



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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17.12.19.
12.40.

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Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
gements Attached with this
Document are the Part of this
Document.

A.D.S.K. Dey
Burdwan

17 DEC 2019

DEVELOPMENT AGREEMENT

QUERY NO. : 0206-0001924266/2019
DISTRICT : Burdwan presently Paschim
Bardhaman
MOUZA : Arrah
P.S. : Kanksa
AREA OF LAND : 9 (Nine) Decimal

Di

Sl No. 8553 Date 16/12/2019
Sold to Subho Laxmi Real Estate
Address Durgapur 12
Value of Stamp 5000
Date of Purchase of the stamp
Prepared from Treasury 16 DEC 2019
Name of the party from



@hatterjea
Somnath Chatterjea
Stamp Vendor
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17

8100007



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

17 DEC 2019

DEVELOPMENT AGREEMENT IS MADE ON 17th DAY OF DECEMBER, 2019

BETWEEN

SMT. MANISHA BANERJEE [PAN- EXBPB2129H] W/o Sri. Mahadeb Banerjee, by faith Hindu, by Nationality Indian, by occupation - Housewife resident of Arrah Kalinagar, Post-Arrah, P.S-Kanksa, Dist-Pachim Bardhaman, W.B, India, PIN-713212, (hereinafter referred to and called as "**LANDOWNER**") (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

AND

SHUBHO LAXMI REAL ESTATE (PAN - ADNFS0774K) Being a Partnership Firm having its office at DN 28, Chaffe Street, Sector 2B, P.O. Bidhannagar, P.S.-New Township PIN- 713212, Dist-Paschim Burdwan. Represented by its Partner namely **(1) SRI. SOUMITRA MUKHERJEE (PAN -AHTPM9004C)** son of Late Madhusudan Mukherjee, by faith Hindu, by occupation Business residing at 3/15 Arrah Green Park, Arrah Kalinagar, Post-Arrah, Durgapur-713212, P.S-Kanksa, Dist-Paschim Burdwan **(2)SRI. SABYASACHI CHATTERJEE(PAN-AGXPC7912L)**, son of Late Sridhar Chatterjee by faith Hindu, by occupation Business, residing at Bamunara, P.S. Kanksha, P.O. Durgapur in the District of Paschim Burdwan, PIN-713212 and its principal place of business at, 3/15 Arrah Green Park, Arrah Kalinagar, Post-Arrah, Durgapur-713212, P.S-Kanksa, Dist-Paschim Burdwan, & **(3)SRI. BISWANATH DEY(PAN - AIHPD6730F)**, Son of Kartik Dey, by faith Hindu, by occupation Business, residing at Gopalpur Paschim Para, Gopalpur, P.S- Kanksa, Dist- Paschim Bardhaman, PIN- 713212 hereinafter referred as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART.**

WHEREAS schedule mentioned property was purchased by Sabita Roy wife of Sri Kalipada Roy vide deed No-4299 for the year 1978 of A.D.S.R.Durgapur from Smt Anju Prbha Dey wife of Haripada Dey and became absolute owner of the land which give her unfettered power to enjoy the property and transfer the same in any manner later on Sabita Roy wife of Sri Kalipada Roy transferred the same in favour of present owner i.e. Manisha Banerjee by way of sale by registered deed No- 976 for the year 2004 of A.D.S.R. Durgapur and after that she mutated her name in L.R.R.O.R.

AND WHEREAS the first part desire to develop the first schedule property by construction of multistoried building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Malandighi Gram Panchyat but the owner has not the sufficient fund for the development work and for this reason first part is in search of a developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part And whereas the Second part after considering various aspects of execution of the project and proposals of the Owners, has decided to construct multistoried building there- at, consisting of

Manisha Banerjee

apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

I-DEFINITION

- 1.1 **OWNER/LANDLORD:-** SMT. MANISHA BANERJEE [PAN- EXBPB2129H] W/o Sri. Mahadeb Banerjee, by faith Hindu, by Nationality - Indian, by occupation - Housewife resident of Arrah Kalinagar, Post-Arrah, P.S-Kanksa, Dist-Pachim Bardhaman, W.B, India, PIN-713212.
- 1.2 **DEVELOPER:-** Shall mean **SHUBHO LAXMI REAL ESTATE** Being a Partnership Firm having its office at DN 2B, Chaffe Street, Sector 2B, P.O. Bidhannagar, P.S.- New Township PIN- 713212, Dist-Paschim Burdwa, W.B. India.
- 1.3 **LAND:-** Shall mean Bastu land measuring 9 (Nine) Decimal under under Mouza-Arrah, R.S. Plot No- 1596, L.R. Plot No-1971 L.R. Khatian No- 4839, J.L No-91 Under P.S-Kanksa and the Jurisdiction of Malandighi Gram Panchyat ,Dist- Burdwan presently Pachim Bardhaman, W.B.
- 1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the **FIRST SCHEDULE**.
- 1.5 **ARCHITECT(S)-** Shall mean such Architect,(s) whom the Developer may appoint time to time as the architect of the Building.
- 1.6 **PANCHYAT :-** Shall mean the Malandighi Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi Gram Panchyat and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any;
- 1.8 **OWNERS AREA:-** Shall mean Five No of Flat out of which Four No of Flat measuring more or less 700 Sq. Feet (Super Built up) each and rest one Flat measuring more or less 750 Sq. Feet (Super Built up) and 1 (One) Parking space of 120 square ft. together with the undivided inseparable proportionate share and/or interest in the said land. It is pertinent to mentioned that the carpet area of the above mentioned flats shall be 2440 To 2500 Sq. Feet
- 1.9 **DEVELOPER'S AREA:** Shall mean entire area of the Multistoried building/s together with the undivided inseparable proportionate share and/or interest in the said land and the common portions after providing owner area as mentioned

in clause 1.8 of this agreement and remain car parking spaces in the Ground Floor of the Building;

- 1.10 INTEREST FREE REFUNDABLE SECURITY :-** Shall mean Total Rs. 5,00,000/- (Rupees Five Lac) only. Pot of which Rs. 2,00,000/- (~~Rupees Two Lac~~) only payable at the time of execution of this agreement and rest Rs. 3,00,000/- (Rupees Three Lac) only at the time of transfer of physical possession in favour of Developer and same shall be refunded by landowner to the Developer after taking handover of her allocation i.e. Landowner allocation as per this indenture
- 1.11 UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat;
- 1.12 PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
- 1.13 FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations,
- 1.14 PURCHASER/S** shall mean and include:
- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns
 - C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
 - D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
- 1.15 MASCULINE GENDER:** Shall include the feminine and neuter gender and vice versa.

1.16 SINGULAR NUMBER: Shall include the plural and vice-versa.

II- COMENCMENT: - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned herein above at the commencement of this agreement.

III- EFFECTIVENESS: - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

IV: - DURATION: - This agreement is made for a period of 36 months from the date of it become effective with a grace Period of 1 Month.

V: - SCOPE OF WORK: - The Developer shall construct a multistoried building according to sanctioned plan of Malandighi Gram Panchyat over and above the First Schedule Land. If Owner find any illegality in respect in this respect ,all liabilities carry by Developer.

VI:- OWENER DUTY & LIABILITY:-

1. The owners have offered total land of **9 (Nine) Decimal** for development and construction of housing complex consisting of flats/apartments, & parking spaces.
2. That the owner shall vacate the land within 15 days from this agreement and deliver the developer peacefully possession of the 1st scheduled property to the second party subject to the terms and condition of this agreement.
3. The Owners hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
 - c) There is no agreement between the Owners and any other party (except **SHUBHO LAXMI REAL ESTATE**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
4. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e receive sanctioned plan from the Malandighi Gram Panchyat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection



with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sign agreement for sale or sale deed on behalf of the land owner of flats/apartments to the prospective buyers and produce the same before the registering authority and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owner shall not be responsible for any unlawful activities of the Developer.

5. The owner shall responsible to resolved all the legal dispute related to land within 3 months from the getting the knowledge the same.
6. That the owner have agreed that they are personally present before the registration office to sign all the agreement.
7. That the owner also agreed that she shall give a development power of attorney in favour of Developer with in seven days from this agreement.

VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The developer **SHUBHO LAXMI REAL ESTATE** Confirms accepts and assures the owners that they are fully acquainted with, aware of the process/formalities related to similar project in Panchayat area and fully satisfied with the papers /documents related to the ownership, physical measurement of the land litigation free possession ,suitability of the land viability of the said project and will raise not objection with regard and thereto.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning

authority/municipal/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the municipal/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.

4. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
5. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement and in future. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
6. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses within 36 months from the date of sanction of the plan effectiveness of this agreement with further additional period of 6 months if needed.
7. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such case the Developers Shall been the entire responsibility.
8. That the developer shall agree to indemnify the land owner from the obligation of paying Income tax, sales tax or any other duties levies either by the state GOVT. or

Central GOVT. or statutory local authorities from his part which are required to pay for the profits which he derived after selling the flats to the prospective buyer. In case the developer fails to deliver the possession of the flats to the prospective buyers then the developers himself shall be responsible and answerable for the same. In case for any default in the part of developer any legal action will take, then the developer shall personally liable for the said consequences under any circumstances the owner are not responsible for the same.

VIII- DEVELOPER ALLOCATION:-

Developer allocations shall mean all entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the land owner allocation as mentioned in this deed.

IX-Cancellation

1. The Owner have every right to cancel and/or rescind this agreement after 36 months, and Grace period of 6 months if the Developer shall unable to complete the Construction work or fail to make payment according to Second Schedule , for that Owner has to give a one month clear notice to the Developer.

IX-Miscellaneous:-

1. Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
2. Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by judicial or administrative process.
3. Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate if the parties in dispute so agree otherwise two or more arbitrator, to be nominated by both the parties and their legal advisors.



4. Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
5. The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt Or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
6. The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
7. The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the owner will be free from all financial or legal obligation
9. A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their own cost/expense for a guarantee period of next six months after handing over of physical possession of the flats to the customers.



9. That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
10. The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
11. That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.
12. That both the parties can seek specific performance of this agreement through court.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of a Bastu land measuring 9 (Nine) Decimal under Mouza-Arrah, R.S. Plot No- 1596, L.R. Plot No-1971 L.R. Khatian No- 4839, J.L. No-91 Under P.S-Kanksa and the Jurisdiction of Malandighi Gram Panchyat, Dist- Burdwan presently Pachim Bardhaman, W.B butted and bounded :-

By North- De Babu's House

By South— 16 ft Road

By East— Residential House

By West— Residential House

THIRD SCHEDULE**Specification of Building**

STRUCTURAL	RCC Framed with anti-termite treatment in foundation.
WATER SUPPLY	Ground Water.
WALLS	Conventional brickwork/ Outer wall of 10 inch and Inner wall will be 5 Inch.
WALL FINISH	Interior - Wallputty
Exterior	Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony.
KITCHEN	Kitchen Floor made of Anti skit Tiles and platform made of Granite Slab. Glazed tiles, up to the height of three feet from the Kitchen platform, one stainless steel sinks will be provided.
TOILET	Anti skit Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary (Parryware /Hindware) and CP fittings (as per supply), one western type commode, and one Indian type. Concealed plumbing and pipe work.
DOORS	Door frame made of Sal wood. Front Decorative panel Door. Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	Sliding anodized grill glass window.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRINGS	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK & 30(Thirty) Points for 3 BHK, Telephone and television point, Modular switches belong to superior brands, 2 no. of 15 Amp point to be provided for each unit and A.C point will be provided only in Bedroom.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for common areas, services, Lift provided for every floor in the building.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED AND DELIVERED by the OWNERS/FIRST PART at DURGAPUR in the presence of:

Manisha Banerjee

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

SHUBHO LAXMI REAL ESTATE

Somjit Kumar
Partner

WITNESSES:

① Somjit Kumar
Sh. Manisha Kumar
v/n. Angara, Dt. 15
P.S. - Chakraborty, Durgapur

SHUBHO LAXMI REAL ESTATE

Sabyasachi Chakraborty
Partner

Subrata Mukherjee
Plot Sant Mukherjee
Phase, Durgapur-7
DH - Paschim Bardhaman

SHUBHO LAXMI REAL ESTATE

Biswanath Ray
Partner

Drafted and Typed at my office & I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.







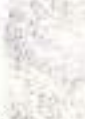



Subrata Mukherjee

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No. - WB/506/2007












SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No. - WB/506/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation  <i>Manisha Banerjee</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Manisha Banerjee</i>				

Signature of the Executants/presentation  <i>Sabyasachi Chatterjee</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Sabyasachi Chatterjee</i>				

Signature of the Executants/presentation  <i>Souprey Kumar</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Souprey Kumar</i>				

Signature of the Executants/presentation  <i>Biswasrath Ray</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Biswasrath Ray</i>				

 भारत सरकार
Government of India


 Surajit Mondal
Father : Manoranjan Mondal
DOB : 15/07/1993
Male



7372 4361 9968

आधार - आम आदमी का अधिकार



 Unique Identification Authority of India

Address:
ANGADPUR, DURGAPUR -15, Durgapur (m Corp.),
Angadpur, Barddhaman, West Bengal, 713215

7372 4361 9968

1947
1800 300 1947

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www.uidai.gov.in

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

GRN: 19-201920-012177954-1 Payment Mode Online Payment
GRN Date: 17/12/2019 11:35:42 Bank : State Bank of India
BRN : IK0AJGVCT0 BRN Date: 17/12/2019 11:37:00

DEPOSITOR'S DETAILS

Id No. : 02060001924266/5/2019

[Query No./Query Year]

Name : Santanu Ghosal
Contact No. : Mobile No. : +91 9563091800
E-mail :
Address : Gopalpur Durgapur12
Applicant Name : Mr SUBRATA MUKHERJEE
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060001924266/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	11
2	02060001924266/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	5014
Total				5025
In Words :	Rupees Five Thousand Twenty Five only			

आयकर विभाग
INCOME TAX DEPARTMENT



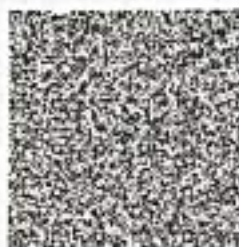
भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
EXBPB2129H

नाम / Name: MANISHA BANERJEE
पिता का नाम / Father's name: SANTOSH KUMAR CHOUDHURY
जन्म की तारीख / Date of Birth: 14/10/1967
लिंग / Gender: Female



Manisha Banerjee
हस्ताक्षर / Signature



Signature Not Verified

Signed by: Income Tax PAN Services Unit, UTHESI

Date: 11/12/2019, 233731
Reason: Document Signer
Location: India

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कम्प्यूटर से संचालित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलैक्ट्रॉनिक जानकारी का आसानी से पता चलना व बदली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader". इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में वर्धित क्वोडर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Manisha Banerjee

Cut

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card

EXBPB2129H

नाम / Name
MANISHA BANERJEE

पिता का नाम / Father's Name
SANTOSH KUMAR CHOUDHURY

जन्म की तारीख / Date of Birth
14/10/1967


Manisha Banerjee

हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTHESI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/भेजें।
आयकर पैन सेवा यूनिट, UTHESI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी.बेलपुर,
नवी मुंबई-400 614.

INCOMETAX DEPARTMENT
BISWANATH DEY
KARTICK DEY
09/02/1978
Permanent Account Number
AIHPD6730F
Signature


Biswanath Dey

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOUMITRA MUKHERJEE
MADHUSUDAN MUKHERJEE

04/02/1976

Permanent Account Number

AHTPM9004C

Signature

Signature



Sample receipt

04/02/1976

INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SADYASACHI CHATTERJEE

SRIDHAR CHATTERJEE

63427974

Permanent Account Number

AGXPC7912L

Sadyasachi Chatterjee

Signature

Sadyasachi Chatterjee

Major Information of the Deed



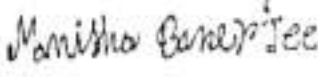
Deed No :	I-0206-07719/2019	Date of Registration	17/12/2019
Query No / Year	0206-0001924266/2019	Office where deed is registered	
Query Date	16/12/2019 3:58:43 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 7797737722. Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 22,95,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 5,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1971 (RS :-1596)	LR-4839	Bastu	Bastu	9 Dec	1/-	22,95,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
Grand Total :					9Dec	1/-	22,95,000 /-	



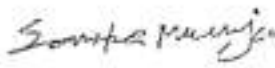





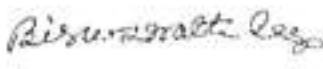
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs MANISHA BANERJEE (Presentant) Wife of Mr MAHADEB BANERJEE Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office			
		17/12/2019	LTI 17/12/2019	17/12/2019
Arrah Kalinagar, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: EXBPB2129H, Aadhaar No: 99xxxxxxxx7125, Status :Individual, Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office				

Developer Details :



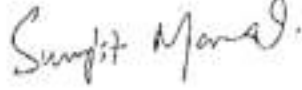
Sl No	Name,Address,Photo,Finger print and Signature
1	SHUBHO LAXMI REAL ESTATE DN 28, Chaffe Street, Sector 2B, P.O:- Bidhannagar, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: ADNFS0774K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOUMITRA MUKHERJEE Son of Late MADHUSUDAN MUKHERJEE Date of Execution - 17/12/2019, , Admitted by: Self, Date of Admission: 17/12/2019, Place of Admission of Execution: Office	 <small>Dec 17 2019 1:38PM</small>	 <small>LTI 17/12/2019</small>	 <small>17/12/2019</small>
	3/15 Arrah Green Park, Arrah Kalinagar, P.O:- Arrah, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHTPM9004C, Aadhaar No: 26xxxxxxxx8439 Status : Representative, Representative of : SHUBHO LAXMI REAL ESTATE (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr SABYASACHI CHATTERJEE Son of Late SRIDHAR CHATTERJEE Date of Execution - 17/12/2019, , Admitted by: Self, Date of Admission: 17/12/2019, Place of Admission of Execution: Office	 <small>Dec 17 2019 1:37PM</small>	 <small>LTI 17/12/2019</small>	 <small>17/12/2019</small>
	3/15 Arrah Green Park, Arrah Kalinagar, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGXPC7912L, Aadhaar No: 31xxxxxxxx7982 Status : Representative, Representative of : SHUBHO LAXMI REAL ESTATE (as PARTNER)			
3	Name	Photo	Finger Print	Signature
	Mr BISWANATH DEY Son of Mr KARTIK DEY Date of Execution - 17/12/2019, , Admitted by: Self, Date of Admission: 17/12/2019, Place of Admission of Execution: Office	 <small>Dec 17 2019 1:37PM</small>	 <small>LTI 17/12/2019</small>	 <small>17/12/2019</small>

Gopalpur Paschim Para, Gopalpur, P.O:- Gopalpur, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIHPD6730F, Aadhaar No: 31xxxxxxxx9882 Status : Representative, Representative of : SHUBHO LAXMI REAL ESTATE (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, P.O:- Angadpur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713215			
	17/12/2019	17/12/2019	17/12/2019
Identifier Of Mrs MANISHA BANERJEE, Mr SOUMITRA MUKHERJEE, Mr Sabyasachi Chatterjee, Mr BISWANATH DEY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MANISHA BANERJEE	SHUBHO LAXMI REAL ESTATE-9 Dec

Land Details as per Land Record

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1971, LR Khatian No:- 4839	Owner:মনীষা ব্যানার্জী, Gurdian:মহাদেব , Address:নিজ , Classification:বাস্ত, Area:0.09000000 Acre.	Mrs MANISHA BANERJEE

Endorsement For Deed Number : I - 020607719 / 2019

On 17-12-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:40 hrs on 17-12-2019, at the Office of the A.D.S.R. DURGAPUR by Mrs MANISHA BANERJEE ,Executant.

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 22,95,000/-

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

Execution is admitted on 17/12/2019 by Mrs MANISHA BANERJEE, Wife of Mr MAHADEB BANERJEE, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-12-2019 by Mr SOUMITRA MUKHERJEE, PARTNER, SHUBHO LAXMI REAL ESTATE (Partnership Firm), DN 28, Chaffe Street, Sector 2B, P.O:- Bidhannagar, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-12-2019 by Mr SABYASACHI CHATTERJEE, PARTNER, SHUBHO LAXMI REAL ESTATE (Partnership Firm), DN 28, Chaffe Street, Sector 2B, P.O:- Bidhannagar, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-12-2019 by Mr BISWANATH DEY, PARTNER, SHUBHO LAXMI REAL ESTATE (Partnership Firm), DN 28, Chaffe Street, Sector 2B, P.O:- Bidhannagar, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,014/- (B = Rs 5,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/12/2019 11:37AM with Govt. Ref. No: 192019200121779541 on 17-12-2019, Amount Rs: 5,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AJGVCT0 on 17-12-2019, Head of Account 0030-03-104-001-15

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 11/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8553, Amount: Rs.5,000/-, Date of Purchase: 16/12/2019, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/12/2019 11:37AM with Govt. Ref. No: 192019200121779541 on 17-12-2019, Amount Rs: 11/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AJGVCT0 on 17-12-2019, Head of Account 0030-02-103-003-02



Partha Bairaggya

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0206-2019, Page from 175307 to 175332
being No 020607719 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.12.31 16:35:04 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2019/12/31 04:35:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)