

S-804

T-0801/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q.No. 2000290585/22 H 016943

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Aadl. District Sub-Registrar,  
Sonarpur, South 24 Parganas

28 Jan 2022

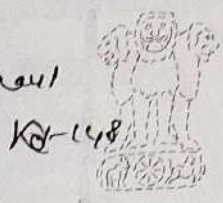
28/01/22

### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 28<sup>th</sup> day of January, Two Thousand and Twenty Two.



S.L. No. 1528 Date 27/01/2022  
Name Banwaji Banerjee  
Address 105 NS Rd. Harinail  
Value 5000/-



Govt. Stamp Vender  
TAPAS HALDER  
Sonarpur A.D.S.R.O., Kot.-150

Handwritten signature

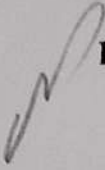
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South 24 Parganas

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At Alok Ghosh  
permechu gopal Ghosh  
Nali Kagan  
Sonarpur  
Bansinil

**BETWEEN**

- (1) **SRI BISWAJIT BANIK**, Son of Late Kalipada Banik, by faith - Hindu, by occupation - Business, Residing at - 105, N. S. Road, Harinavi, P.O. - Harinavi, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700148,
- (2) **SRI NITTYA GOPAL SEN**, Son of Late Dulal Chandra Sen, by faith - Hindu, by occupation - Business, Residing at - Sikharipara, P.O. & P.S. - Baruipur, District - South 24 Parganas, Kolkata - 700144, hereinafter called and referred to as the "OWNER" (Which expression shall unless excluded by or repugnant to the Context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

- M/S. NEW TARAMA CONSTRUCTION**, a partnership firm, address - 7, Shibnath Sastri Road, Harinavi, Kolkata - 700148, represented by its Partners (1) **SRI BISWAJIT BANIK**, Son of Late Kalipada Banik, by faith - Hindu, by Nationality - Indian, by occupation - Business, Residing at Vill & P.O. - Harinavi, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700148,
- (2) **SRI DIPANKAR CHOWDHURY**, Son of Late Lalmohan Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation - Business, Residing at - 484 R. N. C. Road, Subhasgram, P.O. - Kodalia, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700146, hereinafter called and referred to as the "DEVELOPER/PROMOTER" (Which term or expression shall unless





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excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

**WHEREAS** the Owners/First Party are lawfully separately seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Bastu land measuring more or less 10 Cottahs situated and lying at Mouza - Manikpur, J. L. No. 77, comprising in C.S. & R.S. & L.R. Dag No. 184, under R.S. Khanda Khatian No. 500 coming from R.S. Khatian No. 393, within the limits of Rajpur - Sonarpur Municipality, Ward No. 23, Holding No. 173, Subhas Block, P.S. - Sonarpur, District - South 24 Parganas, (hereinafter called the **SAID PREMISES**), fully described in the First Schedule hereunder written and also shown in the map or plan annexed hereto by **RED** border.

**AND WHEREAS** one Bimala Charan Mukhopadhyay was the owner of the said land and others land and while in peaceful possession said Bimala Charan Mukhopadhyay sold, conveyed and transferred the said land in favour of Sri Bhajahari Nath of Manikpur by a Registered Deed of Sale, which was registered on 25.04.1952 at Baruipur Sub Registry Office, Being Deed No. 2020, for the year 1952.

**AND WHEREAS** by the way of purchase said Sri Bhajahari Nath became the absolute owner of the said land and duly mutated his name in



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L.R. Settlement Record and while in peaceful possession in his urgent need of money he sold, conveyed and transferred the said land in favour of Sri Subir Nath by a Registered Deed of Sale, which was registered on 04.10.1989 at Sonarpur Sub Registry Office and recorded therein its Book No. 1, Volume No. 120, Pages 185 to 188, Being Deed No. 6102, for the year 1989.

**AND WHEREAS** by the way of purchase said Sri Subir Nath became the absolute owner of the said land and while in peaceful possession said Sri Subir Nath sold, conveyed and transferred the said land in favour of Sri Ashok Das by a Registered Deed of Sale, which was registered on 28.06.2002 at Sonarpur Sub Registry Office and recorded therein its Book No. 1, Volume No. 83, Pages 264 to 270, Being Deed No. 5065, for the year 2002.

**AND WHEREAS** by the way of purchase said Sri Ashok Das became the absolute owner of the said land and duly mutated his name in L.R. Settlement Record and also mutated his name Rajpur - Sonarpur Municipality in Ward No. 23, Holding No. 173 and while in peaceful possession in his urgent need of money he sold, conveyed and transferred the said land in favour of Sri Biswajit Banik and Sri Nitty Gopal Sen (Owners herein) by a Registered Deed of Sale, which was registered on 17.04.2013 at Sonarpur Sub Registry Office and recorded therein its Book No. 1, Volume No. 10, Pages 4525 to 4537, Being Deed No. 4422, for the year 2013.



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**AND WHEREAS** by the way of purchase said Sri Biswajit Banik and Sri Nitya Gopal Sen (Owners herein) became the absolute owner of the said land and duly mutated their names in L.R. Settlement Record vide L.R. Khatian Nos. 1654 & 1655 and said Sri Biswajit Banik and Sri Nitya Gopal Sen (Owners herein) converted the said land in Bastu land vide Conversion Case No. 967/15 and 968/15, both dated 08.07.2015 and also mutated their names in Rajpur - Sonarpur Municipality in Ward No. 23, Holding No. 173, Subhas Block and jointly have been peacefully possessing the same by paying rent and taxes to the proper authorities.

**AND WHEREAS** the Owners herein are desirous of developing the said premises by constructing a multi storied building according to modern test, design and architecture in accordance with the building plan to be sanctioned by the authority of Rajpur - Sonarpur Municipality but they having no professional expertise and necessary fund.

**AND WHEREAS** the Developer is a building Promoter and are having sufficient experience in this field, have approached the Owner herein for development of the said premises by construction a G+IV storied building thereon and after negotiation the Developer has already inspected and examined the title of the Owner in respect of the said premises and being satisfied with the title, the Developer has agreed to develop the property as the Owner has agreed to hand over the said premises to the Developer for developing.



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**AND WHEREAS** the parties hereto have agreed to enter into this Development Agreement of the said premises by making construction of the proposed multi storied building thereon under certain terms and conditions hereunder written.

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

**DEFINATION** :- Unless there is anything repugnant to the subject or context.

(a) **OWNERS** :- Shall mean **SRI BISWAJIT BANIK AND SRI NITYA GOPAL SEN.**

(b) **DEVELOPER/PROMOTER** :- shall mean New Tarama Construction.

(c) **TITLE DEEDS** :- Shall mean all the documents referred to herein above recital.

(d) **PREMISES** :- Shall mean All That piece and parcel of Bastu land measuring more or less 10 Cottahs situated and lying at Mouza - Manikpur, J. L. No. 77, comprising in C.S. & R.S. & L.R. Dag No. 184, under R.S. Khanda Khatian No. 500 coming from R.S. Khatian No. 393, within the limits of Rajpur



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- Sonarpur Municipality, Ward No. 23, Holding No. 173, Subhas Block, P.S. -  
Sonarpur, District - South 24 Parganas.

**(e) BUILDING** : Shall mean the building or buildings to be constructed on the said premises.

**(f) COMMON FACILITIES AND AMENITIES** : Shall include corridors, stairways, passage ways, lift, driveways, common lavatories, pump room, tube well, ground water reservoir, overhead water tank, water pump etc. as described in the Third Schedule of this agreement.

**(g) SALEABLE SPACE** : Shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

**(h) OWNER'S ALLOCATION** : Shall mean Flat No. A & B at the front side of the First Floor of the building to be constructed on the said premises which is to be allocated to the Owners herein.

**(i) DEVELOPER'S/PROMOTER'S ALLOCATION** : Shall mean remaining total constructed area in the building to be constructed on the said premises to the owners which is fully described in the Third Schedule hereunder written after handover the possession of Owner's allocation.



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(j) **THE ARCHITECT** : Shall mean such persons who may be appointed by the Developer for both designing and planning the building on the said premises.

(k) **BUILDING PLAN** : would mean such plan prepared by the Architect for the construction of the building and sanctioned by the Rajpur - Sonarpur Municipality or any other competent authorities as the case may be.

(l) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means according to Transfer of Property Act, 1882.

(m) **TRANSFeree** : Shall mean a person, firm, limited Company, Association of persons or body of individuals to whom any space in the building has been transferred.

2) **THIS AGREEMENT** shall be deemed to have commenced on and with effect from Two Thousand and Twenty Two.

**3) THE OWNER DECLARES AS FOLLOWS :-**

a) **THAT** owner/first party is absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said premises.



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the purpose of construction of multistoried building thereon pursuant to the sanctioned building plan.

e) THAT the owner shall grant the developer Regd. Development Power of Attorney as may be required for the purpose of obtaining sanction plan and all necessary permissions and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Rajpur - Sonarpur Municipality.

f) THAT upon completion of the new buildings the Developer hand over the possession of the owners' allocation **TOGETHER WITH** the rights in common facilities and amenities.

g) THAT the owner and the Developer shall be exclusively entitled to their respective share of allocation of the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the other and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation only after the delivery of possession of the owner's allocation to the owner.

h) THAT the developer shall at its own costs construct and complete the new building at the said premises in accordance with the sanctioned plan duly sanctioned by the Rajpur - Sonarpur Municipality and confirming to such specification as are mentioned in the Annexure "A" hereunder written.



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b) THAT the said premises is free from all encumbrances and the owner has a marketable title in respect of the said premises.

c) THAT there is no excess vacant land at the said premises within the meaning of the Urban land (Ceiling and Regulation) Act, 1976.

4. THE OWNER AND THE DEVELOPER PROMOTER declare and covenant as follows :-

a) THAT the owner hereby grants, exclusive right to Developer to undertake new construction on the said premises in accordance with the plan or plans to be sanctioned by the Rajpur - Sonarpur Municipality.

b) THAT all applications plans and other papers and xerox copy of documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the owner at the Developer's cost and expenses.

c) THAT in consideration of granting permission to construct multi storied building at the cost of the Developer on the said premises.

d) THAT on the date of obtaining the sanctioned building plan the owner shall deliver the possession of the said premises to the Developer for



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**5. THE OWNER HEREBY AGREED COVENANT WITH THE DEVELOPER as follows :-**

a) **NOT** to cause any interference or hindrance in the construction of the said building at the said premises by the Developer, provided the developer strictly complies with the time schedule and the sanctioned building plan.

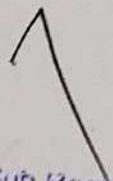
b) **NOT** to do any act deed or things whereby the developer may be prevented from selling assigning and/or disposing or any of the Developer's allocation portion in the building at the said premises, only after the delivery the possession of the owner's allocation to the owner.

c) To remain bound to execute all agreement for sale or transfer concerning Developer's allocation and the owner to execute a general power of attorney empowering the developer to execute all such agreements for sale or transfer for and on behalf of the owners concerning Developer's allocation of the building at the said premises, only about the delivery of possession of the owner's allocation to the owner.

**6. THE DEVELOPER HEREBY AGREED AND COVENANT WITH THE OWNER as follows :-**

a) **TO** complete the construction of the building within 24 (Twenty four) months from the date of Sanction of the Building Plan and subsequently take completion certificate of the said building within 6 months from the date of the completion of the aforesaid building.

b) **NOT** a transfer and/or assign the benefits of this agreement or any portion thereof without the consent of the owner.



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c) NOT to violet or contravene any of the provision or rules applicable for construction of the said building.

d) NOT to do any act, deed or thing whereby the owner is prevented from enjoying selling assigning and/or disposing of any portion of the owner's allocation in the said building.

e) TO keep the owner indemnified against all third party claims and actions arising out of any sorts of act or commission of the Developer in relation to the construction of the said building.

g) TO keep the owner indemnified against all actions suits costs proceedings and claims that may be arises out of the developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

h) TO complete the construction of the building within 45 months from the date of execution of this agreement.

#### **7. MUTUAL COVENANT AND INDEMNITIES :-**

i) The owner hereby undertake that the developer shall be entitled to the developer's allocation to the said construction and shall enjoy its allocated ~~space~~ without interference or disturbance, provided, the developer performs and fulfils all terms and conditions herein contained and/or on its part to be observed and performed.

i) b) After obtaining the sanctioned building plan a supplementary agreement will be entered into by the parties to this agreement for specification of the owner's flats, car parking spaces and commercial spaces in the 45% of the total constructed area of the owner's allocation.



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i) b) The Developer is entering into this development agreement being fully satisfied with the marketable title and possession of the owner in respect of the said premises.

ii) The name of the **BUILDING** shall be '

'.

**8) LIQUIDATED DAMAGES AND PENALTY :-**

A) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the **FORCE MAJESURE** condition, i.e. Flood, earthquake, riot, war, storm, tempest civil commotion, strike and/ or any other act or commission beyond the control of the parties.

B) If due to any wilful act on the part of the developer the construction and completion of the building is delayed the developer will remain under obligation to pay compensation at the rate of Rs. 20,000/- only per month for each delay to the owner.

C) That during the stipulated period if the **OWNER** die all the legal heirs shall have to abide by all the terms and conditions as within mentioned without raising any objection and then the fresh General Power of Attorney shall have to be executed by the legal heirs of the present **OWNER** if required in favour of the **DEVELOPER** as and when they shall be informed, on the contrary if the promoter/Developer dies during the stipulated period as within mentioned the legal heirs of the promoter/Developer shall remain liable to complete the proposed construction and shall also abide by the terms and conditions of this agreement.



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9) JURISDICTION : - all courts with in the limits of appear court, Baruipur 2nd Munsef, Addl. Subordinate Court at Baruipur, Alipore, Addl. Court, South 24 Parganas and Alipore court shall have the jurisdiction to entertain and determine all actions suit and proceeding arising out of these presents BETWEEN the parties hereto.

**-- : THE FIRST SCHEDULE REFERRED TO ABOVE : --**

*(Description of the land and premises)*

ALL THAT piece and parcel of Bastu land measuring more or less 10 Cottahs situated and lying at Mouza - Manikpur, J. L. No. 77, comprising in C.S. & R.S. & L.R. Dag No. 184, under R.S. Khanda Khatian No. 500 coming from R.S. Khatian No. 393, L.R. Khatian Nos. 1654 & 1655, within the limits of Rajpur - Sonarpur Municipality, Ward No. 23, Holding No. 173, Subhas Block, P.S. - Sonarpur, District - South 24 Parganas, which is butted and bounded by :-

ON THE NORTH	:	Block B.
ON THE SOUTH	:	Block D.
ON THE EAST	:	R.S. Dag No. 183 & 186.
ON THE WEST	:	27' Feet Wide Municipal Road (Subhas Block).

**- : THE SECOND SCHEDULE REFERRED TO ABOVE : -**

*(OWNER'S ALLOCATION)*

Owner shall get two Flats i.e. Flat No. A & B situated at the Front Side of First Floor of the proposed building togetherwith proportionate share in





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the common facilities and amenities in each floor of the total constructed area in the building to be constructed on the said premises which is to be allocated to the Owner.

**- - : THE THIRD SCHEDULE ABOVE REFERRED TO : - -**

***(Developers Allocation)***

Rest of the flats, Car Parking Space and saleable spaces shall be Developer's Allocation together with undivided share and interest in respect of the **FIRST SCHEDULE** hereinbefore mentioned.

**- - : THE FOURTH SCHEDULE ABOVE REFERRED TO : - -**

***(Common rights and facilities)***

Pump and motor, Stair - case, lift, common passage, water lines, land boundary wall, water tank and reservoir, fixtures and fittings, vacant space, roof and main entrance, gate care-taker room and toilet and also the Ground floor stair case shall be enjoyed by the **OWNERS** and also the intending Purchasers to whom the **DEVELOPER** shall sell the proposed construction.

**- - : THE FIFTH SCHEDULE ABOVE REFERRED TO : - -**

***(Common Expenses to be paid Proportionately)***

Maintenance charges, common electric, repairing of building, litigation, expenses, charge of sweeper and durwan etc.

If the Electric Transformer is required for this new proposed building by the **WBSEDCL** then the cost and installation charges of transformer will



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be paid by the Developer proportionately. Be it noted that all the flat owner/occupants bear the cost of common expenses at the rate of Rs. 1.30/- per Sq. Ft. And all the flat owner/occupants will be bound to deposit to the developer common expenses of first six months.

IN WITNESS WHEREOF the parties herein have signed on this agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the PARTIES in presence of :-

WITNESSES :-

1. Aloke Suresh  
Rathkajam

2. Bikash Saha  
Sonoz Pvc  
Kat - 700150

*Aloke Suresh Rathkajam*  
SIGNATURE OF THE OWNER

NEW TARAMA CONSTRUCTION  
*Bhramar Bhus*  
Partner

NEW TARAMA CONSTRUCTION  
*Dipankar Choudhury*  
Partner  
SIGNATURE OF THE DEVELOPER



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## SCHEDULE OF WORK

### (Specification of the Construction)

**STRUCTURE :** The building shall have a R.C.C. framed structure as per structural plan sanctioned by Rajpur - Sonarpur Municipality.

**FOUNDATION BEDDING :** R.C.C. (1:3:3) on 3" thick B.F.S.

**BRICK WALL :** All exterior brick work shall be 8" thick. All partition shall be 5" & 3" thick with brick.

**FLOOR BEDDING :** R.C.C. (1:3:6) floor bedding 4" thick (average) over 3" thick soling in ground floor.

**FLOOR FINISHIN SKIRTING, DADO etc. :** Cast-in-situ tiles to all floor within 6" height skirting to all rooms.

**PLASTER :** The outside of the building will have sand cement plaster whereas the inside and the ceiling plaster will be half inch thick and putty finish.

**DOOR & WINDOWS :** Main Entrance Door

- a) Commercial flush door painted both sides.
- b) Sal wood door frame.
- c) Tower bolt from inside.
- d) Electric bell point.
- e) Telescope.

2. Other Doors :

- a) Commercial flush door painted both sides.
- b) Sal wood door frame.





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- c) Aluminium tower bolt from inside
- d) Lock with handle for bed rooms only.

### 3. Windows :

a) Steel window with guard bar as per approved design of Architect and painted both sides.

b) All windows shall have glass panes.

**WHITE WASH/COLOUR WASH :** The building shall be externally with cement based paint. The inside of the flat will be of Putty finish. On the plastered surface suitable provision will be made for hanging ceiling fans.

### TOILET & KITCHEN :

#### 1. Bath Room

- a) One European type white commode and one with P.V.C. cistern.
- b) One wash basin.
- c) One shower.
- d) Two taps.

#### 2. Kitchen.

- a) One kitchen mosaic sink.
- b) One Tap.
- c) One cooking platform of Black Stone.

#### 3. Staircase

- a) Staircase room will be provided with R.C.C.
- b) Jali for light and ventilation as per design.
- c) Cabin for electric meter.
- d) 3'-0" height parapet will be provided all round the slab.

#### 4. Roof :

The roof will be on 4" thick R.C.C. casting.



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	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:- BISWAJ+BANIK

Signature:- Biswan Banik



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:- MITYA GOPAL SEN

Signature:- Mitya Gopal Sen



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:- BISWAJ+BANIK

Signature:- Biswan Banik



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:- DIPANKAR CHANDHURY

Signature:- Dipankar Chandhury



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**ELECTRICAL INSTALLATIONS :** All electrical lines will be concealed with standard wiring.

Costs of electrical connection and individual meters from **WBSEB** are to be borne separately by the Owners/Purchasers individually. The Developer will provide only electrical connection internally from the main meter.

**WATER SUPPLY :** One No. of P.V.C. overhead reservoir will be provided on the top of the land roof as per design. The suitable electric pump with motor will be installed at Ground Floor for delivery of Municipal water to overhead reservoir from Semi underground reservoir.

**COMPOUND :** MS. Grill gate as per approved design of Architech and painted both sides.

**Drafted by Me :-**

Prabir Kumar Roy  
Advocate. W.B. 828/81  
Ariporu Criminal Court.  
Kot-27.

**Typed By Me :-**

Subhaday Mukherjee.

Sonarpur Sub Registry Office.





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South 24 Parganas

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REDMI NOTE 10

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

## GRN Details

GRN: 192021220172006851  
GRN Date: 27/01/2022 20:50:51  
BRN : CBI280122845571  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: Central Bank of India  
BRN Date: 27/01/2022 20:01:43  
Payment Ref. No: 2000290585/1/2022  
[Query No\*/Query Year]

## Depositor Details

Depositor's Name: BISWAJIT BANIK  
Address: HARINAVI KOL 148  
Mobile: 9836496904  
Depositor Status: Seller/Executants  
Query No: 2000290585  
Applicant's Name: Mr S R Chowdhury  
Identification No: 2000290585/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

## Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000290585/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2000290585/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>2041</b>

IN WORDS: TWO THOUSAND FORTY ONE ONLY.





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

ডালিকাচক্র আই ডি / Enrollment No.: 2010/60113/00304

To  
শ্রীমত্বর চৌধুরী  
Dipankar Chowdhury  
S/O, Lal Mohan Chowdhury  
221 K.C. BOSE ROAD  
Raipur Sonarpur (m)  
Kodalia  
South 24 Parganas South 24 Parganas  
West Bengal 700146

26/11/2013  
7945596:



MN794559617FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4168 9450 3458**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

শ্রীমত্বর চৌধুরী  
Dipankar Chowdhury  
জন্মতারিখ / DOB : 01/01/1965  
পুরুষ / Male



4168 9450 3458

আধার - সাধারণ মানুষের অধিকার

*Dipankar Chowdhury*



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ADUPC9329F

नाम /NAME  
DIPANKAR CHOWDHURY

पिता का नाम /FATHER'S NAME  
LAL MOHAN CHOWDHURY

जन्म तिथि /DATE OF BIRTH  
01-01-1965

हस्ताक्षर /SIGNATURE  
D. Chowdhury

अधिकार आयुक्त, प.अ.-III  
COMMISSIONER OF INCOME-TAX, W.B. - III

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.


In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

D. Chowdhury


  
বিশ্বজিৎ বণিক  
Blawajit Bank  
পিতা: কাল্পদা বণিক  
Father: Kalpada Bank  
জন্মতারিখ/DOB: 20/11/1960  
পুংসক / Male  
  
7422 9229 9323


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
আধার - সাধারণ মানুষের অধিকার

  
আধার  
সংবিধান প্রাধিকার  
Constitution of India  
ঠিকানা: 105, N.S ROAD,  
HARINAVI, Rajpur Sonarpur  
(M), South 24 Parganas,  
Harinavi, West Bengal,  
700148  
7422 9229 9323

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 1847  
1800 300 1847

 [help@uidai.gov.in](mailto:help@uidai.gov.in)

 [www.uidai.gov.in](http://www.uidai.gov.in)

PERMANENT ACCOUNT NUMBER

AEGPB1824D



श्री नाम  
BISWAJIT BANIK

श्री श्री जेठेयों का नाम  
KALI PADA BANIK

श्री श्री. DATE OF BIRTH  
20-11-1960

श्री श्री. SIGNATURE



कमिश्नर ऑफ इन्कॉम टॅक्स, व.स. - ११

श्री श्री. ए.ए.ए.ए.



Handwritten notes in Hindi, including the name 'Biswajit Banik' and other illegible text.



MI NOTE 10 | মহাকাশ



ভারত সরকার

To  
Nityagopal Sen  
নিত্যগোপাল সেন  
S/O Dulal Sen  
SHANKHARIPARA  
Baruipur  
Baruipur, South 24 Parganas  
West Bengal - 700144

04.01.2014



KL708964364FT  
70896438



আপনার সংখ্যা / Your Aad

3931 4255 9273

সাধারণ মানুষের আধিকার



নিত্যগোপাল সেন  
Nityagopal Sen



জন্ম তারিখ / DOB: 11/06/1959  
পুরুষ / Male

3931 4255 9273

সাধারণ মানুষের আধিকার



প্রতিবেদন  
বিচয়ের মূল্য জনসাধারণ প্রশাসন দ্বারা পাঠ  
করুন।

- To establish identity, not of citizenship.
- To establish identity, authenticate online.

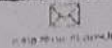
- আপনার সংখ্যা কখনো মাল্য
- আপনার গুণবিশ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- It is valid throughout the country.
- It is a key to avail Government services in future.



নিত্যগোপাল সেন  
সি/ও দুলাল সেন, শঙ্খারিপারা, বরুইপুর  
বরুইপুর, দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ - ৭০০১৪৪

Address: S/O Dulal Sen,  
SHANKHARIPARA,  
Baruipur, Baruipur, South 24  
Parganas, West Bengal,  
700144

3931 4255 9273



www.uidai.gov.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AMBPS1848F

नाम / NAME  
NITYA GOPAL SEN

पिता का नाम / FATHER'S NAME  
DULAL CHANDRA SEN

जन्म तिथि / DATE OF BIRTH  
11-06-1959

हस्ताक्षर / SIGNATURE  
*Nitya Gopal Sen*

*K. Das*  
आयकर अधिकारी, १४/१११  
COMMISSIONER OF INCOME-TAX, 11 B. - 111

*Nitya Gopal Sen*

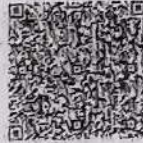


ভারত সরকার

Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 1190/22461/50997

To  
অমল ঘোষ  
Aloke Ghosh  
C/O Alope Ghosh  
Kalkapur  
Kalkapur  
South Twenty Four Parganas  
West Bengal 743330  
MN465147037FT



আপনার আইডি সংখ্যা / Your Aadhaar No. :

6568 8337 9120

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



নাম  
Alope Ghosh  
পিতা পঞ্চুগোপাল ঘোষ  
Father PANCHUGOPAL GHOSH  
জন্ম তারিখ / DOB : 01/01/1956  
পুরুষ / Male



6568 8337 9120

আধার - সাধারণ মানুষের অধিকার

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়  
পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা করা  
করুন।

INFORMATION

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

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



ভারতীয় অনন্য চিহ্নিতকরণ কর্তৃপক্ষ  
Unique Identification Authority of India

ঠিকানা:  
C/O অমল ঘোষ, জাতিভাঙ্গা, কালকাপুর, দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ, ৭৪৩৩৩০  
Address  
C/O Alope Ghosh, Kalkapur, Kalkapur, South Twenty Four Parganas, West Bengal, 743330

6568 8337 9120





## Major Information of the Deed



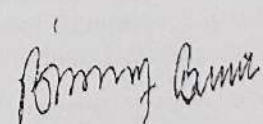
Deed No :	I-1608-00801/2022	Date of Registration	28/01/2022
Query No / Year	1608-2000290585/2022	Office where deed is registered	
Query Date	26/01/2022 6:13:41 PM	1608-2000290585/2022	
Applicant Name, Address & Other Details	S R Chowdhury Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9836496904, Status :Deed Writer		
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. 2/-	Rs. 59,40,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SUBHAS BLOCK, Mouza: Manikpur, JI No: 77, Pin Code : 700148



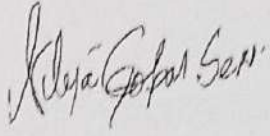
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-184 (RS :-)	LR-1654	Bastu	Bastu	5 Katha	1/-	29,70,000/-	Width of Approach Road: 27 Ft.,
L2	LR-184 (RS :-)	LR-1655	Bastu	Bastu	5 Katha	1/-	29,70,000/-	Width of Approach Road: 27 Ft.,
		<b>TOTAL :</b>			<b>16.5Dec</b>	<b>2 /-</b>	<b>59,40,000 /-</b>	
		<b>Grand Total :</b>			<b>16.5Dec</b>	<b>2 /-</b>	<b>59,40,000 /-</b>	

## Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr BISWAJIT BANIK</b> (Presentant) Son of Late KALIPADA BANIK Executed by: Self, Date of Execution: 28/01/2022 , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office			
		28/01/2022	LTI 28/01/2022	28/01/2022



105 N S ROAD HARINAVI, City:- Not Specified, P.O:- HARINAVI, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700148 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx4D, Aadhaar No: 74xxxxxxxx9323, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022, Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office



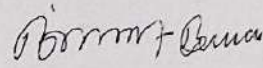


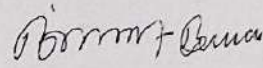


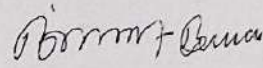
2	Name	Photo	Finger Print	Signature
	<b>Mr NITYA GOPAL SEN</b> Son of Late DULAL CHANDRA SEN Executed by: Self, Date of Execution: 28/01/2022, Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office	 28/01/2022	 LTI 28/01/2022	 28/01/2022

SIKHARIPARA, City:- Not Specified, P.O:- BARUIPUR, P.S:-Baruipur, District:-South24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx6F, Aadhaar No: 39xxxxxxxx9273, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022, Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office



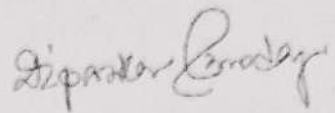
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NEW TARAMA CONSTRUCTION</b> 7 SHIBNATH SASTRI ROAD, City:- Not Specified, P.O:- HARINAVI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148 , PAN No.:: AAxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



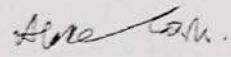
**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr BISWAJIT BANIK</b>                      Son of Late KALIPADA BANIK                      Date of Execution - 28/01/2022, , Admitted by: Self, Date of Admission: 28/01/2022, Place of Admission of Execution: Office                 </td> <td>   Jan 28 2022 6:01PM                 </td> <td>   LTI 28/01/2022                 </td> <td>   28/01/2022                 </td> </tr> </tbody> </table> <p>HARINAVI, City:- Not Specified, P.O:- HARINAVI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4D, Aadhaar No: 74xxxxxxxx9323 Status : Representative, Representative of : NEW TARAMA CONSTRUCTION (as PARTNERS)</p>	Name	Photo	Finger Print	Signature	<b>Mr BISWAJIT BANIK</b> Son of Late KALIPADA BANIK Date of Execution - 28/01/2022, , Admitted by: Self, Date of Admission: 28/01/2022, Place of Admission of Execution: Office	 Jan 28 2022 6:01PM	 LTI 28/01/2022	 28/01/2022
Name	Photo	Finger Print	Signature						
<b>Mr BISWAJIT BANIK</b> Son of Late KALIPADA BANIK Date of Execution - 28/01/2022, , Admitted by: Self, Date of Admission: 28/01/2022, Place of Admission of Execution: Office	 Jan 28 2022 6:01PM	 LTI 28/01/2022	 28/01/2022						



Name	Photo	Finger Print	Signature
<b>Mr DIPANKAR CHOWDHURY</b> Son of Late LALMOHAN CHOWDHURY Date of Execution - 28/01/2022, Admitted by: Self, Date of Admission: 28/01/2022, Place of Admission of Execution: Office	 Jan 28 2022 6:02PM	 L1 28/01/2022	 28/01/2022
484 R N C ROAD, City:- Not Specified, P.O:- KODALIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9F, Aadhaar No: 41xxxxxxxx3458 Status : Representative, Representative of : NEW TARAMA CONSTRUCTION (as PARTNERS)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ALOKE GHOSH</b> Son of Late PANCHUGOPAL GHOSH KALIKAPUR, City:- Not Specified, P.O:- KALIKAPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 743330	 28/01/2022	 28/01/2022	 28/01/2022
Identifier Of Mr BISWAJIT BANIK, Mr NITYA GOPAL SEN, Mr BISWAJIT BANIK, Mr DIPANKAR CHOWDHURY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr NITYA GOPAL SEN	NEW TARAMA CONSTRUCTION-8.25 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJIT BANIK	NEW TARAMA CONSTRUCTION-8.25 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SUBHAS BLOCK, Mouza: Manikpur, JI No: 77, Pin Code : 700148

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 184, LR Khatian No:- 1654	Owner:নিত্য গোস্বাল সেন, Gurdian:দুলাল , Address:মাথারীপাড়া, বারুইপুর, দ:24পরগনা, Classification:বাগান, Area:0.08000000 Acre,	Mr NITYA GOPAL SEN



L2	LR Plot No:- 184, LR Khatian No:- 1655	Owner:বিশ্বজিত বনিক, Gurdian:কালিপদ , Address:7 SNS Road, যরিনাডী, , Classification:বাগান, Area:0.08000000 Acre,	Mr BISWAJIT BANIK
----	--	---	-------------------

On 28-01-2022

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

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

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

Presented for registration at 15:39 hrs on 28-01-2022, at the Office of the A.D.S.R. SONARPUR by Mr BISWAJIT BANIK , one of the Executants.

**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 59,40,000/-

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

Execution is admitted on 28/01/2022 by 1. Mr BISWAJIT BANIK, Son of Late KALIPADA BANIK, 105 N S ROAD HARINAVI, P.O: HARINAVI, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession Business, 2. Mr NITYA GOPAL SEN, Son of Late DULAL CHANDRA SEN, SIKHARIPARA, P.O: BARUIPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business

Indetified by Mr ALOKE GHOSH, , , Son of Late PANCHUGOPAL GHOSH, KALIKAPUR, P.O: KALIKAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

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

Execution is admitted on 28-01-2022 by Mr BISWAJIT BANIK, PARTNERS, NEW TARAMA CONSTRUCTION, 7 SHIBNATH SASTRI ROAD, City:- Not Specified, P.O:- HARINAVI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148

Indetified by Mr ALOKE GHOSH, , , Son of Late PANCHUGOPAL GHOSH, KALIKAPUR, P.O: KALIKAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

Execution is admitted on 28-01-2022 by Mr DIPANKAR CHOWDHURY, PARTNERS, NEW TARAMA CONSTRUCTION, 7 SHIBNATH SASTRI ROAD, City:- Not Specified, P.O:- HARINAVI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148

Indetified by Mr ALOKE GHOSH, , , Son of Late PANCHUGOPAL GHOSH, KALIKAPUR, P.O: KALIKAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

**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 27/01/2022 8:51PM with Govt. Ref. No: 192021220172006851 on 27-01-2022, Amount Rs: 21/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI280122845571 on 27-01-2022, Head of Account 0030-03-104-001-16



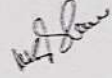
NOTE 10  
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/-  
by online = Rs 2,020/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 1528, Amount: Rs.5,000/-, Date of Purchase: 27/01/2022, Vendor name: Tapas Halder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/01/2022 8:51PM with Govt. Ref. No: 192021220172006851 on 27-01-2022, Amount Rs: 2,020/-, Bank:  
Central Bank of India (CBIN0280107), Ref. No. CBI280122845571 on 27-01-2022, Head of Account 0030-02-103-003-02



**Barun Kumar Bhunia**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 19973 to 20008  
being No 160800801 for the year 2022.



*Barun Kumar Bhunia*

Digitally signed by BARUN KUMAR  
BHUNIA  
Date: 2022.02.03 17:40:57 +05:30  
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2022/02/03 05:40:57 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.

(This document is digitally signed.)