



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 141007

Certified that the documents is admitted to Registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Registration u/s 7(2) of Act. xvi of 1908 Purulia (W.P.)
30/08/22

Handwritten signature
30/8/22



Sanjay Bhattacharya
Signature of Sanjay Bhattacharya
As a constituted attorney of
Tripti Bhattacharya, Swati
Bhattacharya Patil

Anilava Bhattacharya
1. Anilava Bhattacharya

2.

Sanjay Bhattacharya
3. Sanjay Bhattacharya

Chandni Bhattacharya
4. Chandni Bhattacharya

Debaprasad Bhattacharya
5. Debaprasad Bhattacharya

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. *Manik Sinha*

2. *Dr. Shakti*

Partners

DEED OF DEVELOPMENT AGREEMENT

This Deed of Development Agreement is executed on this 30th day of August, 2022 (Two Thousand Twenty TWO).

BETWEEN

Q. 2/260-7862/22

GRN: 011 038 047 -1

Sanjay Bhattacharyya

Signature of Sanjay Bhattacharyya
As a constituted attorney of
Tripti Bhattacharya, Swati
Bhattacharya Patial

Amitabh Bhattacharyya

1. Anita Chakraborty

2.

3. Sanjay Bhattacharyya

4. Chanchal Bhattacharyya

5. Deba Prasad Bhattacharyya

SIDHVI VINAYAK & VAISHNODEVI
DEVELOPERS

1. Koushik Sinha

2. Sanjit Kumar

Partners

1. Tripti Bhattacharya (PAN. BTEPB2291Q, ADHAR NO. 625233254999) daughter of Narayan Prasad Bhattacharya by faith Hindu by occupation house wife, represented by her lawful attorney Sanjay Bhattacharya (PAN. ADOPB7086L, ADHAR NO. 767392740106) son of Anadi Prasad Bhattacharyya vide attorney deed no. 18/2021 dated 10.03.2021,
2. Swati Bhattacharya Patial (PAN. ABOPP4060A, ADHAR NO. 248170656566) Daughter of Madhusudan Bhattacharya wife of Ramesh Kumar Patial, by faith Hindu by occupation Doctor, represented by her lawful attorney Sanjay Bhattacharyya (PAN. ADOPB7086L, ADHAR NO. 767392740106) son of Anadi Prasad Bhattacharyya vide attorney deed no. 676/2021 dated 16.11.2021,
3. Amitabha Bhattacharyya (PAN. GDRPB1371K, ADHAR NO. 912544062172) son of Ananta Prasad Bhattacharyya, by faith Hindu by occupation Business.
4. Anita Chakraborty (PAN. BMLPC0307A, ADHAR NO. 964040401885) daughter of Ananta Prasad Bhattacharyya, by faith Hindu by occupation house wife.
5. Sanjay Bhattacharyya (PAN. ADOPB7086L, ADHAR NO. 767392740106) son of Anadi Prasad Bhattacharyya, by faith Hindu by occupation Rt. Service.
6. Chanchal Bhattacharyya (PAN. AFPPB4567F, ADHAR NO. 987080145645) son of Anadi Prasad Bhattacharyya, by faith Hindu by occupation Rt. Service.
7. Deba Prasad Bhattacharjee (PAN. ADGPB4482N, ADHAR NO. 858605788388) son of Anadi Prasad Bhattacharjee, by faith Hindu by occupation Rt. Service.

All are resident of Bhagabandh Para, Post office Namopara, Dist. Purulia West Bengal, Pin-723103 hereafter called and referred to as the Land Lord and Land Lady/Land Owners (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assignees etc.) of the FIRST PART.

AND

"SIDHVI VINAYAK & VAISHNODEVI DEVELOPERS" a Partnership Firm (PAN ADFFS6420E) having its Office at Purulia represented by its two Partners 1. Sri Koushik Sinha (PAN: AWAPS6846C) son of Sri Kishore Kumar Sinha, by faith-Hindu By occupation Business, by caste Kayeshta, resident of Old Police Line, Chabi Biri Bagan, P.O & Dist. Purulia -723101 West Bengal, 2. Sri Sanjit Kumar

Sanjay Bhattacharya

Signature of Sanjay Bhattacharya

As a constituted attorney of

Tripti Bhattacharya, Swati

Bhattacharya, Patial

Amulovra Bhattacharya

1.

Anita Chatterjee

2.

Sanjay Bhattacharya

3.

Chanchal Bhattacharya

4.

Debaraj Dasgupta

5.

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. *Komalika Sinha*

2. *Debaraj Dasgupta*

Partners

Kalitola Lane, Chowk bazar, within Purulia Town, P.S.-Purulia Town, P.O.-Purulia, District Purulia, Pin.723101, West Bengal and, (which term or expression shall unless excluded by or repugnant to the context be deemed to include its successors, successors - in - interest and assigns) herein after referred as DEVELOPER of the OTHER PART

AND

WHEREAS the property under R.S. Khatian No. 3730 being R. S. Plot No. 11383 , area 17 dec. more or less. under Mouza Purulia, Jl. No. 02, Perg. Chharra under Purulia Town Police Station within Purulia Municipal word no. 13 Holding no. 329, in the District of Purulia, fully described in the Schedule 1 below of this Deed (for the sake of brevity herein after referred as Schedule 1 property) was recorded in the name of Narayan Prasad Bhattacharya ,Madhusudan Bhattacharya, Ananta Prasad Bhattacharya ,and Anadi Prasad Bhattacharya .

AND

WHEREAS after death of Narayan Prasad Bhattacharya ,Madhusudan Bhattacharya, Ananta Prasad Bhattacharya ,and Anadi Prasad Bhattacharya their legal heirs first party of this deed became owner of the schedule plot of land and OWNERS of the land are desirous to develop the schedule 1 property by raising multi storied building thereon for their benefit.

AND

WHEREAS the present owner have intended to develop the schedule land by constructing a multi-storied building thereon and as the present owners have no infrastructural facilities and lacuna of experiences in the arena of construction work have decided to appoint the developer to develop the same and the developer while coming to know the intention of the owner agreed to develop the property and the owners also agreed with the proposal of the developer and hence this deed of development agreement.

AND

WHEREAS the land owners have assured the developer that the said property is free from all encumbrances liens attachment and mortgage of any nature what so ever and has the owner in peaceful possession of the said property. The owners have assured the developers that they have marketable and saleable right and title over and above the schedule 1 property.

Sanjay Bhattacharya

Signature of Sanjay Bhattacharya
As a constituted attorney of
Tripti Bhattacharya, Swati
Bhattacharya Patil

Ambara Bhattacharya

1.

Anir Chakraborty

2.

Sanjay Bhattacharya

Chandrad Chatterjee

Satya Prasad Bhattacharya

5.

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. *Komalika Sinha*

2. *S. S. Sultana*

Partners

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS :-

1. That the first party/landowners delivered peaceful possession of the schedule-1 property to the second party/developer in the execution of deed of development agreement to the second party developer for the purpose of development and construction of multistoried building consisting of residential independents flats / apartment and commercial unit and the second party developers shall accordingly take over possession of the land in question for the aforesaid purpose.
2. That the first party/land owners has fully assured the developer that the land in question is free from all kinds of encumbrances, charges, liens, attachment and encroachment, mortgage etc. and there is no notice of the proposed multistoried building or buildings thereon and also there is no objection or hindrance of obstacles in obtaining approval and sanctioned plan for construction of multistoried building/apartment from the competent authorities.
3. That the first party/land owners further assured the developer that apart from them no one else is/are entitled to or has/have any right and interest over the schedule-1 property or any part thereof either as a partner or as the co-shares and co-partner in joint family or otherwise the first party/land owners are not the benamdar trustee for any one in respect of the schedule - 1 property and the first party / landowners are fully entitled to transfer, convey, dispose and alienate the property in any manner to any one as he/she/they think/s proper and fit his/her/their own and sole discretion.
4. That the first party/land owner also assured the developer that the developer will be in no manner liable for any of the outgoing and outstanding dues relate into the schedule land for the period prior to execution of this deed of development agreement and the same shall be sole liability and responsibility of first party/land owner only.
5. That the second party/ developer do all acts and deeds matters thinks, necessary for relating to the development and construction of proposed multistoried building apartment consisting of building apartment consisting of independent residential flats, garage, parking space, commercial unit etc. in general only on specific relief's written hereunder :-
6. The relief's have been given by the first party / developer as follows :-
To prepare, or revise the building plans of the proposed Multi-storied building on the land in question and to process submit the same approval and sanction from the competent authority Concerned in this name or either in the name of the land owner at the cost and expenses of developer.

Sanjay Bhattacharya

Signature of Sanjay Bhattacharyya
As a constituted attorney of
Tripti Bhattacharya, Swati
Bhattacharya Patil

1. Amilava Bhattacharya
2. Amitabha
3. Sanjay Bhattacharya
4. Chanchal Bhattacharya
5. Subhasmita Bhattacharya

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. Romik Sinha

2. At Sinha

Partners

- a) To appoint technical person, architects, engineers, constructors etc. and managerial personals for development and construction of the proposed multistoried building and for allied jobs as may be deemed necessary for the purpose.
- b) To make application in the concerned authorities in the name of the first party/land owner in the name for sites.
7. That the first party/land owner and Developer are entitled to get the constructed area of the multistoried building constructed by the developer through their own finance as per owner allocation and developer allocation mentioned in below of this deed.

8. OWNERS ALLOCATION :

After construction of the entire multi-storied building the owners shall be entitled to get 30 % super built up area in total finished construction area front to back proportionally of the ground floor to top floor of the building out of which 100sft office space will be directly allotted to Amitabha Bhattacharyya which others co- sharer do agree with. If the FIRST PARTY / LAND OWNER will get more space in the owner allocation i.e. 30% constructed area (super built up) , in that case, they will pay @ Rs.2800.00 (two thousand eight hundred) per square feet (super built up area) to the DEVELOPERS at the time of transfer, similarly if the FIRST PARTY / LAND OWNER will get less than 30% share of the owner allocation ,then the DEVELOPER will pay @ Rs.2800.00 (two thousand eight hundred) (super built up area) to the FIRST PARTY / LAND OWNER of this deed at the time of transfer.

It is mentioned here that if first will not sell their allocated portion to another person or persons or any institution, they will pay the GST or any other tax which will be applicable in law and if owner of the land will sell their allocated Flats or unit to any party ,the purchaser will pay the GST or any other tax which will be applicable in law.

9. DEVELOPER ALLOCATION

- a) That developer will be entitled to get 70% super built up area from ground floor to top floor of the building, after deducting the said owners allocation.

The owners allocated area will be the exclusive share of the owners in which the developers and or their legal heirs, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid that will not be tenable or valid. The developers allocated portion will be their exclusive share unconcern with the owner in which the owner and/or their legal heirs, nominees,

Sanjay Bhattacharya

Signature of Sanjay Bhattacharya

As a constituted attorney of

Tripti Bhattacharya, Swati

Bhattacharya Patil

Amilaven Bhattacharya

1.

Amita Chakraborty

2.

Sanjay Bhattacharya

3.

Chanchal Bhattacharya

4.

Subhasree Bhattacharya

5.

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. *Romik Sinha*

2. *Vidya Sinha*

Partners

assignees, representatives etc. shall not be entitled to lay any claim or any claim laid that will not be tenable or valid.

It is further agreed and decided that the developers shall deliver the owners allocation of the full and complete to the owner free of cost. The developers shall be exclusively entitled to developer's allocation only having valid right title interest therein as per this agreement with exclusive right to enter into agreement for sale, transfer, let-out, lease, license, mortgage, over the same but in the event of sale process of this deed will execute such deeds but the developers may take advance from the intending purchasers and the owners in no way may execute and register any sale deed in respect of their share . The owner shall be exclusively entitled to their own allocation having valid right, title, interest, ownership etc. over its own allocation and the owner can sell, transfer, lease, letout, mortgage etc. to any intending person/persons at her own discretion and in the event of developers allocation, if the developers intended to transfer their allocation in part or full by way of sale or any deed of conveyance to any intending buyer or purchaser then no prior consent from the owner is required to the effect. The developers may be entitled to take advance from the intending purchaser of their own allocation and they are allowed and/or to be permitted to execute and register sale deed in respect of their own allocation without taking the consent in writing from the owners. The developers as per their own discretion will be entitled to written or deliver possession of their allocated portion partly or wholly to any person or any such intending buyer, transferee, lease, tenant etc. and no further consent of the owners is required to that effect and this agreement by itself be deemed to be and treated as the consent of both the parties. At the request of the developers the owners shall give power through the registered deed of power of attorney to the developers allocated portion having power to enter into an agreement for sale, lease, license, gift or any such other purpose and also having right to receive and received the money against that deed or the consideration money. It is hereby further agreed that on completion of owners allocated portion the developers either verbally or in written request the owners to take possession of their allocated portion.

10. That the DEVELOPER having financial resources at their disposal shall at its own costs and expenses provide all bricks cement, stones tiles slates lime iron timber and glass and all other materials of standard quality for the purpose of completing the said building according to the plan and shall entirely bear all expenses to be incurred payment of labor and other charges.

Sanjay Bhattacharya

Signature of Sanjay Bhattacharya
As a constituted attorney of
Tripti Bhattacharya, Swati
Bhattacharya Patil

Amalava Bhattacharya

1.

Anita Chakraborty

2.

Sanjay Bhattacharya

3.

Chandrad Bhattacharya

4.

Subhasree Bhattacharya

5.

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. *Kemika Sinha*

2. *[Signature]*

Partners

11. That the OWNER shall render all moral assistance to the DEVELOPER during the period of construction to facilitate the smooth carrying out of the aforesaid construction work uninterruptedly.
12. That the OWNER shall not be liable and responsible in case the DEVELOPER fails to comply with any statutory rules and regulations in respect of the construction and allied works or deviate from the sanctioned plan issued by the Purulia Municipality/appropriate authority in respect of Construction of the said flat of the buildings at the said premises.
13. That the DEVELOPER shall receive all amounts and/or sale proceeds from the intending purchasers for booking and/or allotments of flats in respect of their allocated portion and shall execute valid noted receipts for the same on its own account without making the OWNER liable and responsible for the same in any form or in any manner whatsoever.
14. That the OWNER hereby undertakes not to raise any objection or create any irrelevant interference or interruption during the period of this agreement and while the DEVELOPER shall be lawfully going on with the works of construction in proper manner with standard materials . The owners or their nominee has right to inspect the mode of work.
15. That the OWNER undertakes as to sign on all papers or documents required for modification or specification in the plan for facilitating the lawful and proper construction and will have no right to raise any objection in this matter.
16. That it is hereby recorded that the DEVELOPER shall have the right to sell and / or transfer their allocated portion in the proposed building to any intending purchaser or purchasers and will be entitled to enter into agreements for sale of those flats at price to be entirely settled by the DEVELOPER and will receive advance money from the intending purchaser or purchasers on their own account and will sign or all relevant agreements including memo or consideration and to grant proper and valid receipt thereof,
17. That the parties hereto have entered into this agreement purely for the purpose of construction at the Schedule land and nothing contained herein shall be deemed to the construct as partnership between the parties in any manner whatsoever.

Sanjay Bhattacharya

Signature of Sanjay Bhattacharya

As a constituted attorney of

Tripti Bhattacharya, Swati

Bhattacharya Patial

Amal Kumar Bahalacharya

1.

Amit Chakraborty

2.

Sanjay Bhattacharya

3.

Chandral Bhattacharya

4.

Satya Prasad Bhattacharya

5.

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. *Rombik Shaha*

2. *Shikha*

Partners

18. That the DEVELOPER shall lawfully complete the entire construction and allied work within the time limit of 02 years (Two years) from the date of availability of Sanctioned plan. The DEVELOPER may be further allotted a grace period of 06 (six) months and within which time it shall compulsorily complete the entire construction process if within stipulated time the developer fails to deliver the owner allocation portion, then the developers will be liable to provide bank interest for the owner allocation portion as per norms.

19. Notwithstanding anything contained in above clause 18 with regards to time limit the same can reasonably be extended in case of any calamity or natural disaster beyond the control of the DEVELOPER.

20. That if the DEVELOPER performs its part of the contract to the satisfactory of the owner then the OWNERS shall have no right to cancel this agreement under any circumstances whatsoever and the term conditions stipulations and restriction contained herein shall be binding upon all the heirs/successors of the OWNERS in case of his/her death.

21. That either of the Parties shall not be entitle to sign and /or transfer this agreement to any other person firm/ or corporation body.

22. That the DEVELOPER shall take all necessary permission from each and every department including Income Tax Department under the provisions of Income Tax Act. at his own cost and expenses. The owner of the land and developers shall be liable for payments of any tax or taxes in respect of their allocated portion and construction after completion of the new building.

23. That the developers complete the building as per schedule -2 of this deed.

24. That the OWNER hereby agree and confirm that the OWNER herein shall execute and convey all such deeds, documents, conveyance without any objection in favour of the intending or prospective purchaser/purchasers in respect of allocated portion of DEVELOPER by presenting herself .

25. That for the purpose of enabling the DEVELOPER to construct the said building on the land of the said premises and to complete the construction thereof, the OWNER will execute power of attorney in favour of the DEVELOPER or any of the partner to do all necessary acts of construction of building as well as for entering into agreements for sale relating to sell of those flats in the

Sanjay Bhattacharya

Signature of Sanjay Bhattacharya

As a constituted attorney of

Tripti Bhattacharya, Swati

Bhattacharya Patil

Amitava Bhattacharya

1.

Anita Chatterjee

2.

Sanjay Bhattacharya

3.

Chandul Bhattacharya

4.

Subprasad Bhattacharya

5.

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. *Nehika Sinha*

2. *Abhishek*

Partners

proposed building such power of attorney shall be irrevocable to the extend of proper fulfillment all the papers and terms & conditions stated herein by the OWNER.

26. That the OWNER will pay arrears of municipal taxes in respect of the Schedule land up to the date of obtaining building plan from the Purulia municipality and thereafter DEVELOPER will pay the taxes during period of contract on completion of the said proposed building at the said land the taxes and other statutory imposition shall be proportionately shared between the purchasers and/or as per allocation of OWNER and DEVELOPER.

27. That if the before completion of the construction but after the construction is made or raised or is in progress the said property or any part thereof is effected by any notice or notices of requisition or assignment of the government or any public body and is intended so to be acquired by the government or any public body for public purpose at any time, then the DEVELOPER will at his option, shall be entitled to resigned this agreement and in that case, the OWNER shall bound to pay all types of cost of construction to the DEVELOPER if the OWNER receive any amount for such construction from the authority concern and if any land dispute shall arise in respect of the schedule land where the building in question has been constructed in such case owner of the land will be responsible and bound to give compensation to the developers.

28. That the OWNER agree to indemnify the DEVELOPER against all actions, suits, proceedings and claims that may arise out of the title of the OWNER over the said property.

29. That either of the Parties shall not be entitle to sign and /or transfer this agreement to any other person firm/ or corporation body.

30. That the DEVELOPER shall take all necessary permission from each and every department including Income Tax Department under the provisions of Income Tax Act. at his own cost and expenses and the parties shall be liable for payments of taxes in respect of their allocated portion and construction after completion of the new building.

31. That the OWNER hereby agree and confirm that the OWNER herein shall execute and convey all such deeds, documents, conveyance without any

Sanjay Bhattacharya
Signature of Sanjay Bhattacharya

As a constituted attorney of

Tripti Bhattacharya, Swati
Bhattacharya Parial

1. *Anilava Bhattacharya*
2. *Anita Chatterjee*
3. *Sanjay Bhattacharya*
4. *Chandul Bhattacharya*
5. *Debasree Bhattacharya*

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. *Romik Sinha*

2. *Dr. S. S. Saha*

Partners

objection in favour of the intending or prospective purchaser/purchasers in respect of allocated portion of DEVELOPER by presenting himself .

32. That the DEVELOPER shall at his own cost and expense and without creating any financial or other liability of the OWNER, construct and complete the building and various unit and /or apartments therein in accordance with building plan/revised building plan.

33. That the DEVELOPER before entering into the Schedule property for developing the property by erecting building therein, shall make proper arrangement and shall take all necessary steps to that effect. It is specifically mentioned here that both the parties mutually and voluntarily agreed that neither of the parties is Consumer of the other and either of the parties of this Deed shall not be entitled to lay their claim/grievances being the Consumer of other.

34. That it is hereby mutually agreed and decided that if any dispute crops up in between the OWNERS and DEVELOPER, in that event dispute to be sent for arbitration for settlement and/or decision before the Arbitrator and the decision of the Arbitrator will be final. It is specifically agreed and decided by the parties that unless process of arbitration is exhausted neither party is entitled to take shelter to the Civil Court and/or Tribunal for decision or settlement of dispute. It is further agreed and decided that body of three persons will constitute the board of Arbitration. One Member of the board will be selected by the OWNER, other Member of the board will be selected by the DEVELOPER and those two Members of the board will select a person as President. In case of difference of opinion between the Members, the decision of the President shall be final. The board of Arbitrators shall have exclusive jurisdiction and authority to decide all the disputes and litigations relating to this agreement and they also hold and possess exclusive jurisdiction and authority to decide all the disputes and litigations in the manner, which they deem just, fit and proper. The Board of Arbitrators will act by applying the rule of natural justice and good conscious.

35) It is also mentioned here that the owner no.3 will get one flat in the first or second floor of the building by developer.

Sanjay Bhattacharya

Signature of Sanjay Bhattacharya

As a constituted attorney of

Tripti Bhattacharya, Swati

Bhattacharya Parial

1. *Amितावरा Bhattacharya*

2. *Amila chakrabarty*

3. *Sanjay Bhattacharya*

4. *Chandni Bhattacharya*

5. *Subhansu Bhattacharya*

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. *Komalika Sinha*

2. *Atul Sinha*

Partners

36) It is also mutually agreed that after the transfer of the property from first party to second party, second party will provide a rented house or a rented 2BHK flat to the first party after the start of the construction work in the property, the rent will be borne by the second party till the construction work of the property gets completed.

37. That the OWNERS hereby declare -

(a) That the OWNERS are entitled to enter into this agreement with the DEVELOPER and they have full right and absolute authority to sign and execute the same.

(b) That the OWNER shall not agree, commit or contract or entered into any agreement for sale or lease of the schedule property or any part thereof to any person or persons other than the DEVELOPER and that he/she has not created any mortgage, charge or any other encumbrances on the Schedule property as mentioned till this date of Agreement and also will not enter in to such agreement so long the agreement will be in existence. It is mentioned here that the original deeds and documents of the schedule land shall be kept in the office of the DEVELOPER.

(c) That the OWNER has not done any act, deed, matter or thing whereby or by reason whereof, the development of the schedule property and/or any part of the same may be prevented or affected in any manner whatsoever.

38. That it is decided by the parties that owners shall be bound to pay the GST or any other taxes and installation of transformer and generator installation charges and Society security charges (Rs. 12/- per Sft SBA) to the developer of this deed for owner's allocation, and if owners shall sell or gift in favour of any third party purchaser or purchasers and or donee, the purchaser or donee shall be bound to pay the service taxes or any other taxes and transformer and generator installation charges and Society security charges to the developer of this deed.

39. That it is decided by the parties that owners shall be bound to pay the maintenance charges of the building after receiving complete possession of the Flat.

Sanjay Bhattacharya

Signature of Sanjay Bhattacharya
As a constituted attorney of
Tripti Bhattacharya, Swati
Bhattacharya Patil

1. *Himlavati Bhattacharya*
2. *Anita Chatterjee*
3. *Sanjay Bhattacharya*
4. *Charuch Bhattacharya*
5. *Debasree Bhattacharya*

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. *Komkik Sinha*
2. *Dr. K. S. Sultana*

Partners

Jurisdiction

All courts within the limit of the Purulia shall have the jurisdiction to entertain and determined all actions, suits and proceeding arising out of this present between the parties.

SCHEDULE:-1

District Purulia, Additional Sub Registration office at Purulia, Perg. Chharra, P. S. Purulia Town, Mouza Purulia, JI. No. 2, R.S/L.R Khatian No. 2232 being R. S./L.R Plot No. 11375,11383, measuring an area 17.08 dec. more or less, within Purulia Municipal ward no. 13 Holding no. 329, situated R.C Pandit Lane.

Butted and bounded as follows -

North - common drain and after that house of Ganguly

South - H/O Mukherjee,

East - house of Nadu Babu and R.C Pandit Lane,

West - Khudiram Babu.

SCHEDULE - 2

- MAIN STRUCTURE** : R.C.C. Foundation and Framed Structure shall be exactly in compliance to the actual architectural planning from Basement to Top Floor The construction work shall be carried out as per standard technical specification. The Structure shall be designed to withstand Dead Load, Live Load, Seismic Load and Wind Load as per the relevant I.S. Codes.
- BRICK WORK** : First Class Brick- Outside wall 10" / 8", Inside wall between flats 5" and partition wall 5" excluding plaster thickness. AAC Blocks may also be provided as per decision of the concerned Architect and Structural Engineer of the project.
- WALL PLASTERING, PAINTING AND FINISHING** : Sand-Cement Mortar Plaster on inside and outside walls, ceiling etc. as per standard specification. Plaster of Paris (PoP) finishing

Sanjay Bhattacharya

Signature of Sanjay Bhattacharya
As a constituted attorney of
Tripti Bhattacharya, Swati
Bhattacharya Parial

1. *Anilava Bhattacharya*
2. *Anita Chakraverty*

3. *Sanjay Bhattacharya*
4. *Chandana Bhattacharya*
5. *Satya Prasad Bhattacharya*


SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. *Monika Sinha*
2. *Satya Prasad*

Partners

- suitable Snowcem painting.
- FLOORING** : Branded Floor Tiles (2'x2' Vitrified) including skirting, dado and window sills
- KITCHEN / DINING CUM DRAWING** : Kitchen Cabinet / Gas table and Sink (one) with Two water taps shall be finished with 2'-0" wide Black Stone (Kodappa) or Marbles Cladding suitably supported. White Glazed Tiles 2'-0" high shall be on the dado over the back of Black Stone/ Marble slab. One Branded white local wash basin with Two water taps shall be provided in the Dining cum Drawing room.
- TOILET / W.C.** : One Branded Anglo Indian style pan (White) and one Branded Western style pan (White), shall be provided. Flooring shall be done with Anti-skid Branded Floor Tiles (1'x1') including 6" thk. Skirting and Dado and window sills shall be finished with Wall Tiles (Glazed) for walls up to 5'- 0" height. PVC Low down white local cistern, two CP Bib Cock point hot & cold, one CP shower Point and one geyser point shall be provided in one toilet with standard water connections for Hot and Cold water supply.
- ELECTRICAL WORKS** : All electrical wiring will be concealed or half concealed as follows:-
Bed Rooms - Two Light, One Fan and One 5 amp Plug points,
Dining/ Drawing - Two Light, One Fan and One 5 Amp Plug points including one plug point (5/ 15 AMP), Kitchen - One light point, One Exhaust Fan point and One Plug point (5/15 AMP).
Bath Room/ W.C - One Light point and One Exhaust Fan and One Geyser point (5/ 15 AMP)
- DOORS AND WINDOW** : Wooden frames with sal wood and commercial flush door for shutters on standard size fitting with handle and one standard lock, for each main door and standard fitting of each of the inside flush door. The PVC frame with palla will be fitted within


Signature of Sanjay Bhattacharya
As a constituted attorney of
Tripti Bhattacharya, Swati
Bhattacharya Patil

1. 

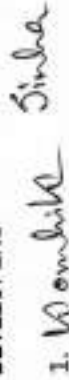
2. 

3. 

4. 

5. 

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. 

2. 

Partners

WATER SUPPLY, PLUMBING AND SANITATION

: Provisions for 24 hours water supply shall be made to the different flats and units through underground water reservoir and overhead tank by way of distribution of water supply line. This will include provisions for Fire Fighting requirements as per norms. The main source of water will be from deep tube-well. Suitable size over-head tank to cater the need as per standard practice will be constructed on the roof. A pump also will be fitted to lift the water from ground to overhead tank. A good network of pipe lines will be distributed to all the flats and units. PVC pipes (Hot and Cold) to be used for outer and inner water connections and PVC Hi-density sanitary pipes and Fittings will be provided as per standard specification. Suitable Storm Water Harvesting arrangement shall be made in this project.

ROOF :

The roof of the building will be finished with water proofing Grey Cast-in-Situ Concrete with net cement punning at top. The entire roof shall be covered with heat proof structural shed.

STAIRCASE, LIFT AND COMMON AREA:

The Staircase, Lift and Common Area of all the floors, excepting the commercial area will be available for use.

EXTRA WORK

Other than the specification given herein the OWNER will pay extra charges for any extra work in advance to the Developer with prior intimation to the Developer.

Note :- Signature with photo and fingers print of the parties are affixed on the specimen copy annexed with this Deed.

Sanjay Bhattacharya
Signature of Sanjay Bhattacharya
As a constituted attorney of
Tripti Bhattacharya, Swati
Bhattacharya Patil

1. *Amrita Bhattacharya*
2. *Amrita Chakraborty*
3. *Sanjay Bhattacharya*
4. *Chandrabhattacharya*
5. *Satya Prasad Bhattacharya*

SIDHDI VINAYAK & VAISHNODEVI
DEVELOPERS

1. *Kombik Sinha*
2. *Dr. S. S. Saha*

Partners

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

Witnesses

1. *Chhotam Sarkar*
S/O Late Tapan Sarkar
Namopara, Purulia
PO - Namopara, Dist - Purulia
2. *Miran Chosal*
S/O Uttam Chosal
Ram Pada Colony
Purulia

Sanjay Bhattacharya
Signature of Sanjay Bhattacharya

As a constituted attorney of
Tripti Bhattacharya, Swati Bhattacharya Patil

1. *Amritam Bhattacharya*
2. *Amrita Chakraborty*
3. *Sanjay Bhattacharya*
4. *Chandrabhattacharya*
5. *Satya Prasad Bhattacharya*

Signature of the OWNER

1. *Kombik Sinha*
2. *Dr. S. S. Saha*

Signature of the PARTNERS OF
"SIDHDI VINAYAK & VAISHNODEVI DEVELOPERS"
(DEVELOPERS)

Scribe - The Deed has been drafted as per instruction of the Parties and the writings of this deed read over and explained to the Parties who having been fully understood the meaning and purport of this writings of this Deed, put their respective signature and Fingers impression by their own hand and fingers.

Kumaresh Meheta
(Kumaresh Meheta)
Deed Writer, Purulia.
License No. 179/PRL

Typed By

Sujay Banerjee

SIGNATURE OF THE
PRESENTED/EXECUTAN/SELLER/
BUYER/CAIMENT WITH PHOTO

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

N.B. – LH BOX – THUMB TO SMALL PRINT

R.H. BOX – THUMB TO SMALL PRINT

 <i>Sanjay Bhattacharya</i>	LH					
	RH					

ATTESTED:- *Sanjay Bhattacharya*

 <i>Chandiel Bhattacharya</i>	LH					
	RH					

ATTESTED:- *Chandiel Bhattacharya*

 <i>Debaprasad Bhattacharya</i>	LH					
	RH					

ATTESTED:- *Debaprasad Bhattacharya*

 <i>Anilava Bhattacharya</i>	LH					
	RH					

ATTESTED:- *Anilava Bhattacharya*

SIGNATURE OF THE
PRESENTED/EXECUTAN/SELLER/
BUYER/CAIMENT WITH PHOTO

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

N.B. - LH BOX - THUMB TO SMALL PRINT

R.H. BOX - THUMB TO SMALL PRINT

 <i>Anita Chakraborty</i>	LH					
	RH					

ATTESTED:- *Anita Chakraborty*

 <i>S. S. Sult</i>	LH					
	RH					

ATTESTED:- *S. S. Sult*

 <i>Ramnik Sinha</i>	LH					
	RH					

ATTESTED:- *Ramnik Sinha*

	LH					
	RH					

ATTESTED:-



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

GRN Details

GRN: 192022230110380471
GRN Date: 30/08/2022 13:16:45
BRN : 512388338
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: Union Bank of India
BRN Date: 30/08/2022 01:17:16
Payment Ref. No: 2002607862/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SIDHDI VINAYAK & VAISHNODEVI DEVELOPERS
Address: chowk bazar purulia
Mobile: 7903814519
Depositor Status: Buyer/Claimants
Query No: 2002607862
Applicant's Name: Mr KUMARESH MEHETA
Identification No: 2002607862/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002607862/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	5010
2	2002607862/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	5024

IN WORDS: FIVE THOUSAND TWENTY FOUR ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



पारदर्शी निष्ठा संख्या कार्ड
Parliament Account Number Card

AFFS6420E



नाम / Name
SIDHVI VINAYAK & VAISHNODEVI DEVELOPERS

निष्ठा कार्ड की तारीख
Date of issuance of PAN card
02/10/2015

100-2017

SIDHVI VINAYAK & VAISHNODEVI
DEVELOPERS

Kamtek Singh

PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card


ADIPD3039R



नाम / Name
SANJIT KUMAR DUTTA

पिता का नाम / Father's Name
DUKHA BHANJAN DUTTA

जनम की तारीख / Date of Birth
23/09/1973


हस्ताक्षर / Signature



CANES00017

Sanjit Kumar Dutta


 ভারত সরকার
 Government of India


 সান্যাল কুমার দত্ত
 Sanyal Kumar Datta
 ঋতুসংখ্যা / DOB : 23/09/1973
 পুত্র / Male

7022 4780 0927

আধার - সাধারণ মানুষের অধিকার


 ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা:
 S/O: দুখভঞ্জন দত্ত, চক বাজার
 কালিতলা লেন, পুরুলিয়া এম
 ওয়ার্ড ১৩, পুরুলিয়া ১, পুরুলিয়া,
 পুরুলিয়া, পশ্চিম বঙ্গ, 723101

Address:
 S/O: Dukhabhajan Datta:
 CHOWK BAZAR KALITOLA
 LANE, PURULIA M WARD 13,
 Purulia - I, Purulia, Purulya, West
 Bengal, 723101

7022 4780 0927


 1947
 1950-200-1947


 info@uidai.gov.in


 www.uidai.gov.in

Sanyal Kumar Datta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KOUSHIK SINHA

KISHOR KUMAR SINHA

24/10/1981

Permanent Account Number

AWAPS6848C

Koushik Sinha
Signature



24/10/2017

आयकर विभाग - एनटीएस (एनटीएस) लि., नई दिल्ली
आयकर विभाग, एनटीएस (एनटीएस) लि., नई दिल्ली
एनटीएस (एनटीएस) लि., नई दिल्ली
एनटीएस (एनटीएस) लि., नई दिल्ली

If this card is lost / misplaced / lost / misplaced,
please inform / contact to:
Income Tax (PAN Services) Unit, NSDL,
1st Floor, T200 Tower,
Kansal Mills Compound,
K. B. Marg, Lower Park, Mumbai - 400 013

Tel: 91-22-2498 4000, Fax: 91-22-2498 0664,
e-mail: nsdl@nsdl.co.in

Koushik Sinha



ভারত সরকার
Government of India

ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2010/23056/15994

Download Date: 14/10/2020

To
কৌশিক সিন্ধা
Koushik Sinha
S/O: Kishor Kumar Sinha
CHABI BIRI BAGAN
WARD NO 15
PURULIA
Puruliya (M)
Purulia
Puruliya West Bengal - 723101
9232791949

Issue Date: 09/05/2015

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

6379 6997 3936

VID : 9165 7388 2105 4131

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Download Date: 14/10/2020



কৌশিক সিন্ধা
Koushik Sinha
জন্মতারিখ/DOB: 24/10/1981
পুঙ্গ/ MALE

Issue Date: 09/05/2015

6379 6997 3936

VID : 9165 7388 2105 4131

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিয়োগ বিজ্ঞপত্র কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াজাত ভেরি লেটার

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সহায়তা করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App যোগা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

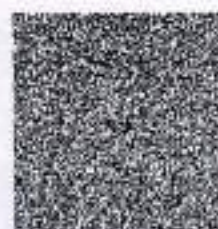


ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
এস/ও: কিশোর কুমার সিন্ধা, চাবি বিরি বাগান,
পুর্লিয়া, ওয়ার্ড নং 15, পুর্লিয়া (এম), পুর্লিয়া,
পশ্চিম বঙ্গ - 723101

Address:
S/O: Kishor Kumar Sinha, CHABI BIRI
BAGAN, PURULIA, WARD NO 15, Puruliya
(M), Puruliya,
West Bengal - 723101



6379 6997 3936

VID : 9165 7388 2105 4131

1867 | help@uidai.gov.in | www.uidai.gov.in

Koushik Sinha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GDRPB1371K



नाम / Name:
AMITABHA BHATTACHARYYA

पिता का नाम / Father's Name:
ANANTA PRASAD BHATTACHARYYA

जन्म तिथि / Date of Birth:
20/07/1950

Amitabha Bhattacharyya
Signature

Amitabha Bhattacharyya



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

চলিতকৃতকরণ আইডি / Enrollment No. : 1058/19275/01979

To
 Amitabha Bhattacharyya
 অমিতাভ ভট্টাচার্য
 S/O Ananta Prasad Bhattacharyya
 R.C PANDIT LANE
 BHAGABANDH PARA
 PURULIA MUNICIPALITY WARD-13
 Purulia - 1
 Namocara, Purulia
 West Bengal - 723103

07/05/2014



KL923882612FT

92388261



আপনার আধার সংখ্যা / Your Aadhaar No. :

9125 4406 2172

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

অমিতাভ ভট্টাচার্য

Amitabha Bhattacharyya

পিতা : অনন্তপ্রসাদ ভট্টাচার্য

Father : ANANTAPRASAD BHATTACHARYYA



জন্মদিন / DOB : 2007/11/20

পুং / Male

9125 4406 2172



আধার - সাধারণ মানুষের অধিকার

Amitabha Bhattacharyya

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी खाता संख्या कार्ड
 Permanent Account Number Card

BMLPC0307A

नाम / Name
ANITA CHAKRABORTY

पिता का नाम / Father's Name
ANANTA PRASAD BHATTACHARYA

जन्म का तारीख / Date of Birth
31/07/1947



अधिकारी का चित्र / Officer's Photo


अधिकारी का नाम / Officer's Name
ANANTA PRASAD BHATTACHARYA

अधिकारी का पता / Officer's Address
ANANTA PRASAD BHATTACHARYA

अधिकारी का फोन नंबर / Officer's Phone Number
91-20-2721 5043

अधिकारी का ईमेल पता / Officer's Email Address
ananta@nfi.co.in

If this card is lost, someone's lost card is found,
 please inform / return to
Income Tax PAN Services Unit, NEDU
3th floor, Model Estate,
Plot No. 341, Survey No. 927B,
Model Colony, Near Deep Bungalow Chowk,
Phase - II, Gurgaon.

Tel: 91-20-2721 5043, Fax: 91-20-2721 5051
e-mail: info@nfi.co.in

• Anita chakraborty



आधार

ভারত সরকার

Unique Identification Authority of India
Government of India

ডাকাকৃতির আই ডি / Enrollment No.: 2706/30044/03885

To
অনিতা চক্রবর্তী
Anita Chakraborty
kada kuli biewas para
BISHNUPUR
Bishnupur
Bishnupur
Bishnupur Bankura
West Bengal 722122
9434484287

12/03/2013
104229341



ME042293415FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

9640 4040 1885

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



অনিতা চক্রবর্তী
Anita Chakraborty
পিতা : অনন্তপ্রসাদ ভট্টাচার্য
Father : Ananta Prasad Bhattacharyya
জন্মতারিখ / DOB : 31/07/1947
মহিলা / Female



9640 4040 1885

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে 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.



আধার

ঠিকানা:
কাদা কুলি বিয়াস পাড়া, বিষ্ণুপুর,
বিশ্বপুর্ন, বিন্ধুপুর্ন, বর্কুড়া, পশ্চিম
বঙ্গ, 722122

Address:
kada kuli biewas para,
BISHNUPUR, Bishnupur,
Bishnupur, Bankura, West Bengal,
722122

9640 4040 1885



1947



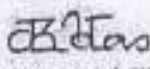
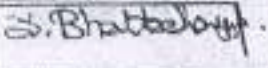


help@uidai.gov.in



www.uidai.gov.in

Anita Chakraborty

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ADOPB7086L	
	नाम / NAME	SANJAY BHATTACHARYYA
	पिता का नाम / FATHER'S NAME	ANADI PRASAD BHATTACHARYYA
	जन्म तिथि / DATE OF BIRTH	24-01-1952
हस्ताक्षर / SIGNATURE		आयकर अधिकारी, प.सं.-XI
		COMMISSIONER OF INCOME-TAX, W.B. - XI

S. Bhattacharyya

भारत सरकार
Government of India

संजय भट्टाचार्य
Sanjay Bhattacharyya
जन्म वर्ष / Year of Birth : 1952
पुरुष / Male



7673 9274 0106

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Unique Identification Authority of India

पता S/O: अनादी प्रसाद भट्टाचार्य,
गोमती सी एच एस एल 2 2 1 3
सेक्टर 08 बी, सी सी डी बेलपुर, नवी
मुंबई, ठाणे, कोकण भवन, महाराष्ट्र,
400614

Address: S/O: Anadi Prasad
Bhattacharyya, Gomi CHS F 2 2 1 3 Sector
08 B, CBD, Belapur, Navi Mumbai, Thane,
Kankar Bhavan, Maharashtra, 400614

7673 9274 0106

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

S. Bhattacharyya

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFPPB4567F



नाम / Name
GHANCHAL BHATTACHARYA

पिता का नाम / Father's Name
ANADI PRASAD BHATTACHARYA

जन्म तिथि / Date of Birth
06/04/1980


हस्ताक्षर / Signature

23554

Ghanchal Bhattacharya



भारत सरकार
Government of India



Issue Date: 16/03/2012



चंचल भट्टाचार्य
Chanchal Bhattacharya
जन्म तिथि / DOB : 06/04/1980
पुरुष / Male



9870 8014 5645

मेरा आधार, मेरी पहचान



भारतीय नैतिकता आयोग
National Ethical Authority of India



पता: C/O अ. पी. भट्टाचार्य, 9/11, पहला
फ्लोर, सुभाष नगर, सुभाष नगर पश्चिम,
पश्चिम दिल्ली, दिल्ली, 110027
Address: C/O A. P. Bhattacharya, 8/11, 1st
Floor, Subhash Nagar, Subhash Nagar
West, West Delhi, Delhi, 110027

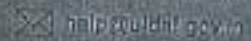


Issue Date: 09/11/2008

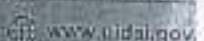
9870 8014 5645



1947




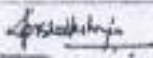


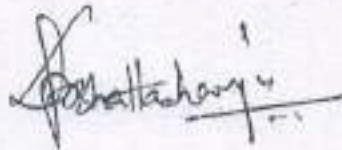
help@uidai.gov.in



www.uidai.gov.in

Chanchal

Permanent Account Number		ADGPB4482N		
	Name			DEBA PRASAD BHATTACHARJEE
	Father's Name			ANADI PRASAD BHATTACHARJEE
	Date of Birth			10-12-1950
Printed Signature				
		Chief Commissioner of Income-tax, Andhra Pradesh		





భారత ప్రభుత్వం
GOVERNMENT OF INDIA



దేబ ప్రసాద్ భట్టాచార్య
Deba Prasad Bhattacharjee

జన్మన సంవత్సరం / Year of Birth : 1959

పురుషుడు / Male



8586 0578 8388

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O ఆనంద్ ప్రసాద్
భట్టాచార్య, 11-20-47/204 బాదాం
పరూర్ పేట ఆఫీస్ హాలు కాలనీ,
నెల్ రామలయం లెగ్జిం, కోటపేట,
రంగారెడ్డి, ఆంధ్రప్రదేశ్
500025

Address: S/O Anand Prasad
Bhattacharjee, 11-20-47/204
Badam saroor nagar apts, Huda
complex, Near ramalayam legzie,
Kothapet, Saroomagar,
Rangareddi, Andhra Pradesh,
500035

1947
1800 120 1947

help@uidai.gov.in

www.uidai.gov.in

సా. ప్రా. సం. 1947,
భారత ప్రభుత్వం

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TRIPTI BHATTACHARYA
NARAYAN PRASAD BHATTACHARYA



28/10/1939
Permanent Account Number

BTEPB2291Q

Tripti Bhattacharya

Signature



Tripti Bhattacharya



ভারত সরকার

Government of India

তৃপ্তি ভট্টাচার্য

Tripti Bhattacharya

পিতা : নারায়ণ প্রসাদ ভট্টাচার্য

Father : Narayan Prasad Bhattacharya

জন্মতারিখ/DOB 28/10/1989

মহিলা / Female

6252 3325 4999



আধার - সাধারণ মানুষের

Tripti Bhattacharya

Scanned with CamScanner

Scanned with CamScanner

PERMANENT ACCOUNT NUMBER
ABOPP4069A

NAME
SWATI BHATTACHARYA PATIL

NAME OF THE FATHER'S NAME
MAHESUDAN BHATTACHARYA

DATE OF BIRTH
27-05-1957

SWATI SIGNATURE

SECRETARY, MEX-20
COMMISSIONER OF INCOME-TAX, PATALA



Swati

भारत सरकार
GOVERNMENT OF INDIA



स्वाति भट्टाचार्य पट्टियाल
Swati Bhattacharya Pasal
जन्म तिथि / DOB : 27/05/1957
महिना / FEMALE

2481 7065 6566

आधार - काम आदमी का अधिकार

आधार
Address:

W/O रविश कुमार पट्टियाल,
रामेश्वरन, नया बाजार, नया पुराना
बंग, कोटा शिवा, शिवा नगर रो,
शिवा, शिवा नगर कोटा, 171002

W/O Ramesh Kumar Pasal,
Rameshwaram, New Bazar,
Flower Dal, Chota Shiva,
Shiva Urban T, Shiva,
Rameshwar Postcode, 171002



आधार कार्ड

Static.


 [Redacted]
 [Redacted]

 Name: Tapan Sarkar
 Father: Tapan Sarkar
 Date of Birth: 11/10/1985
 Gender: Male

4709 4478 8207
 আমার আধার, আমার পরিচয়


 [Redacted]
 [Redacted]
 Address:
 S/O: Tapan Sarkar, F-48, E
 Tower, Purulia (M), Puruliy
 Namopara, West Bengal, 7
 223103
4709 4478 8207
 1987
 help@ada.gov.in


Chhotan Sarkar

Major Information of the Deed

Deed No :	I-1401-04221/2022	Date of Registration	30/08/2022
Query No / Year	1401-2002607862/2022	Office where deed is registered	
Query Date	30/08/2022 11:40:00 AM	D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	KUMARESH MEHETA BHUL, Thana : Purulia Muffassil, District : Purulia, WEST BENGAL, PIN - 723101, Mobile No. : 7903814519, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 11,00,000/-	Rs. 92,35,710/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



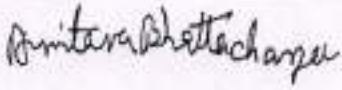


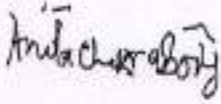


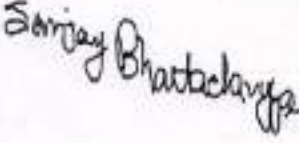
Land Details :



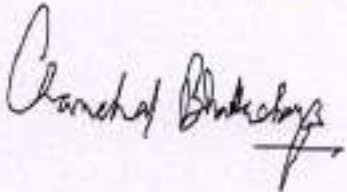


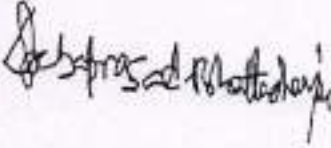
District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Rupchand Pandit Lane, Mouza: Purulia-(002), JI No: 02, Pin Code : 723101

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-11375 (RS :-)	LR-2232/10	Bastu	Bastu	16.6 Dec	10,00,000/-	90,01,350/-	Property is on Road Adjacent to Metal Road,
L2	LR-11383 (RS :-)	LR-3222	Bastu	Bastu	0.48 Dec	1,00,000/-	2,34,360/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			17.08Dec	11,00,000 /-	92,35,710 /-	
		Grand Total :			17.08Dec	11,00,000 /-	92,35,710 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs TRIPTI BHATTACHARYA Daughter of Mr NARAYAN CHANDRA BHATTACHARYA BHAGABANDH PARA, City:- Purulia, P.O:- NAMOPARA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BTxxxxxx1Q, Aadhaar No: 62xxxxxxxx4999, Status :Individual, Executed by: Attorney, Executed by: Attorney



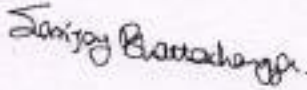
2	Dr SWATI BHATTACHARYA PATIAL Daughter of Mr MADHUSUDAN BHATTACHARYA BHAGABANDH PARA, City:- Purulia, P.O:- NAMOPARA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ABxxxxxx0A, Aadhaar No: 24xxxxxxxx6566, Status :Individual, Executed by: Attorney, Executed by: Attorney			
3	Name	Photo	Finger Print	Signature
	Mr AMITABHA BHATTACHARYYA Son of Mr ANANTA PRASAD BHATTACHARYYA Executed by: Self, Date of Execution: 30/08/2022 , Admitted by: Self, Date of Admission: 30/08/2022 ,Place : Office			
	30/08/2022	LTI 30/08/2022	30/08/2022	
	BHAGABANDH PARA, City:- Purulia, P.O:- NAMOPARA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: GDxxxxxx1K, Aadhaar No: 91xxxxxxxx2172, Status :Individual, Executed by: Self, Date of Execution: 30/08/2022 , Admitted by: Self, Date of Admission: 30/08/2022 ,Place : Office			
4	Name	Photo	Finger Print	Signature
	Mrs ANITA CHAKRABORTY Daughter of Mr ANANTA PRASAD BHATTACHARYYA Executed by: Self, Date of Execution: 30/08/2022 , Admitted by: Self, Date of Admission: 30/08/2022 ,Place : Office			
	30/08/2022	LTI 30/08/2022	30/08/2022	
	BHAGABANDH PARA, City:- Purulia, P.O:- NAMOPARA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BMxxxxxx7A, Aadhaar No: 96xxxxxxxx1885, Status :Individual, Executed by: Self, Date of Execution: 30/08/2022 , Admitted by: Self, Date of Admission: 30/08/2022 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Mr SANJAY BHATTACHARYYA (Presentant) Son of Mr ANADI PRASAD BHATTACHARYYA Executed by: Self, Date of Execution: 30/08/2022 , Admitted by: Self, Date of Admission: 30/08/2022 ,Place : Office			
	30/08/2022	LTI 30/08/2022	30/08/2022	
	BHAGABANDH PARA, City:- Purulia, P.O:- NAMOPARA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx6L, Aadhaar No: 76xxxxxxxx0106, Status :Individual, Executed by: Self, Date of Execution: 30/08/2022 , Admitted by: Self, Date of Admission: 30/08/2022 ,Place : Office			

6	Name	Photo	Finger Print	Signature
	Mr CHANCHAL BHATTACHARYA Son of Mr ANADI PRASAD BHATTACHARYA Executed by: Self, Date of Execution: 30/08/2022 , Admitted by: Self, Date of Admission: 30/08/2022 ,Place : Office			
	30/08/2022	LTI 30/08/2022	30/08/2022	
BHAGABANDH PARA, City:- Purulia, P.O:- NAMOPARA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx7F, Aadhaar No: 98xxxxxxxx5645, Status :Individual, Executed by: Self, Date of Execution: 30/08/2022 , Admitted by: Self, Date of Admission: 30/08/2022 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	Mr DEBA PRASAD BHATTACHARJEE Son of Mr ANADI PRASAD BHATTACHARJEE Executed by: Self, Date of Execution: 30/08/2022 , Admitted by: Self, Date of Admission: 30/08/2022 ,Place : Office			
	30/08/2022	LTI 30/08/2022	30/08/2022	
BHAGABANDH PARA, City:- Purulia, P.O:- NAMOPARA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2N, Aadhaar No: 85xxxxxxxx8388, Status :Individual, Executed by: Self, Date of Execution: 30/08/2022 , Admitted by: Self, Date of Admission: 30/08/2022 ,Place : Office				



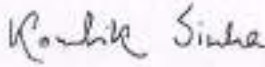


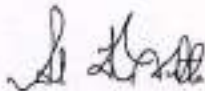
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS KALITALA LANE CHOWK BAZAR, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 , PAN No.:: ADxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



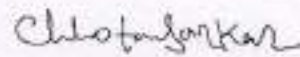
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANJAY BHATTACHARYYA Son of Mr ANADI PRASAD BHATTACHARYYA Date of Execution - 30/08/2022, , Admitted by: Self, Date of Admission: 30/08/2022, Place of Admission of Execution: Office			Signature 
	Aug 30 2022 4:52PM	LTI 30/08/2022	30/08/2022	
BHAGABANDH PARA, City:- Purulia, P.O:- NAMOPARA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6L, Aadhaar No: 76xxxxxxxx0106 Status : Attorney, Attorney of : Mrs TRIPTI BHATTACHARYA, Dr SWATI BHATTACHARYA PATIAL				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KOUSHIK SINHA Son of Mr KISHORE KUMAR SINHA Date of Execution - 30/08/2022, , Admitted by: Self, Date of Admission: 30/08/2022, Place of Admission of Execution: Office			Signature 
	Aug 30 2022 4:55PM	LTI 30/08/2022	30/08/2022	
OLD POLICE LINE, CHABI BIRI BAGAN, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS (as)				
2	Name Mr SANJIT KUMAR DUTTA Son of Mr DUKHA BHANJAN DUTTA Date of Execution - 30/08/2022, , Admitted by: Self, Date of Admission: 30/08/2022, Place of Admission of Execution: Office			Signature 
	Aug 30 2022 4:56PM	LTI 30/08/2022	30/08/2022	
KALI TALA LANE CHOWK BAZAR, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS (as)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHOTTON SARKAR Son of Mr TAPAN SARKAR NAMOPARA, City:- Purulia, P.O:- NAMOPARA, P.S.-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723103			
	30/08/2022	30/08/2022	30/08/2022

Identifier Of Mr AMITABHA BHATTACHARYYA, Mrs ANITA CHAKRABORTY, Mr SANJAY BHATTACHARYYA, Mr CHANCHAL BHATTACHARYA, Mr DEBA PRASAD BHATTACHARJEE, Mr SANJAY BHATTACHARYYA, Mr KOUSHIK SINHA, Mr SANJIT KUMAR DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs TRIPTI BHATTACHARYA	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-4.15 Dec
2	Dr SWATI BHATTACHARYA PATIAL	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-4.15 Dec
3	Mr AMITABHA BHATTACHARYYA	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-2.075 Dec
4	Mrs ANITA CHAKRABORTY	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-2.075 Dec
5	Mr SANJAY BHATTACHARYYA	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-1.38278 Dec
6	Mr CHANCHAL BHATTACHARYA	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-1.38278 Dec
7	Mr DEBA PRASAD BHATTACHARJEE	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-1.38444 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs TRIPTI BHATTACHARYA	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-0.12 Dec
2	Dr SWATI BHATTACHARYA PATIAL	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-0.12 Dec
3	Mr AMITABHA BHATTACHARYYA	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-0.06 Dec
4	Mrs ANITA CHAKRABORTY	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-0.06 Dec
5	Mr SANJAY BHATTACHARYYA	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-0.039984 Dec
6	Mr CHANCHAL BHATTACHARYA	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-0.039984 Dec
7	Mr DEBA PRASAD BHATTACHARJEE	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-0.040032 Dec

Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Rupchand Pandit Lane, Mouza: Purulia-(002), JI No: 02, Pin Code : 723101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 11375, LR Khatian No:- 2232/10		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 11383, LR Khatian No:- 3222		Seller is not the recorded Owner as per Applicant.

31/08/2022 Query No:-14012002607862 / 2022 Deed No :-1 - 140104221 / 2022, Document is digitally signed.

Page 25 of 28

On 30-08-2022

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 16:24 hrs on 30-08-2022, at the Office of the D.S.R. PURULIA by Mr SANJAY BHATTACHARYYA , 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 92,35,710/-

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

Execution is admitted on 30/08/2022 by 1. Mr AMITABHA BHATTACHARYYA, Son of Mr ANANTA PRASAD BHATTACHARYYA, BHAGABANDH PARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by Profession Business, 2. Mrs ANITA CHAKRABORTY, Daughter of Mr ANANTA PRASAD BHATTACHARYYA, BHAGABANDH PARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by Profession House wife, 3. Mr SANJAY BHATTACHARYYA, Son of Mr ANADI PRASAD BHATTACHARYYA, BHAGABANDH PARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by Profession Retired Person, 4. Mr CHANCHAL BHATTACHARYYA, Son of Mr ANADI PRASAD BHATTACHARYYA, BHAGABANDH PARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by Profession Retired Person, 5. Mr DEBA PRASAD BHATTACHARJEE, Son of Mr ANADI PRASAD BHATTACHARJEE, BHAGABANDH PARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by Profession Retired Person

Indetified by Mr CHOTTON SARKAR, , Son of Mr TAPAN SARKAR, NAMOPARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others

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

Execution is admitted on 30-08-2022 by Mr Koushik Sinha, , SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS (Partnership Firm), KALITALA LANE CHOWK BAZAR, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101

Indetified by Mr CHOTTON SARKAR, , Son of Mr TAPAN SARKAR, NAMOPARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others

Execution is admitted on 30-08-2022 by Mr SANJIT KUMAR DUTTA, , SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS (Partnership Firm), KALITALA LANE CHOWK BAZAR, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Mr CHOTTON SARKAR, , Son of Mr TAPAN SARKAR, NAMOPARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others

Executed by Attorney

Execution by Mr SANJAY BHATTACHARYYA, , Son of Mr ANADI PRASAD BHATTACHARYYA, BHAGABANDH PARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Business as the constituted attorney of 1. Mrs TRIPTI BHATTACHARYYA BHAGABANDH PARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, 2. Dr SWATI BHATTACHARYYA PATIAL BHAGABANDH PARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103 is admitted by him

Indetified by Mr CHOTTON SARKAR, , Son of Mr TAPAN SARKAR, NAMOPARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/08/2022 1:17AM with Govt. Ref. No: 192022230110380471 on 30-08-2022, Amount Rs: 14/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 512388338 on 30-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

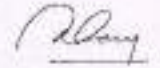
Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 18027, Amount: Rs.5,000/-, Date of Purchase: 30/08/2022, Vendor name: Debdas Bhattacharya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/08/2022 1:17AM with Govt. Ref. No: 192022230110380471 on 30-08-2022, Amount Rs: 5,010/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 512388338 on 30-08-2022, Head of Account 0030-02-103-003-02



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1401-2022, Page from 71902 to 71929
being No 140104221 for the year 2022.



Digitally signed by Kaushik Ray
Date: 2022.08.31 16:16:44 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 2022/08/31 04:16:44 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)