

4431/19

D-4022/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 550608 E 550608

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

Adtl. Dist. Sub-Registrar
Alipore, South 24 Parganas

10 JUL 2019

DEVELOPMENT AGREEMENT:

THIS AGREEMENT is made this 8th day of JULY, TWO THOUSAND NINETEEN, Anno Domini,

8.7.19
22:48
1605 0001030208/19
v.c. case no - 958/19

10-18Pm

Jr

1- 5 JUL 2019

2565 Date.....
Sold to.....
Rupees..... 210

S CHAKRABORTY
Advocate, Alipore Judges' Court
Kolkata - 27



(Signature)
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., KOL-27

2585 N 2224

- Atiy M. Chanda.



2972

- Atiy M. Chanda.



2973

- Sandhya Roy



Biplal Das
10-Haranshra Das
Alipore Police Court
Kolkata - 700 20

Addl. Dist. Sub-Registrar
Alipore
- 8 JUL 2019
South 24 Pgs. KOL-27

: B E T W E E N :

SMT. SANDHYA ROY Wife of Sri Nalinaksha Roy, By Faith Hindu, By Occupation-Housewife, PAN-ATEPR8592B, residing at L-28, Kamdahari Bose Para, Post Office - Garia, Police Station - Banskroni, Kolkata-700084, hereinafter called and referred to as the "OWNER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include her heir/heirs, successor/ successors, executor/executors, administrator/ administrators, legal representative/ representatives and person/ persons, deriving title under him} of the FIRST PART.

: A N D :

SRI AJOY KUMAR CHANDA Son of Late Birendra Lal Chanda, PAN-ACPPC8525M, Sole Proprietor of "M/S.CONCORD CONSTRUCTION" having its Office at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, hereinafter called and referred to as the "BUILDER/ COLLABORATOR/ DEVELOPER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his heir/heirs, successor/successors, executor/executors, legal representative/ representatives, administrator/ administrators, successor-in-Office, and assigns} of the SECOND PART.

W H E R E A S in this Agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning :-

- I) The "FIRST PARTY" shall mean and include the OWNER of the Property of the Premises and her heirs and successors, representatives, executors.

- II) The "SECOND PARTY" shall mean and include the "BUILDER/ DEVELOPER" and his heirs, successors, representatives, executors.

III) The said "PROPERTY OR LAND" shall mean ALL THAT piece or parcel of land measuring 1 Cottahs 8 Chittaks more or less together Structure thereon in Mouza-Kamdahari, R.S. Khatian No.179, Dag No.135, J.L. No.49, Touzi No.14, J.L. No.49, within limits of Kolkata Municipal Corporation, at Premises No.144/A, Bakshi Pally, Postal Address L-28, Kamdahari Bose Para, Police Station-previously Regent Park now Bansdroni, Assessee No.311120202459, WARD NO.112, Kolkata-700084, District South 24-Parganas, is in the possession of the First Party/Owner particularly described in the FIRST SCHEDULE hereunder written.

IV) "OWNER'S ALLOCATION" shall mean the Owner will be provided One Flat in the First floor, North-Western Side, measuring 700 Square Feet Built Up Area more or less including common stair case, as per Building Sanction Plan and One Car Parking Space on the Ground floor, measuring 135 Square Feet more or less as per Developer's Choice, together with common areas and facilities and ultimate common roof right and common lift facility. Be it noted that owner shall have no further any claim or any demand from any part of the Developers' allocation save and except Owner's allocation out of the entire building.

V) "DEVELOPERS' ALLOCATION" shall mean save and except the owners allocation as mentioned above the remaining entire allocation/FAR of the sanction plan as per Developer's choice and construction in the entire building is of Developer's allocation with the right to sale his allocated Flats and Car Parking Spaces, shops/commercial spaces to the different intending purchases without any interference of the owner.

VI) "PRINCIPAL'S ACCOUNT" shall mean and as referred to in "POWER OF ATTORNEY" shall mean the Developers' Account who will bear the total expenses for construction of Building thereon in the said Property at his own liability and responsibility.

VII) "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase-cum-landing, equipments and accessories, common use and enjoyment of roof.

W H E R E A S on 9th March, 1957, said Jiban Krishna Ghosh, Sold, conveyed and transferred the land measuring 3 Cottahs 00 Chittaks more or less together Tiali Shed Structure in Mouza-Kamdahari, R.S. Khatian No.179, Dag No.135, J.L. No.49, Touzi No.14, J.L. No.49 to Smt. Mahamaya Ghosh, Wife of Late Sanker Kumar Ghosh, by way of Registered Bengali Kobala, which was registered at SR Alipore, recorded in Book No.I, Volume No.45, pages 55 to 58, being No.2065, for the year 1957 and after purchase the said Smt. Mahamaya Ghosh mutated her name in the record of the Kolkata Municipal Corporation and paid regular taxes thereon for the Premises No.144, Bakshi Pally, Police Station-previously Regent Park now Bansdrani, Assessee No.311120201443, WARD NO.112, Kolkata-700084, District South 24-Parganas.

A N D W H E R E A S subsequently on 31st January, 2006, said Smt. Mahamaya Ghosh gifted her landed property i.e. land measuring 1 Cottahs 8 Chittaks out of 3 Cottahs 00 Chittaks more or less together with Tiali Shed Structure in Mouza-Kamdahari, R.S. Khatian No.179, Dag No.135, J.L. No.49, Touzi No.14, J.L. No.49, within limits of Kolkata Municipal Corporation, being Premises No.144, Bakshi Pally, Police Station-previously Regent Park now Bansdrani, Assessee No.311120201443, WARD NO.112, Kolkata-700084, District South 24-Parganas to her Daughter Sandhya Roy, by way of registered Bengali Dan Patra, which was registered at DSR-I, Alipore, recorded in Book No.I, Volume No.105, pages 163 to 175, being No.01303, for the year 2006 and after Gift Deed Sandhya Roy mutated her name in the record of the Kolkata Municipal Corporation and renumbered the Premises as Premises No.144/A, Bakshi Pally,

Postal Address L-28, Kamdahari Bose Para, Police Station-previously Regent Park now Bansdrani, Assessee No.311120202459, WARD NO.112, Kolkata-700084, District South 24-Parganas and paying regular taxes thereon .

The Owner is as lawful Owner is seized and possessed of her Property.

AND WHEREAS the First Party herein as Owner of the said Property have decided to "Commercially Exploit" through residential Building by raising new proposed Building and/or as per Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION on the said Property more fully and particularly described in the FIRST SCHEDULE below and the Second Party having sound knowledge and financial ability approached the First Party with the terms, conditions and covenants herein below appearing and the First Party herein allowed the Second Party herein to raise such construction at his own cost and/or at the cost of his nominees on the FIRST SCHEDULE Property as per the Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION for the benefit of the parties to this AGREEMENT.

AND WHEREAS the Second Party hereinafter considering the proposal of the First Party herein have agreed to raise Building as per Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION, at his own cost and/or his nominees' cost as described in the FIRST SCHEDULE below on certain terms and conditions to which the FIRST PARTY agreed and Second Party confirmed.

AND WHEREAS to avoid future complication, the parties execute this Agreement this day by incorporating the said terms and conditions as FOLLOWS :-

: TERMS & CONDITIONS :

- 1) That the First Party herein shall give vacant Possession of the said property described in the FIRST SCHEDULE below to the Second Party within 15 {Fifteen} Days from the date of notice.

- 2) That the SECOND PARTY herein on receiving vacant Possession of the property described in the FIRST SCHEDULE below as stated above shall at his cost and/or at the cost of his nominees will start the construction after obtaining the Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION in favour of the FIRST PARTY.

- 3) That the First Party shall pay all the arrears of Corporation Taxes, including GR for the FIRST SCHEDULE Property upto the date of AGREEMENT and prior to give vacant Possession of the said Property and shall be liable to pay Corporation Taxes of the FIRST SCHEDULE Property proportionately. The Owner will get One Flat in the First floor, North-Western Side measuring 700 Square Feet Built Up Area more or less including common stair case, as per Building Sanction Plan and One Car Parking Space on the Ground floor, measuring 135 Square Feet more or less as per Developer's Choice, together with common areas and facilities and ultimate common roof right and common lift facility. Be it further noted save and except the above Owner's allocation, the Owner in future will not claim or demand anything from the Developer/Second Party.

- 4) That the First Party herein shall allow the Second Party to erect said G+III Storied Building construction as per the Choice of Developer as per Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION at his nominees' cost in the land described in the FIRST SCHEDULE below.

- 5) That the Second Party herein at his own cost and initiative will make the said Plan to be Sanctioned to the alteration/modification, if necessary,

in the name of the First Party from the KOLKATA MUNICIPAL CORPORATION and the First Party shall assist/co-operate in all respect in obtaining the sanctioned, modification/alteration of Plan by the KOLKATA MUNICIPAL CORPORATION for construction wherein the First Party will not make any hindrances or obstructions. The Second Party will demolish the existing rooms at his own cost and sale proceeds will be done by him and the entire amount of Sale Proceeds will be credited on the Second Party's account.

6} That the First Party shall allow the Second Party to stock all Building materials within the said Premises after demolishing and dispose of the realize the sale proceed by the Second Party shall take all steps for protection of the same including Building/renovating of existing boundary walls on or about the said FIRST SCHEDULE Property and to appoint darowan/darowans and/or his own men and to keep them posted at site and providing them temporary facilities within the said premises for security purpose.

7} That the First Party shall execute one POWER OF ATTORNEY in favour of the SECOND PARTY empowering and/or authorizing the Second Party to negotiate act and do all things necessary for and on behalf of the First Party for more fully and effectually in respects as they could do the same themselves with regard to obtaining the necessary, sanction, permits, amalgamation with appurtenant land, quotas etc. from the KOLKATA MUNICIPAL CORPORATION and Government and/or Semi Government Institution including Police Authorities of the First Party, if necessary, and also the powers empowered to him with the clauses as mentioned and to be mentioned in the Power of Attorneys.

8} That the First Party shall further authorize the Second Party to act on his behalf by incorporating the following acts and deeds in the aforesaid GENERAL POWER OF ATTORNEYS.

- 9) To advertise, negotiate, execute by signing and registering, transfer document or documents of Agreement and to receive Booking money advance or earnest money and consideration money and to allow the Intending Purchasers to take loan from any Authority or Body or Bodies or even documents relating to the said transfer in the proposed Building for and on behalf of the First Party in the capacity of the Owner in addition to the capacity of the Second Party for more fully assuring and/or securing the right, title and interest of the Intending Purchaser or Purchasers of the aforesaid proposed constructed area.
- 10) That the First Party shall have no claim on the sale proceeds of the said constructed areas other than the Owner's Allocation described in the SECOND SCHEDULE hereunder written which shall rightfully belong to the Second Party in consideration of his investment and endeavour in erecting the aforesaid Building on the land described in the FIRST SCHEDULE below.
- 11) That the First Party shall have no right of objection on to the price to be claimed by the Second Party from his Intending Purchaser or Purchasers in respect of the said constructed area other than the First Parties allocation money as mentioned in the SECOND SCHEDULE below.
- 12) That the First Party shall have "NO OBJECTION" of being treated as Owner of the Flats to the Intending Purchasers to be constructed even under the WEST BENGAL APARTMENT OWNERSHIP ACT XVI OF 1972, subject to all subsequent amendments and/or the Second Party taking all necessary steps towards registering the aforesaid construction comprising several self-contained spaces/flats under the WEST BENGAL APARTMENT {REGULATION OF CONSTRUCTION AND TRANSFER} ACT, XVIII OF 1979.
- 13) That the First Party shall execute at the option of the Second Party the necessary documents in favour of the Second Party or his nominee or nominees including the Intending Purchaser or Purchasers of the said constructed areas which includes the spaces/flats or do such other things as

would be deemed necessary for more fully assuring the right, title and ownership of the Second Party or his nominee or nominees including the Intending Purchaser/Purchasers in respect of the Flats.

14} That the Second Party shall complete the Flats in the said premises in all respect including completion of electrical fittings and fixtures fixing up flush door and windows, plumbing work, plaster of parish for internal walls and cement base Colour in external walls within 24 Months from the date of obtaining the Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION. However, the period will be extended further 9 {Nine} Months.

15} That the Second Party shall complete the construction within 24 Months from the date of quitting the FIRST SCHEDULE below Property by the First Party and after obtaining the Sanctioned Plan from the KOLKATA MUNICIPAL CORPORATION but will not stand the above conditions, if not be restrained for unavoidable reasons or force-majeure.

16} That the Second Party shall complete the construction of the said new proposed Building or as per Sanction Plan on land described in the FIRST SCHEDULE below within 24 Months from the date of obtaining the Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION. However, the period will be extended further 9 {Nine} Months and in the ground floor the Developer will do the construction of Flat and Commercial space as per his choice wherein the owner/first party shall have no objection in any way.

17} That each terms of this Agreement is the consideration for the other and failure to comply with the terms and conditions of this Agreement by either of the Parties shall be a cause of action as mentioned below.

18} This Agreement will not be treated as a Partnership between the First Party and Second Party or an Agreement for sale of the said property by the First Party to the Second Party. The agreement will not be treated as assignment/sale agreement.

- 19} The Building will be constructed for Residential purposes.
- 20} The Second Party declared that he has entered into this Agreement after fully satisfying about the title of the FIRST PARTY. Save and except any material defect of title and the Property being encumbered.
- 21} All out of pocket expenses of and incidental to this Agreement and the transactions in pursuance thereof including the Deed/Deeds of Conveyance/ Conveyances and other assurance in respect thereof in connection with the Proposed Building including Stamp Duty and Registration charges shall be borne and paid by the Second Party and/or his nominees alone.
- 22} The Second Party shall indemnify and keep indemnified the First Party against all losses, damages, costs, charges, expenses that will be incurred or suffered by the First Party on account of arising out of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise however.
- 23} The First Party shall indemnify and keep indemnified the Second Party against all losses, damages, expenses that will be incurred for suffered by the Second Party on account of arising out of any breach of any those terms or any law or otherwise however.
- 24} The Second Party will be solely liable if the Building be demolished or fall down during the tenure of the construction or later on the First Party will not in any way either Criminally or in Civil be liable in whatsoever manner.
- 25} In case of any dispute or differences or questions concerning the time period completion of period of work and Payment of consideration to the Owner the same shall be referred the Arbitration wherein the each party will

appoint one Arbitrator and in case of differences the opinion both the Arbitrator the decision of the Umpire to be appointed by both the Arbitrator will be final, under the provision of INDIAN ARBITRATION ACT, 1940, and/or any other statutory modification and/or enactment.

26} The Jurisdiction of the Court will be at ALIPORE.

27} That after demolishing the existing structure all the sale proceeds will be credited in favour of the Second Party.

28} All the outstanding tax till date of execution of this Agreement the Owner/first party will pay all the dues and all original papers will be handed over by the Owner to the Developer at the time of execution of this agreement.

: THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land measuring 1 Cottahs 8 Chittaks more or less together with 626 Square Feet Tiali Shed Structure thereon in Mouza-Kamdahari, R.S. Khatian No.179, Dag No.135, J.L. No.49, Touzi No.14, J.L. No.49, within limits of Kolkata Municipal Corporation, at Premises No.144/A, Bakshi Pally, Postal Address L-28, Kamdahari Bose Para, Police Station-previously Regent Park now Bansdroni, Assessee No.311120202459, WARD NO.112, Kolkata-700084, District South 24-Parganas, and butted and bounded by :-

ON THE NORTH : KMC Premises No.144, Bakshi Pally, Kolkata-84.

ON THE EAST : KMC Premises No.143, Bakshi Pally, Kolkata-84.

ON THE SOUTH : 4A, Sonali Park and 7' feet wide Road.

ON THE WEST : Dag No.136.

: THE SECOND SCHEDULE ABOVE REFERRED TO :

OWNER will be provided One Flat in the First floor, North-Western Side measuring 700 Square Feet Built Up Area more or less including common stair case, as per Building Sanction Plan and One Car Parking Space on the Ground floor, measuring 135 Square Feet more or less as per Developer's Choice, together with common areas and facilities and ultimate common roof right and common lift facility. Be it further noted save and except the above Owner's allocation the Owner will not claim or demand anything from the Developer/Second Party.

: SPECIFICATION OF THE FLAT :

TYPE OF STRUCTURE :

R.C.C. Foundation and footing in the concrete proportionate of 4:2:1 cement ratio after adequate soil treatment and consolidation.

SUPER - STRUCTURES :

R.C.C. frame work, column, beams, slabs, lintels, chajja etc. in the concrete proportion of 4:2:1 ratio with 200mm thickness brick work on outside walls with 1st Class kiln burnt bricks in cement mortar ratio 5:1 proportion and 75mm thick inside Partition walls and 125mm thick Partition wall between the Flat will done by 1st Class Kiln burnt bricks and total construction work will be done by Ultratech/Ambuja Cement.

FLOORING :

Entire Flooring will be of (2' x 2') cut piece Marble finish.

DOORS :

Main Door of gamer Wood and others doors will be provided of Flash Door, bath room PVC.

WINDOWS :

Aluminum sliding with outside ½ bar still grill.

KITCHEN :

R.C.C.Cooking Platform with granite in stainless still sink with necessary 2 Nos. Water taps will be provided. Basin of suitable size be fixed.

TOILET :

- (a)... Concealed internal Hot and cold water lines within CPVC/UPVC Pipes and fittings geyser point should be given (only for Toilet not for W.C.).
- (b)... Porcelain Commode European style of standard quality (parryware).
- (c)... 1 Shower, 2 Taps with necessary C.P.Fittings or other standard quality at each toilet.
- (d)... Porcelain hand washbasin with pillar cock.

PLUMBING & DRAINAGE :

- A)... Necessary drain sewer lines, inspection pits and necessary duly connected to the septic tank.
- B)... submersible Water pump will be installed in underground water reservoir.
- C)... Supreme PVC rain water pipes for roof under disposal.
- D)... Total standard quality fittings.
- E)... Geyser line for toilet only with hot and cold water provision.

PAINTING :

- A)... Water roof cement based/snowsane and ACE Asian paint will be used on outside walls of the building and inside walls will be finished up to plaster of parish.

B)... Wooden Primer will be on all wooden doors enamel pints on outside window grill.

ELECTRIFICATION :

A)... Concealed wiring with copper cable of reputed brand built in switch board with modilished switches will be provided.

B)... 2 Light Points, 1 Fan Point and 1 Plug Point in each Bed Room and One A.C. Point in one bed room.

C)... 3 Light Points, 2 Fan Points, 1 Power Point and two Plug Points in each Living-cum-Dining Room.

D)... 1 Light Point, 1 Exhaust Fan Point and 4 Power Points in each Kitchen.

E)... 1 Light Point in W.C. and 1 Light point and 1 exhaust fan point for toilet.

F)... 1 Calling Bell point for the flat.

ELECTRIC METER :

Procurement of electric meter for individual flats from WBSEDCL and installation of Transformer and service charges shall be on account of and at the cost of the Owners and other respective Flat Purchaser.

ROOF FLOORING :

Cement concrete/roof tiles.

WATER SUPPLY :

Water will be provided through K.M.C. water supply.

Provision of 4 passenger Lift facility.

IN WITNESSES WHEREOF, the PARTIES have set and subscribed their respective hands and seal by the day, month and year first above written.

SIGNED SEALED AND DELIVERED
BY THE OWNER AT KOLKATA
IN THE PRESENCE OF :

1. ABHISHEK ROY :
L-28, BOSE PARA, KAIMDAHARI
P.O.-GARIA, P.S.-BANSDRONI,
KOLKATA-700084.

2. Debraj Majumdar
345, Sarat falls
Bansdroni, Kol-70.

Sandhya Roy
SIGNATURE OF THE OWNER

SIGNED SEALED AND DELIVERED
BY THE DEVELOPER AT KOLKATA
IN THE PRESENCE OF :

1. ABHISHEK ROY

2. Debraj Majumdar

For Concord Construction

Ajoy K. Chanda

Proprietor

SIGNATURE OF THE DEVELOPER.

DRAFTED AND PREPARED BY ME.

[Signature]
{ ADVOCATE 19/434/195/99
ALIPORE JUDGES' COURT. KOL-27.

TYPED BY ME.

[Signature]
{ TYPIST }

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Sandhya Roy

Name SANDHYA ROY
 Signature *Sandhya Roy*

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Ajay K. Chanda

Name AJAY KUMAR CHANDA
 Signature *Ajay K. Chanda*

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name
 Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANDHYA ROY
SANKER GHOSH

12/05/1955
Permanent Account Number
ATEPR8592B

Sandhya Roy
Signature



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

*इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, ए.टी.टी.एस.एल.
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614*

Sandhya Roy



भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No. : 2189 69467 48703

To
Sandhya Nayak
W/O Nalinaksha Nayak
L-28
Bose Para, Kamdahari
Kolkata
Garia
South 24 Parganas West Bengal - 700084
9432273890

Download Date : 08/01/2018

Generation Date : 27/12/2017

Signature valid



आपका कमांक / Your Aadhaar No. :
2232 8196 0594

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Sandhya Nayak
Date of Birth/DOB: 12/05/1955
Female: FEMALE



2232 8196 0594



मेरी पहचान



- आधार पहचान का प्रमाण है, सार्वजनिक का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

संस्कृत - हिन्दी

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

• आधार देश भर में मान्य है।

• आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।

• Aadhaar is valid throughout the country.

• Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
W/O Nalinaksha Nayak, L-28, Bose
Para, Kamdahari, Kolkata, Garia,
South 24 Parganas,
West Bengal - 700084

2232 8196 0594

Sandhya Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJOY KUMAR CHANDA
BIRENDRA LAL CHANDA
19/02/1958

Permanent Account Number

ACPPC8525M

Ajoy K. Chanda

Signature



Ajoy K. Chanda.

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें :

आयकर पैन सेवा यूनिट, UETSI,
प्लॉट नं: 3, सेक्टर 11, सीडी बीएलएफ,
नवी मुंबई-400 614.



भारत सरकार
GOVERNMENT OF INDIA



অজয় কুমার চন্দা
Ajoy Kumar Chanda
পিতা : বীরেন্দ্র লাল চন্দা
Father : BIRENDRA LAL CHANDA
জন্ম সাল / Year of Birth : 1958
পুরুষ / Male



2406 2135 6861

স্বাক্ষার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২৩/এম/১২, নাকতলা রোড,
নাকতলা, নাকতলা, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০৪৭

Address:
23/M/12, NAKTALA ROAD,
NAKTALA, Naktala S.O.,
Naktala, Kolkata, West
Bengal, 700047

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Ajoy Ku. Chanda








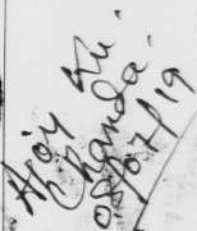


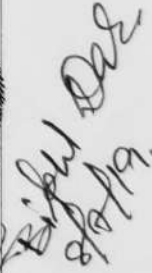
Government of West Bengal

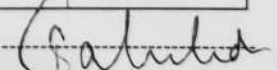
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16050001030208/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SANDHYA ROY L-28, Kamdahari Bose Para, P.O:- Garia, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			
2	Mr AJOY KUMAR CHANDA 23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Representative of Developer [MS CONCOR D CONSTRUCTION]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BIPUL DAS Son of Mr Harekrishna Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mrs SANDHYA ROY, Mr AJOY KUMAR CHANDA			


(Sukanya Talukdar)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal

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

19-201920-003762008-1

Payment Mode Online Payment

Date: 08/07/2019 08:05:44

Bank : State Bank of India

IK0ACWFVK0

BRN Date: 08/07/2019 08:06:03

DEPOSITOR'S DETAILS

Id No. : 16050001030208/2/2019

[Query No./Query Year]

Name : SUDIPTA CHAKRABORTY
Contact No. :
E-mail :
Address : Alipore Judges Court Kolkata700027
Applicant Name : Mr Sudipta Chakraborty
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16050001030208/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	20
2	16050001030208/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				41

In Words : Rupees Forty One only

Major Information of the Deed

Deed No :	I-1605-04022/2019	Date of Registration	10/07/2019
Deed No / Year	1605-0001030208/2019	Office where deed is registered	
Deed Date	01/07/2019 9:29:41 AM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sudipta Chakraborty Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831036678, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 12,67,801/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakshi Pally Road, , Premises No: 144/A, , Ward No: 112 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			Bastu	1 Katha 8 Chatak	1/-	10,80,001/-	Width of Approach Road: 7 Ft.,
Grand Total :				2.475Dec	1 /-	10,80,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	626 Sq Ft.	1/-	1,87,800/-	Structure Type: Structure
Gr. Floor, Area of floor : 626 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		626 sq ft	1 /-	1,87,800 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs SANDHYA ROY Wife of Mr Nalinaksha Roy L-28, Kamdahari Bose Para, P.O:- Garia, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ATEPR8592B, Status :Individual, Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Pvt. Residence

Owner Details :

MS CONCORD CONSTRUCTION

23/M/12, Naktala Road, P.O:- Garia, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: ACPPC8525M, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr AJOY KUMAR CHANDA (Presentant) Son of Late Birendra Lal Chanda 23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACPPC8525M Status : Representative, Representative of : MS CONCORD CONSTRUCTION (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIPUL DAS Son of Mr Harekrishna Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			

Identifier Of Mrs SANDHYA ROY, Mr AJOY KUMAR CHANDA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHYA ROY	MS CONCORD CONSTRUCTION-2.475 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHYA ROY	MS CONCORD CONSTRUCTION-626.00000000 Sq Ft

Endorsement For Deed Number : I - 160504022 / 2019

On 08-07-2019

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

Presented for registration at 22:48 hrs on 08-07-2019, at the Private residence by Mr AJOY KUMAR CHANDA ..

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 12,67,801/-

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

Execution is admitted on 08/07/2019 by Mrs SANDHYA ROY, Wife of Mr Nalinaksha Roy, L-28, Kamdahari Bose Para, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession House wife

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

Execution is admitted on 08-07-2019 by Mr AJAY KUMAR CHANDA, Proprietor, MS CONCORD CONSTRUCTION (Sole Proprietorship), 23/M/12, Naktala Road, P.O:- Garia, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr BIPUL DAS, , Son of Mr Harekrishna Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 10-07-2019

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.

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/07/2019 8:06AM with Govt. Ref. No: 192019200037620081 on 08-07-2019, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ACWFVK0 on 08-07-2019, Head of Account 0030-03-104-001-16

Payment 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 2565, Amount: Rs.5,000/-, Date of Purchase: 05/07/2019, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/07/2019 8:06AM with Govt. Ref. No: 192019200037620081 on 08-07-2019, Amount Rs: 20/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ACWFVK0 on 08-07-2019, Head of Account 0030-02-103-003-02

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 139516 to 139544
being No 160504022 for the year 2019.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2019.07.17 17:03:57 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 17/07/2019 17:03:49
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)