

1157/19

D-1045/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 565745

Certified that the stamp above is authentic
 and has been cancelled with this
 document.

20 FEB 2019
 Superintendent
 Registrar, West Bengal

20 FEB 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 20th day of February, Two Thousand
 Nineteen (2019), BETWEEN

ARCON INFRA CO.
 Amanish Das
 Proprietor

20.2.19
 12:42
 Dr.
 1605000
 205550/19

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SMT. MAHUA GUPTA, (PAN- ANSPG0869Q), wife of Sri Abhijit Gupta and also daughter of Late Hirak Chandra Maulik and daughter of Smt. Madhabi (Mazumder) Maulik, by faith – Hindu, by occupation – Housewife, residing at 91/10, Jaykrishna Street, Uttarpara Kotrung (M), Uttarpara, Hooghly, Pin-712258, and present address 103, E-Block Baghajatin Pally, P.O. Baghajatin, P. S. Patuli, Kolkata – 700086, in the District of South 24-Parganas, hereinafter referred to as the **“LAND OWNER”** (which term of expression shall always mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

ARCON INFRA CO., a proprietorship concern, having its registered office at “Rainbow Apartment”, 35, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, being represented by its Proprietor **SRI AMARESH DAS, (PAN- AHRPD5186G)**, son of Late Bhupendra Chandra Das, by faith – Hindu, by occupation – Business, residing at 31, Avenue 1st Road, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors, administrators, executors, legal representatives and assigns) of the **OTHER PART**.

WHEREAS by an indenture dated 11.08. 1994, the Governor of the State of West Bengal being absolute owner donated or gifted the homestead land measuring about 3 Cottahs 4 Chittack 0 Sq.ft. being E.P. No. 664, S.P. No. 586, in C.S. Plot Nos. 88(P) & 89(P) of Mouza – Bademasur, J.L. No. 31, P.S. formerly Jadavpur now Patuli, District South 24-Parganas, within the limits of Kolkata Municipal Corporation, Jadavpur Unit, mentioned

ARCON INFRA CO.
Amaresh Das
Proprietor

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and described in the Schedule thereunder written in favour of KUMARI BASANTI MAZUMDER, daughter of Late Jogendra Chandra Mazumder, the Donee therein for her permanent rehabilitation and also for the consideration mentioned therein which was registered in the office of the Additional District Registrar, Alipore, South 24-Parganas and recorded in Book No. I, Volume No. VIII, pages 9 to 12, Being No. 528, for the year 1994.

AND WHEREAS after getting the said plot of land the said KUMARI BASANTI MAZUMDER, for her dwelling purpose constructed a Katcha R.T. Shed structure therein in the said homestead land given to her by the Governor and has been possessing and occupying the same being free from all encumbrances liens and attachments whatsoever manner or nature having acquired her good clear and marketable title or interest thereto.

AND WHEREAS the said KUMARI BASANTI MAZUMDER, absolutely seized and possessed or otherwise sufficiently entitled to the said landed property since taking Gift from the Governor of West Bengal and on constructing a structure standing thereon which is now known and numbered as K.M.C. Premises No. 380, Baghajatin "E" Block, Kolkata - 700 086, Ward No. 101, Assessee No. 31-101-04-0389-7, within the Kolkata Municipal Corporation Ward No. 101 and more fully described in the Schedule hereunder written.

AND WHEREAS subsequently while the aforesaid BASANTI MAZUMDER, was sufficiently seized and possessed the aforesaid total land measuring about 3 Cottahs 4 Chittack 0 Sq.ft. more or less with structure standing thereon under the aforesaid Mouza,

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E.P. No. and S.P. No. died intestate on **07.12.2017**, as **spinster**, leaving behind her only her niece namely **SMT. MAHUA GUPTA**, wife of Sri Abhijit Gupta and also daughter of Late Hirak Chandra Maulik and daughter of Late Madhabi (Mazumder) Maulik, as her legal heir and/or representative of the aforesaid property as per provision of Hindu Succession Act, 1956 and she became the absolute owner of landed property left by said **BASANTI MAZUMDER**. It is hereby noted that the own sister of said **BASANTI MAZUMDER**, namely Late Madhabi (Mazumder) Maulik, died intestate on **11.01.2005**.

AND WHEREAS by virtue of inheritance said **SMT. MAHUA GUPTA**, became the absolute owner of K.M.C. Premises No. **380, Baghajatin "E" Block, Kolkata - 700 086, Ward No. 101, Assessee No. 31-101-04-0389-7**, within Kolkata Municipal Corporation and mutated her name as recorded owner in the records of the Kolkata Municipal Corporation and possessed the same free from all encumbrances on payment or rates and taxes thereof.

AND WHEREAS thereafter aforesaid **SMT. MAHUA GUPTA**, became the absolute owner of **ALL THAT** piece and parcel of land measuring about 3 Cottahs 4 Chittack 0 Sq.ft. together with one storey building measuring **424 Sq.ft.** standing thereon comprised in and forming part of being E.P. No. 664, S.P. No. 586, in C.S. Plot Nos. 88(P) & 89(P) of Mouza - **Bademasur, J.L. No. 31, P.S. formerly Jadavpur now Patuli, District South 24-Parganas**, being lying within the limits of the Kolkata Municipal Corporation known and numbered as K.M.C. Premises No. **380, Baghajatin "E" Block, Kolkata - 700 086, Ward**

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No. 101, Assessee No. 31-101-04-0389-7, (being Postal address E/103, Baghajatin Colony, P.O. Baghajatin, P.S. Patuli, Kolkata – 700 086), Ward No. 101.

AND WHEREAS the owner is now the sole and absolute owner of **ALL THAT** piece and parcel of land measuring about 3 Cottahs 4 Chittack 0 Sq.ft. together with one storey building measuring **424 Sq.ft.** standing thereon comprised in and forming part of being E.P. No. 664, S.P. No. 586, in C.S. Plot Nos. 88(P) & 89(P) of Mouza – Bademasur, J.L. No. 31, P.S. formerly Jadavpur now Patuli, District South 24- Parganas, being lying within the limits of the Kolkata Municipal Corporation known and numbered as K.M.C. Premises No. 380, Baghajatin "E" Block, Kolkata – 700 086, Ward No. 101, Assessee No. 31-101-04-0389-7, (being Postal address E/103, Baghajatin Colony, P.O. Baghajatin, P.S. Patuli, Kolkata – 700 086), Ward No. 101.

AND WHEREAS the party of the one part is desirous to develop the said plot of land, after demolition of the existing building and construction thereon, a G + 3 storied building or otherwise as permissible in law comprising of several self contained apartment/flats, etc. and accordingly prepared a scheme for the same.

AND WHEREAS the party of the one part not being equipped with the required financial resources and man power were in search of a Developer who will be in a position to implement the said scheme for construction of the said building on the said plot of land with his own resources and man power.

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AND WHEREAS the party of the other part are engaged in the business as Developer approached and offered the party of the one part to engage him for implementation of the said scheme for construction of a new G + 3 storied building or otherwise as may be permissible in law on the said plot of land after demolition of the existing building morefully described in the Schedule hereunder written for and at the consideration that towards the price or consideration of the said land and the party of the other part shall provide the Land owner **ALL THAT two Flats on entire 3rd floor, one Flat on the First floor back side and one open car parking space measuring 110 Sq.ft. on the ground floor front side** in the proposed new G+ 3 storied building at K.M.C. Premises No. **380, Baghajatin "E" Block, Kolkata - 700 086, Ward No. 101**, (being Postal address E/103, Baghajatin Colony, P.O. Baghajatin, P.S. Patuli, Kolkata - 700 086), alongwith non-refundable amount of **Rs. 6,50,000.00** (Rupees Six Lac Fifty Thousand only), out of which **Rs. 5,00,000.00** (Rupees Five Lac only), shall be paid by the Developer to the Owners at the time of signing of this Agreement and balance Rs. 1,50,000/- (Rupees One Lac Fifty Thousand only) shall be paid by the Developer to the Owners at the time of possession of the Owner's Allocation to the Owner herein and more particularly mentioned in the Schedule hereunder written and hereinafter mentioned as the "**Owner's Allocation**", save and except "**Developer's Allocation**" with right to book the Developer's Allocated flats, other spaces etc. of the said building and to obtain money as consideration price in respect of the said Developer's Allocated flats, from the intending purchaser without any obstruction and/or interference from the owners and the party of the one part agreed and accepted the said offer of the Developer of the party of the other part.

NOW THE PARTIES HERETO AGREED AND FOLLOWS :

1. Party of the one part shall make out a marketable title in respect of the said property morefully described in the schedule hereunder written to the satisfaction of the party of the other part.
2. The party of the one part shall hand over and deliver possession of the property morefully mentioned in the Schedule hereunder written within 7 days from the date as and when asked by the Promoter/Developer to do so, to the party of the other part.
3. After satisfaction of the owner's marketable title in the property and proper mutation of the property in the records of the Kolkata Municipal Corporation the Developer of the party of the other part shall prepare a building plan for construction of one G + 3 storied building or otherwise and also according to the choice of Developer shall take necessary steps for to prepare building plan from the Engineer of the Developer at their own cost and expenses.

As soon as informed by the Developer, the owner shall forthwith shift herself to the other native accommodation to be arranged by the Developer and deliver vacant possession of the existing building to the party of the other part which will be demolished by the party of the other part and the materials which will be available after demolition of the building will be the property of the party of the other part who shall have the right to sell the said materials, debris and realise money from the sale of such materials without any objection from the owner.

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4. That the developer or the party of the other part shall pay the monthly rent with advance deposit, if any, to the owner for temporary accommodation as per the rate and mode of payment agreed upon with the land lord including, advance rent if any and continued to pay the same to them till the delivery of owner's allocation or giving notice to him for taking delivery of possession of her allocation. That the owner will get the monthly rent from the date she has shifted her family to the alternative accommodation from the date of Agreement.
5. That within 1 (one) month from the date of obtaining the vacant possession of the properties and after demolition of the existing building the party of the other part shall commence construction of the building.
6. That the party of the other part agree to complete the construction of the said building as per plan to be sanctioned by the Kolkata Municipal Corporation and deliver possession of the said owner's allocation to the owner within a period 24 months from the date of obtaining sanction building plan of proposed construction of the building. Such time shall however be extended by the party of the one part in case the building remains incomplete due to any force majeure or for any reason beyond the control of the party of the other part. That if the Developer failed to complete the construction of the said building within the stipulated period as stated herein the owner will extend the time limit for another 6 (six) months and after the expiry of the time limit the Promoter/Developer shall pay Rs.3,000/- (Rupees

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Three Thousand only) per month as compensation along with monthly rent to the owner till the completion of construction of the said building.

7. That the party of the other part with the execution of these presents shall be entitled to book the flats, apartments, etc. lying in the developer's allocation after allocation of owner's share mention in this agreement and shall obtain money from the intending purchasers of the other flats, and also towards consideration price of the proportionate share of the land and the consideration price of the covered space and share of common space and facilities of the said building. The party of the one part shall not have any say whatsoever in the matter of selection of intending Buyers, price settled with them, mode of payment of such price or in respect of any other matter concerning and/or relating to dealing with the intending buyers by the party of the other part in respect of structure of the Developer's allocation.
8. The party of the other part shall be entitled to enter into necessary agreement with the intending purchaser or purchasers of flats stipulating therein the terms and conditions covering their respective rights and obligations and the party of the one part agree to join in the said agreement as confirming party if necessary to convey the right, title and interest acquired by the purchaser in the said property of developer's allocation.

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9. That if the development work being stopped by the K.M.C. authority or by any local body or authority for reasonable cause or the owner's title in the property is found not clear and marketable before or during construction of the new building then and in that event it will be optional for both the parties i.e. owner and the developer for cancellation of the agreement or to negotiate the matter properly as per law.

10. That the land owner hereby declares that if any dispute arises in respect of the title of the Schedule - 'A' property, then the land owner shall refund all the expenses and compensation involved in the project or promotional work to the Developer herein on Demand.

11. That the Developer shall execute and register proper Deed of Conveyance conveying their right, title and interest in respect of the undivided proportionate share of the said land or in the flat of the developers' allocation by virtue of registered power of attorney which will be arranged by the developer for subsequent delivery by the owner of the land to the developer only to the extent of the developer's allocation.

12. All costs and expenses in the matter of conveying the undivided proportionate share of the said land or the land with structure or the flats or any other space of spaces to the party of the other part or their nominee or nominees, shall be borne and paid by the party of the other part or their nominee or nominees. Such cost and expenses shall include stamp costs, registration fees, lawyers, fees, and other

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incidental and consequential expenses required for execution and registration of the documents as aforesaid.

13. The party of the one part agrees and undertakes to appoint the party of the other part as his constituted attorney by executing and registering power of Attorney confirming upon the party of the other part the authority to sign and execute all papers, documents, deeds declaration, Agreement for sale with the intending purchaser and deed of conveyance or conveyances for the flat, and all other spaces other than the owner's allocation and to present those documents before the registering authority for registration and to represent the party of the one part before any authority as and when required and in the matter of signing of agreement with the intending purchaser conveying the undivided proportionate share and interest in the said land or land with structure, flat, other than the owner's allocation in favour of the said purchasers.
14. After delivery of possession of the owner's allocation of the said building to the party of the one part, the owner or the party of the one part shall not have any right, title or interest in the said property except the undivided proportionate share and interest in the said land and in the common spaces and facilities, provided in the said building along with the purchasers of the other flats.
15. The Developer or the party of the other part immediately after the execution of these presents and after getting vacant possession of the property mentioned in

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the schedule hereunder by the owner or the party of the one part, shall be entitled to display any board on the said plot of land also be entitled to make advertisement for the said development work and for sale of flat or flats, to the intending purchaser and the owner shall not raise any objection or interference on this matter.

16. It is also agreed by and between the parties herein that the ultimate roof on the top of the building shall be common between the owner and the developer or their nominee or nominees, purchaser of the other flats, and other spaces.
17. That the party of the other part undertakes to complete the construction of the building in accordance with the building plan to be prepared by the Engineer of the Developer and further declare that the construction of owner's allocation will be done as per specification mentioned in the schedule of construction hereunder written.
18. That after completion of construction of the owner's allocation the developer will inform the same to the owner by giving a notice to him and within 15 (fifteen) days from the date receipt of the notice the owner shall take possession of her allocation. After the expiry of the 15 (fifteen) days time limit the developer or the party of the other part shall not be liable to pay the monthly rent to the owner and the owner will not be entitled to claim such monthly rent from the developer. After giving such notice by the developer to the owner, the liabilities of developer under

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this agreement for delivery of the owner's allocation first will come to an end and the developer will be absolutely free to deliver and hand over the possession of the flat/flats or any other space or spaces lying in their allocation to the intending purchaser/ purchasers of the said flat/flats or any other space/spaces.

19. That the OWNER shall pay the corporation rates and taxes in respect of her property upon the date of execution of this agreement. If the developer shall pay the said taxes then the said amount shall be adjusted with the cash consideration payable by the developer to the Owner herein.
20. That the party of the second part or developer shall not be entitled to handover and deliver possession of the flats, lying in the Developer's allocation to the intending purchaser or purchasers before deliver and handing over possession of the owners' allocation to the OWNERS to its entirety.
21. In case of difference of opinion between the parties then they will appoint their arbitrators and if there is any difference between the arbitrators then this will refer to the UMPIRE selected by the Arbitrators and in that case the decision of UMPIRE will be final.
22. All that terms, conditions and stipulation of this agreement is irrevocable by either of the parties to this agreement.

The Landowner hereby undertakes that the registered Development Agreement and registered Development Power of Attorney shall be executed and registered after getting K.M.C. Mutation in the name of Landowner from the Kolkata Municipal Corporation. The herein shall handover the original deeds and documents relating to schedule below property to the Developer herein at the time

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of registration of Development Agreement and registered Development Power of Attorney.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 3 Cottahs 4 Chittack 0 Sq.ft. together with one storey building measuring **424 Sq.ft.** standing thereon comprised in and forming part of being E.P. No. 664, S.P. No. 586, in C.S. Plot Nos. 88(P) & 89(P) of Mouza – Bademasur, J.L. No. 31, P.S. formerly Jadavpur now Patuli, District South 24- Parganas, being lying within the limits of the Kolkata Municipal Corporation known and numbered as K.M.C. Premises No. **380, Baghajatin "E" Block, Kolkata – 700 086, Ward No. 101, Assessee No. 31-101-04-0389-7**, (being Postal address E/103, Baghajatin Colony, P.O. Baghajatin, P.S. Patuli, Kolkata – 700 086), Ward No. 101, butted and bounded in the following manner: -

ON THE NORTH	:	13' wide K.M.C. Road,
ON THE SOUTH	:	6' wide K.M.C. Road,
ON THE EAST	:	E.P. No. 663,
ON THE WEST	:	E.P. No. 665.

SCHEDULE 'B' ABOVE REFERRED TO
(Owner's Allocation)

ALL THAT two Flats on entire 3rd floor, one Flat on the First floor back side and one open car parking space measuring **110 Sq.ft.** on the ground floor front side in the proposed new G+ 3 storied building at K.M.C. Premises No. **380, Baghajatin "E" Block, Kolkata – 700 086, Ward No. 101**, (being Postal address E/103, Baghajatin Colony, P.O. Baghajatin, P.S. Patuli, Kolkata – 700 086, alongwith non-refundable amount of Rs. **6,50,000.00** (Rupees Six Lac Fifty Thousand only), out of which **Rs. 5,00,000.00** (Rupees Five Lac only), shall be paid by the Developer to the Owners at the time of signing of this Agreement and balance Rs. **1,50,000/-** (Rupees One Lac Fifty Thousand only) shall be

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paid by the Developer to the Owners at the time of possession of the Owner's Allocation to the Owner herein.

SCHEDULE 'C' ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT remaining areas in the proposed building (save and except the owner's allocation mentioned in the Schedule "B") will be the Developer's area along with the common areas and facilities in the proposed new 4 storied building at K.M.C. Premises No. 380, Baghajatin "E" Block, Kolkata - 700 086, Ward No. 101, (being Postal address E/103, Baghajatin Colony, P.O. Baghajatin, P.S. Patuli, Kolkata - 700 086).

CONSTRUCTION SPECIFICATION

(Schedule of Construction)

BUILDING WORK	:	R.C.C. and Bricks Structure.
WALLS	:	200 mm (8") thick for outer and 75 mm (3") thick for Partition Wall with 1 st Class brick and Medium Coarse Sand.
PLASTER	:	Cement Plaster done by medium coarse sand for outer wall and inner wall ratio of cement and sand (5:1) for ceiling plaster (4:1)
WINDOW	:	Aluminium sliding window with glass fitted. Balcony Grill will be 3ft. height.
DOOR	:	Frame made by Sal wood or equivalent wood and Door is Commercial Flush Door, Main Door shall be Flush Door, in Main Door has one Safety Lock, Magic Eye Bolts and handle on doors. In case of Toilet using P.V.C. door.
FLOOR	:	Marble/Vitrified Tiles on all Floor with 10 mm (4") high skirting. In case of toilet & W.C. floor marble and wall with tiles up to (5' - 0") from skirting, kitchen floor also marble and wall fitted with white tiles up to (2' - 0") from kitchen slab, Kitchen self is made by Green Polish Marble with one sink.

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- PLUMBING : In Toilet-cum-W.C. One White Porcelain vitreous western style commode, additional water line to be provided for washing machine, white porcelain vitreous Basin, with water Tap point with standard Materials. In W.C.-cum-toilet attached one White western style commode with one water tap point, water line made by Blue pipe, outside plumbing waste line used by Supreme pipe.
- PAINTING : Walls painted by Plaster of Paris and grill window and doors painted by white paint with 2 coats, stair case and kitchen white wash and outside of Building painted by 2 coats snowcem. Inside walls to be painted by Colour
- ELECTRIC : Concealed wiring two light points, one fan points, one 5 amp. plug point for every room, kitchen plus one 15 amp. plug point in living cum dining room, kitchen & both toilets for geyser 15 Amp. plug point. standard materials used for electric work. Arrangement for A.C. point in one bed room.
- WATER : Underground water reservoir with pump and overhead tank.
- LIFT : Four Passengers capacity, (LASER).
- ROOF : 2²/₃" (average) the I.P. will be provided over roof slab. 3'-0" height parapet wall will be provided all round the roof slab waterproof.

Note

EXTRA WORK : Any extra work other than the standard specification and those agreed by developer shall be entertained and charged at a rate as will be decided by the Developer / Contractor before starting execution of the said work. No outside contractor will be allowed to execute the work. Payment of such work shall be made before the work is started.

It is hereby noted that the main meter connection shall be arranged by the Developer but the cost of installation Security Deposit of electric shall be borne by all the Flat owners (including Landowner) of the said building proportionately

IN WITNESS WHEREOF the parties hereof execute this deed the day, months and year first above written.

SIGNED IN THE PRESENC OF :

1) Shyamal Gayen.
22 Janata Road
Kolkata - 75

Mahua Gupta
SIGNATURE OF THE OWNER

2) Soumitra Banerjee
23 Bidhanpally
Jadavpur
Kolkata - 32

ARCON INFRA CO.
Amanam Das
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by :
Ratan K. Patra
Advocate WB/27/83
Alipore Criminal Court
Kolkata - 700 027.

Typed by :

S. Gayen -
Shyamal Gayen
22, Janata Road, P.O. Santoshpur,
P.S. Survey Park, Kolkata - 700 075.

ARCON INFRA CO.
Amanam Das
Proprietor

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RECEIVED Rs. 5,00,000.00 (Rupees Five Lac only) from the withinnamed Developer as
part cash consideration amount payable under these presents as per memo below :-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Amount (Rs.)</u>	<u>Cheque/ DD No.</u>	<u>Name of the Bank & Branch.</u>
30.07.2018	50,000.00	117246	Axis Bank Ltd. Survey Park, Survey Park, Kolkata-700 075
04.08.2018	1,00,000.00	117253	-do-
29.08.2018	1,00,000.00	117261	-do-
28.11.2018	1,00,000.00	117304	-do-
21.01.2019	1,50,000.00	117316	-do-
Total	Rs. 5,00,000.00		

(Rupees Five Lac only)

WITNESSES :

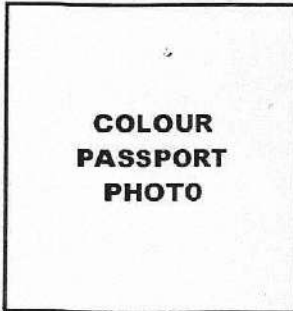
1. Shyamal Gupta
22 Sonar Road
Kolkata
2. Soumitra Banerjee
23 Brindhanpally
Jadavpur
Kolkata - 32

Mahua Gupta

SIGNATURE OF THE OWNER

ARCON INFRA CO.
ANANM Dm
Proprietor

PRESENTANT/
EXECUTANT



COLOUR
PASSPORT
PHOTO

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

NAME _____

SIGNATURE _____

PRESENTANT/



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

NAME _____

SIGNATURE Malma Gupta

PRESENTANT/
EXECUTANT



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

NAME AMARESH DAS

SIGNATURE Amarendra Das



ARCON INFRA CO.
Amarendra Das
Proprietor

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMARESH DAS
BHUPENDRA CHANDRA DAS
10/12/1976
Permanent Account Number
AHRPD5186G

Amaresh Das
Signature



Amaresh Das

ARCON INFRA CO.
Amaresh Das
Proprietor

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHUA GUPTA

HIRAK CHANDRA MAULIK

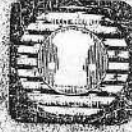
08/09/1961

Permanent Account Number

ANSPG0869Q

Mahua Gupta

Signature



Mahua Gupta

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

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

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

आयकर पैन सेवा यूनिट, एटिसल
प्लॉट नं: ३, सेक्टर ११, सीबीडी बेलपुर,
नवी मुंबई-४०० ६१४.

Mahua Gupta



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SCG1625193



নির্বাচকের নাম : শ্যামল কুমার গায়েন
Elector's Name : Shyamal Kumar Gayen
পিতার নাম : পরেশ চন্দ্র গায়েন
Father's Name : Poresh Chandra Gayen
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ
Date of Birth : 15-04-1977

Shyamal Kumar Gayen

SCG1625193

ঠিকানা:
২২, জানতা রোড এবং সন্তোষপুর এভিনিউ,
কোলকাতা মিউনিসিপাল কর্পোরেশন, পূর্ব যাদবপুর, দক্ষিণ
২৪ পরগণা, 700075

Address:
22, JANATA ROAD & SANTOSHPUR
AVENUE, KOLKATA MUNICIPAL
CORPORATION, PURBA JADAVPUR,
SOUTH 24 PARGANAS, 700075

Date: 26-09-2010

150-যাদবপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
150-Jadavpur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকনায় জেলায় পিঠে নাম তোলা ও একই
নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নকলটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

05/1/2010

GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-034365997-2

Payment Mode Counter Payment

GRN Date: 07/02/2019 12:05:40

Bank : Allahabad Bank

BRN : 070219006144573

BRN Date: 07/02/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16050000205550/4/2019

[Query No./Query Year]

Name : AMARESH DAS

Contact No. :

Mobile No. : +91 9830317833

E-mail :

Address : SANTOSHPUR

Applicant Name : Shri Shyamal Gayen

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

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	16050000205550/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	652
2	16050000205550/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	502

Total

11542

In Words : Rupees Eleven Thousand Five Hundred Forty Two only

ARCON INFRA CO.

Amresh Das
Proprietor

Major Information of the Deed

Deed No :	I-1605-01045/2019	Date of Registration	20/02/2019
Query No / Year	1605-0000205550/2019	Office where deed is registered	
Query Date	05/02/2019 8:02:52 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shyamal Gayen 22, Janata Road, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL PIN - 700075, Mobile No. : 9874954060, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 46,40,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urbar area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baghajatin G&E Block, Premises No: 380, , Ward No: 101 Pin Code : 700086

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 4 Chatak	1/-	43,22,502/-	Width of Approach Road: 13 Ft.,
Grand Total :					5.3625Dec	1 /-	43,22,502 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	424 Sq Ft.	1/-	3,18,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 424 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		424 sq ft	1 /-	3,18,000 /-	

ARCON INFRA CO.
Amanish D M
Proprietor

Major Information of the Deed :- I-1605-01045/2019-20/02/2019




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt Mahua Gupta Wife of Shri Abhijit Gupta Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office			
		20/02/2019	LTI 20/02/2019	20/02/2019
103, E - Block, Baghajatin Pally, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANSPG0869Q, Status :Individual, Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	ARCON INFRA CO. 35, Santoshpur Avenue, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AHRPD5186G, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Amaresh Das (Presentant) Son of Late Bhupendra Chandra Das Date of Execution - 20/02/2019, , Admitted by: Self, Date of Admission: 20/02/2019, Place of Admission of Execution: Office			
		Feb 20 2019 2:38PM	LTI 20/02/2019	20/02/2019
31, Avenue 1st Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHRPD5186G Status : Representative, Representative of : ARCON INFRA CO. (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
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ARCON INFRA CO.
Amaresh Das
 Proprietor

Major Information of the Deed :- I-1605-01045/2019-20/02/2019

Shri Shyamal Gayen

Son of Late P C Gayen
 2, Janata Road, P.O:- Santoshpur, P.S:-
 Purba Jadabpur, District:-South 24-
 Parganas, West Bengal, India, PIN -
 700075



20/02/2019



20/02/2019

20/02/2019

Identifier Of Smt Mahua Gupta, Shri Amaresh Das

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Mahua Gupta	ARCON INFRA CO.-5.3625 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Mahua Gupta	ARCON INFRA CO.-424.00000000 Sq Ft

Endorsement For Deed Number : I - 160501045 / 2019**On 20-02-2019****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 12:42 hrs on 20-02-2019, at the Office of the A.D.S.R. ALIPORE by Shri Amaresh Das .

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 46,40,502/-

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

Execution is admitted on 20/02/2019 by Smt Mahua Gupta, Wife of Shri Abhijit Gupta, 103, E - Block, Baghajatin Pally, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife

Identified by Shri Shyamal Gayen, , , Son of Late P C Gayen, 22, Janata Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Business

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

Execution is admitted on 20-02-2019 by Shri Amaresh Das, PROPRIETOR, ARCON INFRA CO. (Sole Proprietorship), 35, Santoshpur Avenue, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Identified by Shri Shyamal Gayen, , , Son of Late P C Gayen, 22, Janata Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- .E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2019 12:00AM with Govt. Ref. No: 192018190343659972 on 07-02-2019, Amount Rs: 5,021/-, Bank: Allahabad Bank (ALLA0210031), Ref. No. 070219006144573 on 07-02-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1605-01045/2019-20/02/2019

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 500/-, b
online = Rs 6,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1056, Amount: Rs.500/-, Date of Purchase: 04/02/2019, Vendor name: Jayanta
Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/02/2019 12:00AM with Govt. Ref. No: 192018190343659972 on 07-02-2019, Amount Rs: 6,521/-, Bank:
Allahabad Bank (ALLA0210031), Ref. No. 070219006144573 on 07-02-2019, Head of Account 0030-02-103-003-02



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-01045/2019-20/02/2019