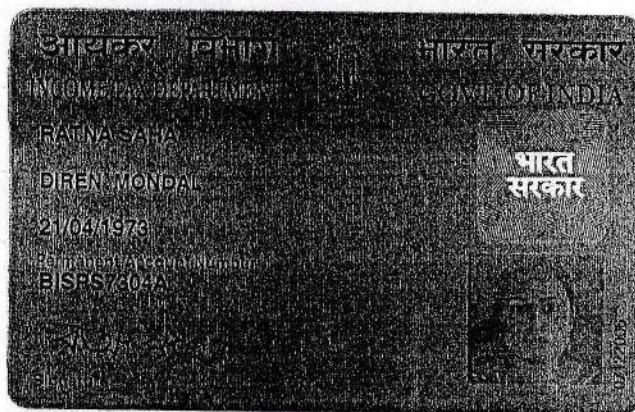
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1947
 1800 300 1947

help@uidai.gov.in

www
 www.uidai.gov.in

বসুম সাহা



रत्ना सेठी

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

आयकर सेवा केंद्र
 Remanent Account Number Card

AIEQESS228D

SHIVSANKAR CONSTRUCTION

13/12/2024



Use this card to pay taxes and amounts related to
 Income Tax/PAN Service etc. at the
 Plot No. 3, Sector 13, CBD Belapur
 Navi Mumbai - 400 611

आयकर सेवा केंद्र / मान पर करपय सुविधा केंद्र
 आयकर सेवा केंद्र, एडवॉकेट्स
 प्लॉट नं. 3, सेक्टर 13, सीडीबी बेलपुर
 नवी मुंबई - 400 611



Aaykar Sampark Kendras
 For Income Tax Related
 Queries call Toll Free Nos.
 1961
 or
 18001801961



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/21061/15297

To
Suparna Saha
সুপার্না সাহা
08/12/2013
GARBATI KUNDUGOLI
Hooghly Chinsurah (M)
Buroshibatala, Hooghly
West Bengal - 712105

KL684046195FT
68404619



আপনার আধার সংখ্যা / Your Aadhaar No. :
8607 5591 0724

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Unique Identification Authority of India

সুপার্না সাহা
Suparna Saha
পিতা : সুকুমার সাহা
Father : SUKUMAR SAHA

জন্মতারিখ / DOB: 14/11/1976
মহিলা / Female

8607 5591 0724



আধার - সাধারণ মানুষের অধিকার

Suparna Saha



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.


- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা: গড়বাটা কুন্ডুগলি
হুগলী ইচ্ছা (এম), বুড়োশিবতলা
হুগলী, পশ্চিম বঙ্গ,

Address: GARBATI
KUNDUGOLI, Hooghly
Chinsurah (M), Hooghly,
Buroshibatala, West Bengal,
712105

8607 5591 0724

आयकर विभाग
 INCOME TAX DEPARTMENT
 SUPARNA SAHA
 SUKUMAR SAHA
 14/11/1976
 Permanent Account Number
 GCKPS3422Q
 भारत सरकार
 GOVT. OF INDIA

 90029015
 Signature

आयकर विभाग भारत सरकार आयकर विभाग
 आयकर प्रविष्टि प्रमाण पत्र
 5 नवम्बर 2014 को जारी किया गया है।
 आयकर विभाग, दिल्ली
 आयकर विभाग, दिल्ली
 आयकर विभाग, दिल्ली
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 आयकर विभाग, दिल्ली
 आयकर विभाग, दिल्ली


Suparna Saha


GOVERNMENT OF INDIA
দেবশীষ সাহা
Debasish Saha
পিতা : দীপক সাহা
Father : Dipak Saha
জন্মতারিখ / DOB : 17/01/1991
পুরুষ / Male



6958 7568 7012


আধার - সাধারণ মানুষের অধিকার



আধার
জন্মতারিখ : 17/01/1991
GOVERNMENT OF INDIA


ঠিকানা:
চুচুড়া স্টেশন রোড, পল্লীশ্রী,
ধরমপুর (সিটি), চুচুড়া আর
এস, হুগলী, পশ্চিমবঙ্গ, 712102

Address:
CHINSURAH STATION ROAD,
PALLYSHREE, Dharampur (CT),
Chinsurah RS, Hooghly, West
Bengal, 712102

6958 7568 7012

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

Debasish Saha

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

DEBASISH SAHA
DIPAK SAHA

17/01/1991
 Permanent Account Number
CHYPS8389D

Debasish Saha
 Signature





इस कार्ड के खोने / पान पर कृपया सूचित करें / लौटाने
 आयकर वेब सेवा इकाई, एन एस डी एस
 तीसरी मंजिल, सफ़ायर चेंबर,
 बानेर टेलिफोन एक्सचेंज के बजटीय
 बानेर, पुना - 411 045

If this card is lost, someone's lost card is found,
 Please inform immediately to
 Income & PAN Service Unit, NSDL
 3rd Floor, Safflers Chambers
 Near Baner Telephone Exchange,
 Baner, Pune - 411 045
 Tel: 91-20-27218081 / 27218082 / 27218081
 e-mail: income@nsdl.com

Debasish Saha

भारत सरकार
Unique Identification Authority of India

Issue Date: 08/10/2013



Nihar Roy
Date of Birth/DOB: 23/11/1993
Male/ MALE

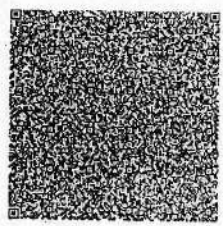
9391 1208 4706
VID : 9144 7710 6114 7438

मेरा आधार, मेरी पहचान

भारत सरकार
Unique Identification Authority of India

Download Date: 20/01/2022

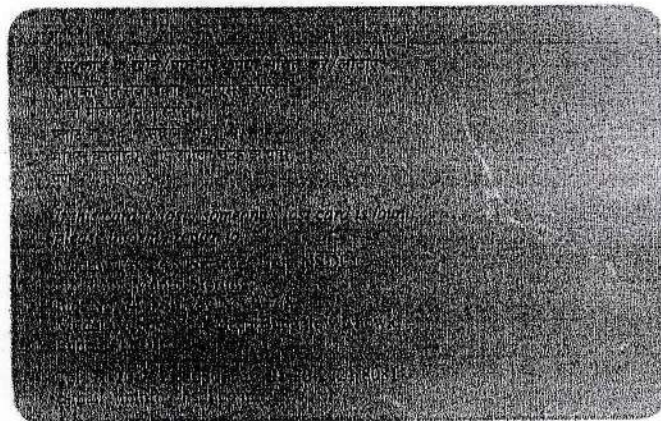
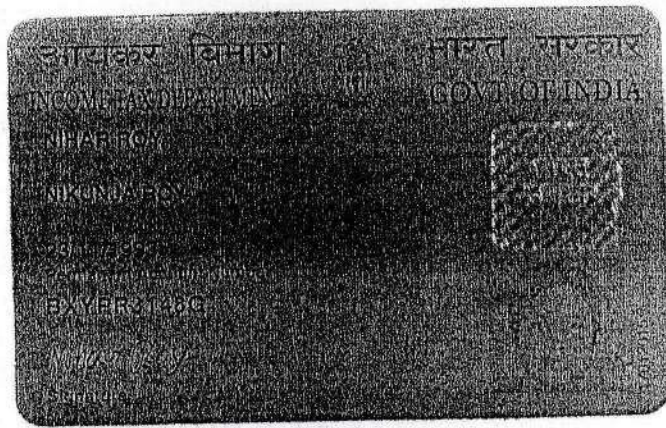
Address:
C/O: Nikunj Roy, RABINDRANAGAR,
PASCHIMPARA, P.O- RABINDRANAGAR,
Chinsurah - Magra, Hooghly,
West Bengal - 712103



9391 1208 4706
VID : 9144 7710 6114 7438

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Nihar Roy



Nihar Roy

Major Information of the Deed



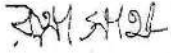
Deed No. :	I-0601-06209/2022	Date of Registration	19/05/2022
Query No./Year	0601-2001470593/2022	Office where deed is registered	
Query Date	18/05/2022 10:55:08 PM	D.S.R. - I HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	Sisir Saha Thana : Chinsurah, District : Hooghly, WEST BENGAL, Mobile No. : 9831149261, S :Advocate		
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. 5,00,000/-	Rs. 23,86,516/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (area)		

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Haridradanga Dharmatala M
Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-2, JI No: 1, Pin Cod
712136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other De
L1	LR-373 (RS :-277)	LR-2808	Bastu	Bastu	4 Katha 13 Chatak	5,00,000/-	23,86,516/-	Property is o Road Adjac Metal Road,
Grand Total :					7.9406Dec	5,00,000 /-	23,86,516 /-	

Land Lord Details :









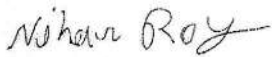
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Ratna Saha Wife of Mr Dipak Saha Executed by: Self, Date of Execution: 19/05/2022 , Admitted by: Self, Date of Admission: 19/05/2022 ,Place : Office			
		19/05/2022	LTI 19/05/2022	19/05/2022

Chinsurah Station Road, Pallyshree, City:- Hooghly-chinsurah, P.O:- Chinsurah R S, P.S:-Chinsurah
 District:-Hooghly, West Bengal, India, PIN:- 712102 Sex: Female, By Caste: Hindu, Occupation:
 House wife, Citizen of: India, PAN No.:: bixxxxxx4a, Aadhaar No: 89xxxxxxxx8915, Status
 :Individual, Executed by: Self, Date of Execution: 19/05/2022
 , Admitted by: Self, Date of Admission: 19/05/2022 ,Place : Office

Developer Details :



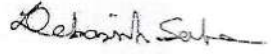
Sl No	Name,Address,Photo,Finger print and Signature
1	Shiv Sankar Construction Yamuna Enclaves, 53- Haridradanga Main Road,, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar District:-Hooghly, West Bengal, India, PIN:- 712136 , PAN No.:: AExxxxxx9d,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Suparna Saha Wife of Mr Biplab Saha Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office	Photo  <small>May 19 2022 1:05PM</small>	Finger Print  <small>LTI 19/05/2022</small>	Signature  <small>19/05/2022</small>
Garbati, Kundugoli,, City:- Hooghly-chinsurah, P.O:- Buroshibtala, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712105, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: GCxxxxxx2Q, Aadhaar No: 86xxxxxxxx0724 Status : Representative, Representative of : Shiv Sankar Construction (as Partner)				
2	Name Mr Debasish Saha (Presentant) Son of Dipak Saha Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office	Photo  <small>May 19 2022 1:05PM</small>	Finger Print  <small>LTI 19/05/2022</small>	Signature  <small>19/05/2022</small>
Pallyshree, Chinsurah Station Road,, City:- Hooghly-chinsurah, P.O:- Chinsurah R S, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712102, Sex: Male, By Caste: Hindu, Occupation: Business Citizen of: India, , PAN No.:: CHxxxxxx9D, Aadhaar No: 69xxxxxxxx7012 Status : Representative, Representative of : Shiv Sankar Construction (as Partner)				
3	Name Mr Nihar Roy Son of Mr Nikunja Roy Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office	Photo  <small>May 19 2022 1:06PM</small>	Finger Print  <small>LTI 19/05/2022</small>	Signature  <small>19/05/2022</small>

Rabindranagar, Paschimpara, Kulihanda,, City:- Hooghly-chinsurah, P.O:- Rabindranagar, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxxx8G, Aadhaar No: 93xxxxxxx4706 Statu Representative, Representative of : Shiv Sankar Construction (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debasish Saha Son of Late Dhananjay Saha Tewari para Lane, Bally More, City:- Hooghly-chinsurah, P.O:- Hooghly, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103			
	19/05/2022	19/05/2022	19/05/2022

Identifier Of Mrs Ratna Saha, Mrs Suparna Saha, Mr Debasish Saha, Mr Nihar Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Ratna Saha	Shiv Sankar Construction-7.94063 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Haridradanga Dharmatala Main Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-2, JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 373, LR Khatian No:- 2808	Owner:রত্না সাহা, Gurdian:দীপক , Address:নিজ। , Classification:বাস্তু, Area:0.07900000 Acre,	Mrs Ratna Saha

19-05-2022

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 13:00 hrs on 19-05-2022, at the Office of the D.S.R. - I HOOGHLY by Mr Debasish Saha

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 23,86,516/-

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

Execution is admitted on 19/05/2022 by Mrs Ratna Saha, Wife of Mr Dipak Saha, Chinsurah Station Road, Pallyshree, P.O: Chinsurah R S, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712102, by caste Hindu, by Profession House wife

Indetified by Mr Debasish Saha, , Son of Late Dhananjay Saha, Tewaripara Lane, Bally More, P.O: Hooghly, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-05-2022 by Mrs Suparna Saha, Partner, Shiv Sankar Construction (Partnership Firm), Yamuna Enclaves, 53- Haridradanga Main Road,, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136

Indetified by Mr Debasish Saha, , Son of Late Dhananjay Saha, Tewaripara Lane, Bally More, P.O: Hooghly, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-05-2022 by Mr Debasish Saha, Partner, Shiv Sankar Construction (Partnership Firm), Yamuna Enclaves, 53- Haridradanga Main Road,, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136

Indetified by Mr Debasish Saha, , Son of Late Dhananjay Saha, Tewaripara Lane, Bally More, P.O: Hooghly, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-05-2022 by Mr Nihar Roy, Partner, Shiv Sankar Construction (Partnership Firm), Yamuna Enclaves, 53- Haridradanga Main Road,, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712136

Indetified by Mr Debasish Saha, , Son of Late Dhananjay Saha, Tewaripara Lane, Bally More, P.O: Hooghly, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2022 11:16AM with Govt. Ref. No: 192022230029795661 on 19-05-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BRODBW7 on 19-05-2022, Head of Account 0030-03-104-001-16

ment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 20/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2311, Amount: Rs.5,000/-, Date of Purchase: 18/05/2022, Vendor name: Rnb
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/05/2022 11:16AM with Govt. Ref. No: 192022230029795661 on 19-05-2022, Amount Rs: 20/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BRODBW7 on 19-05-2022, Head of Account 0030-02-103-003-02

Jmukhopadhyay

Jayanti Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0601-2022, Page from 128878 to 128901
Seri No 060106209 for the year 2022.



Jayanti Mukhopadhyay

Digitally signed by JAYANTI
MUKHOPADHYAY
Date: 2022.05.26 13:30:10 +05:30
Reason: Digital Signing of Deed.

(Jayanti Mukhopadhyay) 2022/05/26 01:30:10 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
West Bengal.

(This document is digitally signed.)