

891

T-00833/2018



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

D 476947

admitted to registration. The
 signature sheet / sheets & the
 endorsement sheet / sheets
 attached with this document
 are the part of this document

Additional District Sub-Registrar
 Sodepur, North 24 Parganas

11 6 FEB 2018

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 16th
 day of February, 2018 (Two Thousand and Eighteen) as per
CHRISTIAN ERA.

Contd...2

Alokendu Bandyopadhyay

Advoc.

(2)

BETWEEN

SRI SYAMAL KUMAR CHATTERJEE, PAN no. ABWPC5564A, Son of Late Amarendra Nath Chatterjee, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at: 116, Trannath Bannerjee Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700114, hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART.**

AND


"M/S. RELIABLE CONSTRUCTION" a Partnership firm having its office at 7, B.T. Road, Swadeshimore, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700114, having **PAN-AALFR2292N** hereby represented by its Partners:

(1) SRI SATYABRATA SINHA, S/o. Late Shyam Mohan Sinha, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

(2) SRI UTTAM GOSWAMI, S/o Late Gouranga Goswami, by Nationality - Indian, by Religion-Hindu, by occupation - Business, residing at Gouranga Nagar, P.O. Natagarh, P.S. Gholra, Dist. North 24 Parganas, Kolkata - 700113,

(3) SRI SUJAY DAS, S/o. Late Shib Chandra Das, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at 4 No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700110,

(4) SRI SHAMBHU NATH DAS, S/o. Late Narayan Chandra Das, by Nationality - Indian, By Religion - Hindu, by Occupation - Business, residing at Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter called and referred to as **PROMOTER/**



Alokendu Bandyopadhyay
Advocate

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(3)

DEVELOPER (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/ their respective heirs, executors, administrators, representatives & Successor-in-Office) of the **OTHER PART.**

WHEREAS the land owner hereof namely Syamal Kumar Chatterjee (Son of Late Amarendra Nath Chatterjee) has got all that an area of landed property 13 Cottahs 14 Chittaks 25 Sq.ft. (land area measuring 2cottahs 6chittaks 30sq.ft. in R.S. Dag no. 187, under R.S. Khatian no. 1905 and 1908, classified as 'Pukur Par' + 9cottahs 10chittaks 40sq.ft. in R.S. Dag no. 188, under R.S. Khatian no. 1905, 1908, classified as 'Pukur' + 1cottahs 13chittaks in R.S. Dag no. 189, under R.S. Khatian no. 1905 and 1908, classified as 'Pukur Par') alongwith other landed property in different Dags lying and situate at Mouza-Panihati, J.L No. 10, Re. Su. No. 32, Touzi No. 155, P.S. Khardah, Formerly A.D.S.R.O. Barrackpore now A.D.S.R.O. Sodepur, District- North 24 Parganas, within the local limits of Panihati Municipality, Ward No. 3, by virtue of a Registered Deed of Gift, which was executed and registered by Sabitri Mukherjee (Wife of Late Pramatha Nath Mukherjee), bearing Gift Deed no. 12327, dated 03.10.2012, Registered in the Office of A.R.A.-II, Kolkata and the same was recorded in Book no. I, C.D. Volume no. 49, noted within the pages from 873 to 892, being no. 12327, for the year 2012 and thereafter taking delivery of the Original Gift Deed the Donor of the said Gift Deed became aware that certain mistakes/discrepancies have crept inadvertently in the said Gift Deed and the Donor further executed a Deed of Declaration on 05.11.2014 in favour of the Donee i.e. in favour of the Owner hereof which was Registered in the Office of A.D.S.R. Sodepur on


Alokendu Bandyopadhyay

Advocate

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(4)


08.12.2014 in Book No. IV, C.D. Volume No. 2, Pages From 2467 to 2478, being no. 00694 for the year 2014.

AND WHEREAS said Shyamal Kumar Chatterjee as being the lawful and absolute owner of the aforesaid landed property measuring 13 Cottahs 14 Chittaks 25 Sq.ft. he mutated his name in the office of Panihati Municipality bearing Holding no. 267, T.N.Banerjee Road, under Ward No. 3.

AND WHEREAS in the manner aforesaid the Land Owner hereof became the lawful owner of the landed property measuring an area 13 Cottahs 14 Chittaks 25 Sq.ft. of "Pukur" & "Pukur Par" togetherwith all easements rights appertaining thereto and the land owner hereof also recorded his name in the R.S.Records of Rights of B.L. & L.R.O., B.K.P.-II, vide Khatian No. 2488 (in the name of Shyamal Kumar Chatterjee) and enjoying the same by paying the relevant rents & taxes to the authority concern without any interruption of others.

AND WHEREAS with a view to fulfil his desire by making construction of a Swimming Pool over the said plot mentioned in the Schedule hereunder written by amalgamating his plot with the other contiguous plots the Land Owner approached the Developer Firm of the Second Part to construct a Swimming pool as per plan to be sanctioned by the Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

AND WHEREAS the Owner herein hereby agree to authorise the Developer to construct said Swimming Pool in the under mentioned schedule of property, morefully and particularly described in the schedule hereinbelow according


Atokendu Bandyopadhyay
Advocate

Contd...5

(5)

to the Swimming Pool plan to be approved and sanctioned by the Panihati Municipality and as per specification made in compliance with the Statutory requirements in the said plot of land at the cost of the developer.

Be it mentioned here that prior to this Development Agreement the Owner hereof executed another Development Agreement with the Developer herein in respect of his landed property adjacent to the landed property of this Development Agreement for construction of Multistoried Building and the said Development Agreement was executed and Registered in the office of A.D.S.R. Sodepur, North 24 Parganas on 16/02/2018 vide Deed no. 152400831, in Book no. I, for the year 2018.

AND WHEREAS the parties hereto made and executed this agreement for construction of a Swimming Pool in joint venture on the terms and conditions hereunder contained.

After completion of the construction of the proposed Swimming Pool the Land Owner will be entitled to:-


In consideration of the owner having granted the Developer and exclusive consent to develop the said property the owner shall be entitled to get as Owner's Allocation into the new proposed Swimming Pool by using its land and such area shall be allotted in the proposed Swimming Pool.

The Owner hereof jointly entitled to get undivided 30% of the area of the proposed swimming pool in respect of their share as mentioned in the prior Registered Development Agreement being no. 152400831, dated 16/02/2018 by and between the parties.

Be it mentioned hereto that after receiving the possession of owner's allocation area as mentioned herein above the Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

After delivery of Owner's allocation area the remaining portion of the said proposed Swimming Pool will be the property of the Developer's allocation.

The Land Owners shall pay all the taxes & outgoings


Atokendu Bandyopadhyay
Advocate

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
(6)

& shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement or handing over the vacant physical possession which ever is earlier & shall not call upon the Developer for the same.

AND WHEREAS the parties hereto shall confirm all the terms and conditions being accepted by them and/or now desirous of recording in writing the same terms and conditions subject to which the Developer agreed with the Land Owner for construction of a Swimming Pool on the said land comprising the said property in the following manner:-

a) Simultaneously with the execution of this Agreement the Owner shall deliver physical vacant possession of the said property morefully described in the Schedule hereunder written for proceedings with acts, deeds and things necessary for Development of the said property and construction of a proposed Swimming Pool thereon in accordance with the covenants of this Agreement.

b) Simultaneously with the execution of this Agreement the Developer shall make prepare and caused to be made and prepared all Plan or Plans, Design, Drawings, specifications, applications, and all other papers and documents as may be necessary and/or required for the purpose of and/or for and/or in connection and/or in relation to the construction and/or erection of the proposed Swimming Pool by an Architect and/or Engineer of the Swimming Pool at the entire costs, fees, charges to be borne by the Developer exclusively which shall be signed, executed, affirmed, endorsed by the Land Owner and to be submitted and filed by the Developer in the name of the Land Owner before the Panihati Municipality for sanctioning thereof. Fire Brigade Authority, Police authority, C.E.S.C. or W.B.S.E.D.C.L. or any other appropriate Government, Semi Govt, or Quasi Govt, authority or authorities whomsoever and when required necessary from time to time at the entire costs charges and expenses of the Developer. The Land Owner hereby declare that they would extend all sorts of co-operation necessary


Alokendu Bandyopadhyay

Advocate

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(7)

for such require acts, deeds and things to be done and/or caused to be done by the Developer.


c) It is specifically agreed by the parties that all costs, charges, fees, fines, penalties, expenses etc. to be incurred and/or paid on account of obtaining of the required Swimming Pool plan in respect of the said proposed Swimming Pool to be sanctioned by the Panihati Municipality and/or other concerned authority as the case may be shall exclusively be borne and/or paid by the Developer.

d) The Developer shall construct, re-construct, erect and/or build the said proposed Swimming Pool on the land comprised in the said property as per the said sanctioned Swimming Pool Plan at its own costs.

e) The Developer shall complete the construction, re-construction, erection and/or build the said proposed Swimming Pool in accordance with the sanctioned building Plan as per below mentioned specification within **36 months** from the date of sanctioning the Plan by the Municipal Authority save & except due to force majeure viz. act of god, interalia, earthquakes, civil war, Air raid, Enemy War, Strike, Riot, Civil commotion and/or held up and/or obstructed due to any central and/or state government enactment ordinance or any injunction order of the court or any other reasons beyond the control of the Developer, then and in that event the said stipulated period shall be increased by the same period without any objection by the Land Owner.

f) The Land Owner shall execute Registered Development Power of attorney in favour of the Developer authorising it to take all steps for obtaining sanctioned plan or plans in respect of construction of the proposed Swimming Pool as aforesaid and for the purpose of the same to do all allied works, deeds or things in terms of this presents.

g) The Developer is at liberty to enter into agreement for sale with the intending purchaser or purchasers in respect of undivided share of the Developer's allocation and to receive


Alokendu Bandyopadhyay
Advocate

Contd...8

(8)

the earnest money, advances or payment from them without any consent of the Owner at the terms and conditions the Developer may think and proper. The Land Owner will not be liable for any transaction entered into by the Developer for the Developer's allocation vice-versa.


h) The Developer is entitled to enter into such Agreement and/or in all or any other agreements for sale, transfer, assignment, mortgage as may be from time to time be prepared, executed and/or registered by the Developer in favour of such said intending buyers and/or purchaser of the respective units or portion comprising the said share due to the developer in which the Land Owner shall have no say whatsoever and the Land Owner shall whenever be necessary be a confirming or principle party in such sale or transfer on the request of the Developer.

i) The Developer shall be at liberty to sell, let-out, leaseout take advance for the Developer portion except Owner's allocation as per agreement.

j) Save and except as stated herein the Land Owner shall have no right to enter into any agreement of whatsoever nature with any third party in respect of the said property after execution of this Agreement and shall keep the Developer indemnified for the same.

k) If the Land Owner and Developer fail or neglect to comply with any of the terms and conditions of this agreement then the Land Owner and the Developer shall have right to sue either party for specific performance of this Agreement and/or for damage.

l) The Land Owner will not interfere in the day to day working of the Developer. The Developer will use quality materials for construction and in case of any dispute the decision of the appointed Architect or Engineer will be final and binding on both the parties.


Alokendu Bandyopadhyay
Advocate

Contd...9

(9)

m) If the Land Owner intend to sell the Owner's allocation to any purchaser/purchasers, the measurement of the Swimming Pool should be calculated as Super-built-up area.

n) Both the Developer and the Land Owner shall do all other acts, deeds and things as may be required in law for giving effect to and/or due implementation of this Agreement and not to do any act, deeds or things which may amount to violation or contravention of any of the terms and condition herein contained.

(o) The Completion Certificate of Municipality will be obtained by the Developer at the costs, expenses and charges of the Developer.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of landed property classified as "**PUKUR**" & "**PUKUR PAR**" having rayat possessory right admeasuring more or less **13 Cottahs 14 Chittaks 25 Sq.ft.** (land area measuring 2cottahs 6chittaks 30sq.ft. in R.S. Dag no. 187, under R.S. Khatian no. 1905 and 1908, classified as 'Pukur Par' + 9cottahs 10chittaks 40sq.ft. in R.S. Dag no. 188, under R.S. Khatian no. 1905, 1908, classified as 'Pukur' + 1cottahs 13chittaks in R.S. Dag no. 189, under R.S. Khatian no. 1905 and 1908, classified as 'Pukur Par') of land togetherwith all easements rights appertaining thereto, lying and situated at **Mouza-Panihati,**

(10)

J.L. No. 10, Re. Su. No. 32, Touji No. 155, of the Collector of North 24 Parganas, comprised and contained in **R.S. Dag No. 187, 188, 189, under R.S. Khatian nos. 1905, 1908, corresponding to New Modified Khatian No. 2488** (in the name of Shyamal Kumar Chatterjee) P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas within the local limits of Panihati Municipality bearing holding No. 267, T.N.Banerjee Road, under Ward No. 3, which is the subject property of this Development Agreement.

BUTTED AND BOUNDED

On the North : Property of Syamal Kumar Chatterjee.
On the South : Property of Gobinda Kumar Home.
On the East : Property of Syamal Kumar Chatterjee.
On the West : Property of Gobinda Kumar Home.

SECOND SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

DEVELOPER'S ALLOCATION: shall mean all the remaining portion of the entire Swimming Pool (excluding Owner's allocation) including the common facilities common parts and common amenities of the Swimming Pool and the said property absolutely shall be the property of the developer after providing the Owner's allocation as aforesaid and togetherwith the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/ purchasers by and mode of Transfer of property Act. and/or lease, let out, or in any manner may with the same as the absolute Owner thereof.



Alokendu Bandyopadhyay

Advocate

Contd...11

(11)

IN WITNESSES WHEREOF, the Parties have hereunto put their respective signature on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

in the presence of

WITNESSES:

1. *Asim Bose Roy*
Agaspara,
KOL-700109

2. *[Signature]*

Matri Mardiv

Sukchar.

KOL-115

3. *Avishek Dasgupta*
Sri Ramnagar
KOL-113.

Syamal Kr. Chattopadhyay

SIGNATURE OF THE LAND OWNERS

M/s. RELIABLE CONSTRUCTION

[Signature] *Satyabandhu Saha*
Uttam Goswami, Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

Alokendu Bandyopadhyay
Adv.

Alokendu Bandyopadhyay
Enl. no - NB - 579/2004. Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter:

[Signature]
Prasanna Paul

Alokendu Bandyopadhyay
Advocate

UNDER RULE 44A OF THE I.R. ACT 1908



SRI SYAMAL KUMAR CHATTERJEE

Syamal Kr. Chatterji

(1) Name :

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Syamal Kr. Chatterji

SIGNATURE OF THE PRESENTANT

X

X
PHOTO
PASTED

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI SATYABRATA SINHA**.....

Satyabrata Sinha

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Satyabrata Sinha

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI UTTAM GOSWAMI**.....

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Uttam Goswami

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Uttam Goswami

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

ORDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI SUJAY DAS**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

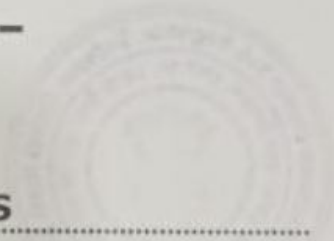
RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Sujay Das

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SHAMBHU NATH DAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Shambhu Nath Das

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABWPC5564A



नाम /NAME

SYAMAL KUMAR CHATTERJEE

पिता का नाम /FATHER'S NAME

AMARENDRA NATH CHATTERJEE

जन्म तिथि /DATE OF BIRTH

05-01-1951

हस्ताक्षर /SIGNATURE

Syamal K. Chatterjee

ABWPC

आयकर आयुक्त, प.बं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

Syamal K. Chatterjee



M/s. RELIABLE CONSTRUCTION
Satya bhar Singh
Uttam Goswami, Kamal Kumar Das
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFDPD5166N



नाम /NAME
SHAMBHU NATH DAS

पिता का नाम /FATHER'S NAME
NARAYAN CHANDRA DAS

जन्म तिथि /DATE OF BIRTH
29-07-1962

हस्ताक्षर /SIGNATURE

Shambhu Nath Das

B Das

आयकर अधिकारी, प.र. 111

COMMISSIONER OF INCOME-TAX, W.B. III

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUJAY DAS

SHIB CHANDRA DAS

01/01/1872

Permanent Account Number

AMYPD2858H

Sujay Das
Signature



04092013

इस कार्ड के खोने / जाने पर तुरंत सूचित करें। लीडर
आयकर पैन सेवा इकाई का पता है एल
5 वीं मंजिल, मन्त्री स्टडींग प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, वीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to*
Income Tax PAN Service Unit, NSDL
5th floor, Mantri Sterling
Plot No. 341, Survey No. 997/8,
Model Colony, Near V.P. Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8060, Fax: 91-20-2721 8081
e-mail: paninfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AJSPG9562G



नाम / Name
UTTAM GOSWAMI

पिता का नाम / Father's Name
GOURANGA GOSWAMI

जन्म की तारीख / Date of Birth
31/12/1971

Uttam Goswami
सहस्र / Signature



25012017

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:
आयकर सेवा इकाई, एन एस डी एल
5 वीं फ्लोर, मंड्री स्ट्रीटिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कोलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax Services Unit, NSDI,
5th Floor, Mandri Streeting,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91 20 2421 8031 / 2421 8031
E-mail: unit@nsdi.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

SATYA BRATA SINHA

SHYAM MOHAN SINHA

31/08/1969

Permanent Account Number

AKQPS6921C

Satya Brata Sinha

Signature



भारत सरकार

GOVT. OF INDIA



14043012

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

आयकर पैन सेवा इकाई, एन एस डी एल

तीसरी मंजिल, सफायर चेंबर,

बानेर टेलिफोन एक्सचेंज के नजदीक,

बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,

please inform / return to:

Income Tax PAN Services Unit, NSDL

3rd Floor, Sapphire Chambers,

Near Baner Telephone Exchange,

Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: tininfo@nsdl.co.in

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

GRN: 19-201718-017696527-1

Payment Mode Online Payment

GRN Date: 15/02/2018 10:48:45

Bank : AXIS Bank

BRN : 292930571

BRN Date: 15/02/2018 10:48:04

DEPOSITOR'S DETAILS

Id No. : 15240000229678/5/2018
[Query No./Query Year]

Name : Alokendu Bandyopadhyay

Contact No. : Mobile No. : +91 9674975574

E-mail :

Address : 76 Central Road Anandaloke Kol110

Applicant Name : Mr Alokendu Bandyopadhyay

Office Name :

Office Address :

Status of Depositor : Advocate

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	15240000229678/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	15240000229678/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				35041

In Words : Rupees Thirty Five Thousand Forty One only

Major Information of the Deed

Deed No :	I-1524-00833/2018	Date of Registration	16/02/2018
Query No / Year	1524-0000229678/2018	Office where deed is registered	
Query Date	12/02/2018 2:41:18 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 60,00,000/-	Rs. 1,64,63,719/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (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: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: T. N. Banerjee Road, Mouza: Panihati, Ward No: 3, Holding No:267



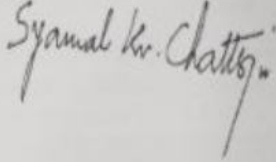
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-187	RS-2488	Bastu	Pukurpar	2 Katha 6 Chatak 30 Sq Ft	15,00,000/-	33,22,915/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	RS-188	RS-2488	Pukur	Pukur	9 Katha 10 Chatak 40 Sq Ft	38,00,000/-	1,06,48,617/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	RS-189	RS-2488	Bastu	Pukurpar	1 Katha 13 Chatak	7,00,000/-	24,92,187/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
		TOTAL :			22.9511Dec	60,00,000 /-	164,63,719 /-	
		Grand Total :			22.9511Dec	60,00,000 /-	164,63,719 /-	



Major Information of the Deed :- I-1524-00833/2018-16/02/2018

21/02/2018 Query No:-15240000229678 / 2018 Deed No :- 152400833 / 2018, Document is digitally signed.



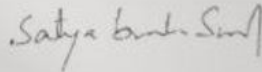
and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SYAMAL KUMAR CHATTERJEE (Presentant) Son of Late Amarendra Nath Chatterjee Executed by: Self, Date of Execution: 16/02/2018 , Admitted by: Self, Date of Admission: 16/02/2018 ,Place : Office	Photo  16/02/2018	Fingerprint  LTI 16/02/2018	Signature  16/02/2018
116, Trannath Bannerjee Road, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABWPC5564A, Status :Individual, Executed by: Self, Date of Execution: 16/02/2018 , Admitted by: Self, Date of Admission: 16/02/2018 ,Place : Office				

Developer Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	RELIABLE CONSTRUCTION 7, B.T. Road, Swadeshimore,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114 , PAN No.:: AALFR2292N, Status :Organization, Executed by: Representative			

Representative Details :

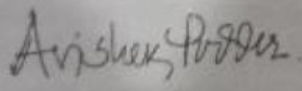

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SATYABRATA SINHA Son of Late Shyam Mohan Sinha Date of Execution - 16/02/2018, , Admitted by: Self, Date of Admission: 16/02/2018, Place of Admission of Execution: Office	Photo  Feb 16 2018 1:48PM	Finger Print  LTI 16/02/2018	Signature  16/02/2018
Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)				



Major Information of the Deed :- I-1524-00833/2018-16/02/2018

2	Name	Photo	Finger Print	Signature
	Mr UTTAM GOSWAMI Son of Late Gouranga Goswami Date of Execution - 16/02/2018, , Admitted by: Self, Date of Admission: 16/02/2018, Place of Admission of Execution: Office			
	Feb 16 2018 1:50PM	LTI 16/02/2018	16/02/2018	
Gouranga Nagar, P.O:- Natagarh, P.S:- Ghola, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700113, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mr SUJAY DAS Son of Late Shib Chandra Das Date of Execution - 16/02/2018, , Admitted by: Self, Date of Admission: 16/02/2018, Place of Admission of Execution: Office			
	Feb 16 2018 1:50PM	LTI 16/02/2018	16/02/2018	
4 No. Deshbandhu Nagar,, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)				
4	Name	Photo	Finger Print	Signature
	Mr SHAMBHU NATH DAS Son of Late Narayan Chandra Das Date of Execution - 16/02/2018, , Admitted by: Self, Date of Admission: 16/02/2018, Place of Admission of Execution: Office			
	Feb 16 2018 1:49PM	LTI 16/02/2018	16/02/2018	
Sasadhar Tarafdar Road, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)				

Identifier Details :

Name & address	
Mr Avishek Podder Son of Mr Basudeb Podder Sriram Nagar, P.O:- Natagarh, P.S:- Ghola, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700113, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr SYAMAL KUMAR CHATTERJEE, Mr SATYABRATA SINHA, Mr UTTAM GOSWAMI, Mr SUJAY DAS, Mr SHAMBHU NATH DAS	16/02/2018
	

Major Information of the Deed :- I-1524-00833/2018-16/02/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SYAMAL KUMAR CHATTERJEE	RELIABLE CONSTRUCTION-3.9875 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SYAMAL KUMAR CHATTERJEE	RELIABLE CONSTRUCTION-15.9729 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SYAMAL KUMAR CHATTERJEE	RELIABLE CONSTRUCTION-2.99062 Dec

Endorsement For Deed Number : I - 152400833 / 2018

On 13-02-2018

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 1,64,63,719/-

Maitreyee Ghosh

**Maitreyee Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal**

On 16-02-2018

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 11:55 hrs on 16-02-2018, at the Office of the A.D.S.R. SODEPUR by Mr SYAMAL KUMAR CHATTERJEE ,Executant.

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

Execution is admitted on 16/02/2018 by Mr SYAMAL KUMAR CHATTERJEE, Son of Late Amarendra Nath Chatterjee, 116, Trannath Bannerjee Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business

Indetified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Major Information of the Deed :- I-1524-00833/2018-16/02/2018 S

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

Execution is admitted on 16-02-2018 by Mr SATYABRATA SINHA, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114

Indetified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 16-02-2018 by Mr UTTAM GOSWAMI, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114

Indetified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 16-02-2018 by Mr SUJAY DAS, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114

Indetified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 16-02-2018 by Mr SHAMBHU NATH DAS, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114

Indetified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

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 15/02/2018 10:48AM with Govt. Ref. No: 192017180176965271 on 15-02-2018, Amount Rs: 21/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 292930571 on 15-02-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 7018, Amount: Rs.5,000/-, Date of Purchase: 12/02/2018, Vendor name: Rana Sur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/02/2018 10:48AM with Govt. Ref. No: 192017180176965271 on 15-02-2018, Amount Rs: 35,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 292930571 on 15-02-2018, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal



Major Information of the Deed :- I-1524-00833/2018-16/02/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2018, Page from 29621 to 29650
Seri No 152400833 for the year 2018.



Digitally signed by Maitreyee Ghosh
Date: 2018.02.21 14:13:59 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 21-02-2018 14:12:27
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)