

7874/19

I-7192/19

भारतीय गैर न्यायिक

बीस रुपये

₹.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल, WEST BENGAL

25AA 615370

I hereby declare that the document is admitted
and the signature sheet/s and
the stamp/ stamps attached with this
document are the part of the document.

J. D. D. D. Sub-Registrar
Muzam, South M. P. P. P. P.

17 DEC 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 17th day of
December, Two thousand and Nineteen, (2019),

BETWEEN

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17.12.19
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03 DEC 2019

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No.....Rs. **20/-** Date.....

Name:.....

Address:.....

Vendor:.....

Asim Kumar Jana
Advocate
High Court, Calcutta

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Post, Kol-27



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AI
OI
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Gosta Gopon Manna
S/O Ranjan North Manna
Occ:- Service
Add:- 224A, N.S.C. Base Road
P.O.:- Naktala
P.S.:- Netaji Nagar
Kolkata - 700047

Addl. Dist. Off-Registrar
Alipore
23 17 DEC 2019

1) MRIDUL KANTI BHAKTA, son of Late Radhakanta Bhakta, by occupation- Retired Person, PAN- BCCPB3487R, Aadhaar No.- 7619 9922 5361, by faith-Hindu, by nationality- Indian, residing at 8/81, Netaji Nagar, P.O.-Regent Estate, P.S.- Jadavpur now Netaji Nagar, Kolkata- 700092, District South 24-Parganas, West Bengal, and 2) TUSHAR KANTI BHAKTA, son of Late Radhakanta Bhakta, by occupation- Retired Person, PAN-ADOPB5661K, Aadhaar No.- 7523 0010 1580, by faith-Hindu, by nationality- Indian, residing at 8/81, Netaji Nagar, P.O.-Regent Estate, P.S.- Jadavpur now Netaji Nagar, Kolkata- 700092, District South 24 - Parganas, West Bengal, and 3) TARIT KANTI BHAKTA, son of Late Radhakanta Bhakta, by occupation-Business, PAN-AKQPB9598N, Aadhaar No.- 4451 4964 0765, by faith-Hindu, by nationality- Indian, residing at 8/81, Netaji Nagar, P.O.- Regent Estate, P.S.- Jadavpur now Netaji Nagar, Kolkata- 700092, District South 24- Parganas, West Bengal and 4) TARUN KANTI BHAKTA, son of Late Radhakanta Bhakta, by occupation- Service, PAN- AFWPB7436E, Aadhaar No.- 5662 2909 9026, by faith-Hindu, by nationality- Indian, residing at 8/81, Netaji Nagar, P.O.-Regent Estate, P.S.-Jadavpur now Netaji Nagar,Kolkata- 700092,District South 24 - Parganas, West Bengal and 5) TAPASH KANTI BHAKTA, son of Late Radhakanta Bhakta, by occupation- Retired Person, PAN- AEPPB0593D, Aadhaar No.- 4053 1689 3183, by faith-Hindu, by nationality- Indian, residing at 8/81, Netaji Nagar, P.O.-Regent Estate, P.S.- Jadavpur now Netaji Nagar, Kolkata- 700092,District South 24- Parganas, West Bengal and 6) PIJUSH KANTI BHAKTA, son of Late Radhakanta Bhakta, by occupation- Business, PAN- CBBPB8525M, Aadhaar No.- 9124 8287 5530, by faith-Hindu, by nationality- Indian, residing at 8/81, Netaji Nagar, P.O.- Regent Estate, P.S.- Jadavpur now Netaji Nagar, Kolkata- 700092, District South 24 - Parganas, West Bengal, - hereinafter called and referred to as the OWNERS (which expression unless excluded by or repugnant to the

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context be deemed to mean and include their heirs, executors, agents and representatives and administrators) of the party of the FIRST PART:

AND

SUNITI PROPERTIES, a Proprietorship Firm having its office at 2/59/1, Netaji Nagar, P.O.- Regent Estate, P.S.-Netaji Nagar, Kolkata-700092, District South 24-Parganas, West Bengal, represented by its Proprietor namely UTPAL GHOSH, son of Sukumar Ghosh, by faith- Hindu, by occupation-Business, PAN-~~AFDPG8116P~~, Aadhaar No.5000 2529 7094, by nationality-Indian, residing at 2/59/1, Netaji Nagar, P.O.- Regent Estate, P.S.-Netaji Nagar, Kolkata-700092, District South 24-Parganas, West Bengal - hereinafter referred to as the DEVELOPER/CONTRACTOR (which expression unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, agents and representatives and administrators) of the party of the OTHER PART.

WHEREAS after Partition of India a large number of residents from East Pakistan now Bangladesh crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control and the Government of West Bengal (hereinafter referred to as the "Government") offered all reasonable facilities to such persons (hereinafter referred to as "REFUGEES") for residence in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant lands in the Urban areas for Homestead purposes.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the Refugees from East Pakistan now Bangladesh Mridul Kanti Bhakta, Tushar Kanti Bhakta, Tarit Kanti Bhakta, Tapash Kanti Bhakta, Pijush Kanti Bhakta

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acquired homestead land measuring about 4(four) Cottahs, 5(five) Chittaks, 17 (seventeen) Sq.Ft. more or less, in C.S. Dag No. -285(P) and 289(P) of Mouza: Roypur, E.P. No.-275, S.P. No.- 861, J.L. No.- 33, in the District : South 24-Parganas.

AND WHEREAS on decision by the Government to make a Gift of the said plot of homestead land measuring 4(four)Cottahs, 5(five)Chittaks, 17(seventeen)Sq.Ft. more or less, by virtue of a Gift Deed executed by Governor of the State of West Bengal as Donor and registered in the office of the A.D.R. at Alipore, South 24-Parganas, and recorded in Book No.- I, Volume No.-4, Pages 133 to 136, being No.- 259, for the year 1992 to Mridul Kanti Bhakta , Tushar Kanti Bhakta , Tarit Kanti Bhakta , Tapash Kanti Bhakta, Pijush Kanti Bhakta ,who became the joint co-owners of the aforesaid property having undivided 1/5th share each and they enjoy, seized and possessed the aforesaid homestead land measuring 4(four) Cottahs, 5(five)Chittaks, 17(seventeen) Sq.Ft. more or less together with one storied building 1920 (one thousand nine hundred twenty) Sq.Ft. more or less and one tin shed structures made of brick built wall measuring 375(three hundred seventy five) Sq.Ft. more or less (after construction) standing thereon lying and situated at Mouza: Roypur, in C.S. Dag No. -285(P), and 289(P), E.P. No.-275, S.P. No.- 861, J.L. No.- 33, the K.M.C. Street name Netaji Subhas Chandra Bose Road, at Netaji Nagar Colony , K.M.C. Ward No.- 098, P.S.- Jadavpur there after Patuli now Netaji Nagar, P.O.-Regent Estate, Kolkata-700092, in the District of South 24-Parganas.

AND WHEREAS thereafter Mridul Kanti Bhakta, Tushar Kanti Bhakta, Tarit Kanti Bhakta, Tapash Kanti Bhakta, Pijush Kanti Bhakta mutated their landed property in their name at the K.M.C. and recorded as K.M.C. Premises No. 349/308, Netaji Subhas Chandra Bose Road, at Netaji Nagar Colony, Kolkata-700092, and has been paying corporation Taxes regularly under Assessee no. 21-098-06-6393-0.

AND WHEREAS on the other hand simultaneously the Government of West Bengal with the intent to rehabilitate the Réfugees, on decision by the Government to make a Gift of the said plot of land homestead measuring 1(one) Cottah, 9(nine)

Chittaks, 17(seventeen) Sq.Ft. more or less, at Mouza-Royapur, in C.S. Dag No. - 285(P) and 289(P), E.P. No.-275A, S.P. No.- 861/1,J.L. No. 33, P.S.- then Jadavpur thereafter Patuli now Netaji Nagar, street name Netaji Subhas Chandra Bose Road in the locality Netaji Nagar Colony, K.M.C. Ward No.-098, P.O.-Regent Estate, Kolkata -700092, in the District of South 24-Parganas, by virtue of a Gift Deed executed by Governor of the State of West Bengal as Donor and registered in the office of the A.D.R. at Alipore, South 24-Parganas, and recorded in Book No.- 1, Volume No.-4, Pages 129 to 132, being No.-258, for the year 1992 to Tarun Kanti Bhakta, who became the owner of the aforesaid property and he enjoy, seized and possessed the aforesaid piece and parcel of homestead land measuring 1(one) Cottah,9(nine)Chittaks, 17(seventeen) Sq.Ft. more or less, together with and one tin shed structures made of brick built wall measuring 750(seven hundred fifty) Sq.Ft. more or less (after construction), at Mouza- Royapur, in C.S. Dag No.-285(P) and 289(P),E.P. No.-275A, S.P. No.- 861/1, J.L. No. 33, P.S.- then Jadavpur thereafter Patuli now Netaji Nagar, street name Netaji Subhas Chandra Bose Road in the locality Netaji Nagar Colony, K.M.C. Ward No.- 098, P.O.-Regent Estate, Kolkata - 700092, in the District of South 24-Parganas .

AND WHEREAS now Tarun Kanti Bhakta, have assessed and mutated his landed property in his name at the K.M.C. and recorded as K.M.C. Premises No. 349/308A, Netaji Subhas Chandra Bose Road, at Netaji Nagar Colony, Kolkata-700092, and has been paying corporation Taxes regularly under Assessee no. 21-098-06-6394-2.

AND WHEREAS there after Mridul Kanti Bhakta, Tushar Kanti Bhakta, Tarit Kanti Bhakta, Tapash Kanti Bhakta, Pijush Kanti Bhakta and Tarun Kanti Bhakta amalgamated their properties by executing two separate Deed of Gift, dated 07-11-2019, registered at A.D.S.R., Alipore, South 24-Parganas and recorded in Book No. I, Volume no. 1605-2019,Pages 217587 to 217620, Deed No.- 160506332, for the year 2019 and dated 07-11-2019, registered at A.D.S.R. ,Alipore, South 24-Parganas

and recorded in Book No. I, Volume no. 1605-2019, Pages 217621 to 217654, Deed No.- 160506344, for the year 2019.

AND WHEREAS thus the Owners herein become the absolute Owners of the said property and in lawful & khas possession of the homestead land measuring 5(five) Cottahs, 14 (fourteen) Chittacks 34(thirty four) Sq.Ft. more or less together together with one storied building 1920 (one thousand nine hundred twenty) Sq.Ft. more or less with cemented flooring and one tin shed structures made of brick built wall measuring 375 (three hundred seventy five) Sq.Ft. more or less with cemented flooring, and with and one tin shed structures made of brick built wall measuring 750 (seven hundred fifty) Sq.Ft. more or less with cemented flooring, standing thereon lying and situated at Mouza: Roypur, in C.S. Dag No.-285(P) and 289(P), E.P. No.-275 and 275A, S.P. No.- 861 and 861/1, J.L. No.- 33, K.M.C. Ward No.- 098, P.S.- Jadavpur there after Patuli now Netaji Nagar, P.O.-Regent Estate, Kolkata-700092, District of South 24-Parganas, West Bengal and they duly mutated as amalgamated two premises in one premises and recorded their names in the office of the K.M.C. in respect of the said the K.M.C. Premises No. 349/308, Netaji Subhas Chandra Bose Road (same locally known as postal premises no. 8/81, Netaji Nagar), which was amalgamated Premises number of the K.M.C. Premises and paying K.M.C Taxes regularly under Assessee no. 21-098-06-6393-0, which was amalgamated Assessee.

AND WHEREAS during their joint, absolute & peaceful possession & enjoyment of the said as well as the schedule mentioned Property, the Parties of the First Part herein named, being the Land Owners have joint & voluntarily decided to develop the entire property by raising a multistoried Building thereon the Land Property, but due to insufficiency of man power, experience & fund they have further mutually & voluntarily decided to materialize their desire through a competent Developer, on the basis of a Building Plan, to be sanctioned by the Competent

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authorities of the K.M.C. and because of the same the Land Owners Tern-named have made approach to the Developer herein-named, to take charge of the Project to materialize their desire on the basis of some specific terms & conditions be settled by & between the Parties on the basis of mutual discussion.

AND WHEREAS the parties hereto have agreed to record these Agreement between themselves in writing.

AND WHEREAS the Owners hereby covenant with the Developer that they are the absolute Owners of the property in question and have a good marketable title with full power and absolute authority to enter into this Agreement with the Developer herein and the said Development would be done through the financial assistance and under supervision of the Developer herein above.

AND WHEREAS the Owners will vacate and hand over the vacant and peaceful possession of the property and hand over the all original paper or documents relating to the said two properties.

AND WHEREAS the Developer will demolish the existing Building at his own cost and shall sell out the old materials and the Owners of two plots shall not have any claim thereto.

AND WHEREAS the Owner's shall execute and register a General Power of Attorney in favour of the Developer herein to run the said construction work and other allied matters.

AND WHEREAS the said construction work on the said plot of land to be completed as per plan by the Developer within 30(thirty) months from the date of building plan sanction by the K.M.C., in case any unforeseen circumstances may arise then and in that case another 6(six) months will be extended for the completion of the said construction work. If the construction work is not completed in due time that is 30(thirty) as said above the Developer shall be bound to pay the necessary expenses such as accommodation charges to be paid, till the handover of the completed flats to the Owners allocation until completion of the process.

AND WHEREAS the Owners herein have appointed the Developer for development of the land the Developer has accepted such appointment on the terms and conditions hereunder contained.

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

1. OWNERS : shall mean and all the Owners of the Land of the Premises, is the absolute Co-owner of the property fully described in Schedule "A" hereunder written and their respective heirs, successors and/or assigns.
2. DEVELOPER/CONTRACTOR: shall mean Developer/Contractor/Collaborator/Builder herein and his respective successor or successors-in-interest, successors-in-office and/or assigns as the case may be.
3. PREMISES: shall mean the K.M.C. Premises No. 349/308, Netaji Subhas Chandra Bose Road, same as locally known as postal Premises No.- 8/81, Netaji Nagar, in the locality of Netaji Nagar Colony.
4. TITLE DEED: shall mean all the documents referred to herein above in the recital in respect of landed property at the K.M.C. Premises No. 349/308, Netaji Subhas Chandra Bose Road same as locally known as postal Premises No.- 8/81, Netaji Nagar.
5. BUILDING : shall mean new building to be constructed G+III in or upon the K.M.C. Premises No.-349/308, Netaji Subhas Chandra Bose Road same as locally known as postal Premises No.- 8/81, Netaji Nagar. Building name is "RADHA NIBAS".
6. COMMON FACILITIES AND AMENITIES: shall include ways stair-ways, stairs, landings, water reservoir or water tank, water pump with motor, lift and other facilities which may be mutually agreed upon and between the parties as required for the establishment location enjoyment provisions maintenance and/or management of the building.

7. **SALEABLE SPACE**: shall mean the space in the building available for independent use and occupation after making due provision for common and the space required therefore other than Owners allocation portion.
8. **OWNER'S SHARE/AREA** : as specified in schedule "B" hereunder written.
9. **DEVELOPER /CONTRACTOR'S AREA** : shall mean all the covered area in the premises and/or the building, other than the Owner's area together with an undivided proportionate share in the land, common portions as specified in schedule "C" hereunder written.
10. **TIME**: the construction work on the said land to be completed as per sanctioned plan by the Developer within 30(thirty) months from the date of obtaining sanction building plan, in case any unforeseen circumstances may arise then and in that case another 6(six) months will be extended for the completion of the said construction work. If the construction work is not completed in due time as said above then the Developer shall be bound to pay the necessary expanses such as accommodation charges and other allied charges to be paid, till the handover of the completed flats to the Owners allocation until completion of the process.
11. **BUILDING PLAN**: shall mean the building plan sanction by the K.M.C. to be constructed on the premises by the Developer, in pursuance of the terms contained herein .
12. **COMMON PORTIONS** : shall mean all the common areas and installations to comprise in the building and the premises after the Development, including staircase, lobbies, passages, pathways, boundary walls, service area etc.
13. **COMMON EXPENSES** : shall mean and include all expenses to be incurred by the Unit Owners for the management and maintenance of the new building of the Premises.
14. **PROPORTIONATE** : with all its cognate variations shall mean such ratio, the super built up area of any unit or units be in relation to the super built up area of all the units in the new building.

15. **UNIT** : shall mean any flat or other covered area in the building which is capable of being exclusive owned, used and/or enjoyed by any unit Owners and which are not the common portions.
16. **UNIT OWNERS** : shall mean any person or persons who acquire hold and/or own any unit in the building and shall include the Owners and the Developer herein, for the units held by them, from time to time.
17. **TRANSFeree**: shall mean the person or persons to whom any space other than the buildings would be transferred.
18. **TRANSFER** : with the grammatical variations shall mean transfer by means of conveyance and shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest in land proportionate to be share of the flats and car parking spaces and the right to use in common spaces, multi storied building to the purchasers thereof .
19. **ADVOCATES** : shall mean such other advocate/s whom the Owners and the Developer may, from time to time appoint as the advocates for the project.
20. **ARCHITECTS** : shall mean such architect or firm of architects whom the Developer may, from time to time, appoint as the Architects for the building.
21. **WORD** : WORD importing singular shall include plural and vice versa. The words importing singular number shall include the plural number and vice versa and words importing masculine gender shall include the feminine gender and neuter gender, similarly words importing feminine gender shall include masculine gender and neuter gender, likewise neuter gender shall included masculine gender and feminine gender.

The Owners have represented to the Developer as follows :-

1. The Owners are the Joint Owners of the premises, morefully described in the Schedule "A" hereto, absolutely seized and possessed free from all encumbrances whatsoever.

2. Further declare that they have not encumbered the said property in any way either entering into an agreement with any person in writing or orally and no persons other than the Owners have any right of occupancy, easement or otherwise on the premises or any part thereof and there are no suits and/or litigations pending in respect of the premises or any part thereof;
3. The premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owners;
4. Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any court of law or due to income Tax, Revenue or any other Public demand;
5. The Owners are fully and sufficiently entitled to enter into this agreement;

NOW IT IS HEREBY AGREED AND DECLARED THAT :-

1. THAT this agreement shall be deemed to have commenced on with effect from the date of signing of the Agreement for Development.
2. THAT the Owners herein have appointed the Developer for construction work on the land morefully described in the Schedule "A" hereto.
3. THAT the Owners shall execute and registration this Development Agreement and General Power of Attorney in favour of the Developer herein to run the said construction work and other allied matters.

The development of the Premises will be in the following manner :-

1. THAT after receiving peaceful vacant possession of the said land and all legal documents of the premises and execution and registration this Agreement and General Power of Attorney in favour of the Developer herein, the Developer shall, at his own cost and expenses, cause the plans to be prepared of the said proposed building as per plan/drawing by the architect and submit to the office of the

K.M.C. for sanction and the Developer shall be entitled to obtain building plan from the K.M.C. and the Owners shall sign the said building plan and allied papers and documents for the purpose of obtaining sanction of the building plan from the K.M.C. if required.

2. Immediate after execution and registration this Agreement and General Power of Attorney, the Owners shall vacate the old existing building /premises and shall make over the peaceful vacant possession thereof the Developer as his agent only for the purpose of construction of the new building as per the said sanction plan PROVIDED FURTHER the Developer shall make necessary alternative residential accommodation to the Owners by allotting three residential flat(2BHK) for their joint occupation for during the period of construction and until the completion certificate is obtained by the Developer in respect of the newly constructed building from Kolkata Municipal Corporation.
3. THAT the Developer shall be entitled to hold and remain in possession of the premises and it shall always be deemed that the Developer in the possession of the entirety of the premises in part performance of agreement, during the subsistence hereof.
4. THAT the building shall be for residential purpose as may be mutually decided by the parties hereto.
5. THAT the Developer hereby agreed and covenant with the Owners to complete the construction of the new building within 30 (thirty) months from the date of obtaining sanction building plan, with taking over the vacant possession of the said plot of land. Time of construction shall be the essence of the contract. The stipulated period may be extended up to 6(Six) months if situation so arises. The Landowner's allocation to be delivered within the stipulated period from the date of entering in to this Agreement, subject to the peaceful possession of land handover by the Owners to the Developer.

6. THAT the after obtaining the sanctioned building plan from the K.M.C., both the parties herein agreed to execute an additional supplementary Agreement if required.
7. THAT the Developer shall be entitled to occupy and use the entirety of the premises subject to the terms of this agreement for the duration of the project.
8. THAT the Developer shall be entitled to use the premises for setting up a temporary site office and/or quarters, for its watch and ward and other staff and shall further be entitled to put up boards and signs advertising the project and post its watch and ward staff.

In connection with the aforesaid, it is agreed and clarified as follows :-

1. THAT the plan of the Building shall be got prepared by the Architect at the cost of the Developer. That decision of the Architects regarding the quality of materials used shall be final. The building shall for all purposes be deemed to be completed as far as the said building is internally completed with the fixtures and fittings affixed thereto as mentioned in the Schedule "D" hereto and the Developer provides reasonable egress and ingress thereto, and water connection therein. All the decisions of the Architects, Land Owners and the Developer regarding all measurement shall be final. That the building shall be deemed to have been completed as and when the same is made fit for habitation in the view of the Architect.
2. THAT the Developer shall cause such changes to be made in the plan as the Architect may approve and/or as shall be required by the concerned authorities from time to time provided however in so far as the Owner's Area is concerned, such changes shall be made only after written consent from the Owners.
3. THAT the Developer shall be at liberty to do all works as the required for the Project and to utilise the existing water, electricity in the premises, at its own cost and expenses.

4. THAT the Developer shall demolish the existing old building of his own cost and expenses and the materials of the demolished of the said building will be sold by the Developer and be appropriated by his.
5. THAT the Owners and the Developer shall be entitled absolutely to their respective areas and shall be at liberty to deal otherwise in any manner they deem fit and proper subject however to the general restrictions for mutual advantage inherent in the Ownership flat schemes. They will also be at liberty to enter into Agreements for sale of their respective areas save that the Owners shall adopt the same covenants as the Developer may adopt in its Agreement with the unit Owner of the contractor's Area, at least insofar as the same related to common portions, common expenses and other matters of common interest. The form of such Agreement to be utilised by the parties shall be such as be jointly drawn by the Advocates of both the Owners and the Developer but the same shall be in accordance with the practices prevailing in respect of ownership flat Building, Kolkata.
6. THAT the Owners herein shall allow the Developer herein to stock all building materials within the said land at it's own cost & expenses and to take all steps for protection of the same.
7. THAT the Developer herein, subject to the aforesaid terms, shall have the full right & authority to enter into any Agreement for Sale, in respect of the Developer's portion/Developer's flats, out of the proposed building, excluding the Land Owners' Allocation.
8. THAT the Developer herein shall also be entitled to take earnest money as advance as well as full consideration money, from any intending Purchaser/s, in respect of the flat/s and other space/s of the building, being the Developer's Allocation, more-fully described in the Schedule hereunder written and will also remain eligible to issue necessary receipt for the same. The Land Owners herein shall not raise any question or any objection against sale of such flat and/or other spaces. The Land Owners herein also have the right to sell, transfer their allocation of

flat/s and other space/s of the building, being the Land Owners' Allocation, as more fully described in the Schedule "B" hereunder. The Developer herein shall not raise any question or any objection against sale or transfer of such flat and/or other spaces out of the Developer's Allocation.

9. THAT if required, the Owners herein shall remain bound to execute Agreement/s & Conveyance/s for sale or transfer concerning the Developer's Allocation.

10. THAT it has been agreed by & between the Parties herein that the prospective purchaser/s in respect of the Developer's Allocation may avail loan from any bank and/or any financial institution by creating equitable mortgage, in respect of his/her/their purchasable property, out of the Developer's allocation and in that respect the Owners will not raise any objection, rather if necessary will co-operate with the parties, for the materialization of the same.

11. That the Owners shall not without the written consent of the Contractor assign this Agreement to any other Contractor/Developer.

1. **The Developer hereby agrees with the Owners as follows: -**

i) Not to do any act, deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of and of the Owners' Allocation in the building at the said premises after getting possession thereof.

ii) To keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's Actions with regard to the development of the said Building.

2. **The Owners hereby agree and covenant: -**

i) If any unlawful activities then to cause the Owners interference or hindrance in the construction of the said Building at the said premises.

ii) To make out a clear and marketable title to the said property, hereditaments and premises agreed to be developed and ultimately to be conveyed free from reasonable doubts and all encumbrances and shall at their own costs and expenses

and claims and or to the said Property including all claims by way of sale, exchange, mortgages, gifts, trusts, possession and or otherwise.

iii) To keep the Developer indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Owner's Actions with regard to the title and development of the said Building and shall sign, present and execute all registered Deeds, docs, affidavits and other necessary papers to sell, transfer and convey their title in Developer's allocation from time to time.

iv) To pay the charges for installation of the separate electric meter in their name as per CESE rules.

3. The Owners/occupiers of the respective flats of the proposed building, shall be entitled to use and enjoy the common areas, the common passages, stair cases and all amenities, facilities, easements and appurtenances in the premises where the said Building will be constructed.
4. The Owners covenant that they will sign and execute all agreements for sale of the flat/s and space/s from the developer's allocation appearing in person or through their registered constituted attorney upon request from the Developer and shall execute and register the Deed of Conveyance in respect of the constructed Flat/s and proportionate undivided share of interest in the Land attributable and/or pertaining to each flat to be sold by the Developer as mentioned hereinabove after completion of construction and after getting possession of the Owners' allocation complete in all respects, upon request from the Developer and that the Developer shall also sign such Deed of Conveyance as Developer.
5. The Developer shall be at liberty to sell all flats and spaces from his/ Developer allocations in the building to be constructed by the Developer on the said land at such price and on such terms and conditions as will be determined by the Developer and appropriate the said sale proceeds by itself and that the Owners shall have no claim in the said sale proceeds, the Developer shall be entitled to

realize the sale price of such flats at different stages as will be decided by the Developer without the consent of the Owners from the Intending Purchasers.

6. The Owners shall not be liable to the Purchaser of the flats and space for the money the Purchaser/s have advanced to the Developer and/or for any claim whatsoever and the Developer shall be responsible to the said Purchaser/s for their claims.
7. THAT in case of death of any of the parties under this Agreement, the legal heirs and/or successors will be substituted as the Party and he or she or they will be bound to regard and fulfill the terms & conditions set forth in the instant Agreement.
8. THAT it is to be mentioned here that each & every document in respect of the instant Project will be prepared & registered by the Learned Advocate of the Developer herein and the necessary fees etc. will be provided by the respective Purchaser/s and till such situation the Developer will carry out the expenses except the portion of the Land Owners' Allocation.
9. THAT it is to be specifically mentioned here that any Supplementary Agreement in connection with this agreement or with this Project, if executed subsequently by & between the Parties herein, the same should and must be considered as the part & parcel of the instant Agreement.

It is further clarified as follows :-

1. THAT the Developer will provide electricity connection for the entire Building of the Owner's Area.
2. THAT all municipal rates, taxes and outgoings, including area in respect of the Premises, if due till the date of delivery of vacant and peaceful possession to the Developer shall be for and to the account of the Owners and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and handover the Owners allocated area and thereafter the same shall be borne and paid by the Unit owners, to the extent of their respective areas.
3. THAT the Owners shall at the request of the Developer, grant to the Developer

and/or his nominees/s Power of Attorney, authorizing the Developer to do all sets as be necessary for a the Project and/or in pursuance thereof and/or on behalf of the Owners. However, the Owners shall, from time to time, grant such further Powers of authorities to the Developer and/or to his nominee/s concerning this project, for a the contractor's doing the various works envisaged hereunder, the construction of the Building and/or portions thereof and receiving all amounts in pursuance thereof.

4. THAT the Developer shall indemnify and keep the Owners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid.
5. THAT all consideration cost will be borne by the Developer and no liability on account of construction cost will be charged from Owner's allocation.
6. THAT the Developer will construct the Building as per Specification contained in Schedule and shall use standard materials.
7. The Owners shall be exclusively entitled to their allocation in the proposed building with exclusive right to transfer or otherwise deal with or dispose of the same and the Developer shall not have any right claim or interest whatsoever therein or any part thereof and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession and enjoyment of the Owners allocation, subject however to what is provided elsewhere in this agreement.
8. That the Developer shall be exclusively entitled to the Developer's allocation in the proposed building with exclusive right to transfer or otherwise deal with or dispose of the same and the Owners shall not have any right claim or interest whatsoever therein or any part thereof and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession and enjoyment of the Developer's allocation, subject howsoever to what is provided in the Agreement.
9. THAT the Owners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonable required by the

Developer, from time to time, for the Project, at the costs and expenses of the Developer.

10. THAT if the Developer deviation in construction of a new building then the Developer regularises as per K.M.C. building Rule and the completion certificate is obtained from the K.M.C. and all cost for regularisation paid by the Developer.
11. THAT if during the period of demolition of the building and construction of a new building thereto any objection, obstruction, injunction or litigation arises in respect of demolition or construction or if any injunction or litigation is imposed and instituted by any neighbored of the locality or by the Owners or occupiers of the adjacent building then the Developer will take all responsibility to deal with the same and bear all legal and other expenses and the Owners will not bear any expenses for the same.
12. THAT the Owners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonable required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer.
13. THAT the Developer/Contractor shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing dues as and from the date of handing over possession of the said premises.
14. THAT the Owners and the Developer shall punctually and regularly pay for their respective allocation the said rate of taxes etc. to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer.
15. THAT the Owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said building.
16. THAT the Owners herein shall hand over to the Developer herein, after execution of this Agreement, all the Documents of Title and other Papers & Documents relating to the Premises under this Project, against issuance of a proper receipt for

- the same by the Developer herein and will remain obliged & responsible to produce all other necessary documents, whenever & wherever required, to enable the Developer herein to give inspection to the K.M.C. Authority or any other Authority or persons for the purpose of anything relating to the construction and to prepare Agreement/Deed of Sale of flats with the intending Purchaser/s etc.
17. THAT in this context it must be mentioned here that the Developer will remain liable to return all the Original Documents, in relation with the instant Project, to the Owners and/or to the Competent Authority of the Owners' Association (to be formed), after the completion of the Project as also only after disposing off the entire allocation of the Developer.
18. FORCE MAJEURE:- 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-Majeure" and shall be suspended from the obligation during the duration of the "Force-Majeure". "Force Majeure" shall mean flood, earthquake, riot, war, storm, tempest, civic commotion, which is beyond the control of the parties hereto.
19. That the Owners herein is at liberty to sue the Developer for specific performance of contract and the Developer also is at liberty to sue the Owners for specific performance of contract if the situation so arises.
20. If the Developer does not complete the building within the said stipulated period or fails to complete the building, the Developer will arrange to complete the project by other with the written consent of the Owners on the basis of this agreement. Nothing herein shall continue.

THE SCHEDULE "A" ABOVE REFERRED TO

(i.e. the entire premises)

ALL THAT piece or parcel of Land measuring 5(five) Cottahs, 14 (fourteen) Chittacks, 34(thirty four) Sq.Ft. more or less together with structures totally

3045 (three thousand forty five) Sq.Ft. (one storied building 1920 (one thousand nine hundred twenty) Sq.Ft. more or less with cemented flooring and two separate tin shed structures made of brick built wall one measuring 375 (three hundred seventy five) Sq.Ft. more or less and another measuring 750 (seven hundred fifty) Sq.Ft. more or less,) standing thereon lying and situated at Mouza: Roypur, in C.S. Dag No.-285(P) and 289(P), E.P. No.-275 and 275A, S.P. No.- 861 and 861/1, J.L. No.- 33, the K.M.C. Premises No. 349/308, Netaji Subhas Chandra Bose Road in the locality of Netaji Nagar Colony, and known as postal premises no. 8/81, Netaji Nagar, K.M.C. Ward No.- 098, P.S.- Jadavpur there after Patuli now Netaji Nagar, P.O.-Regent Estate, Kolkata-700092, District of South 24-Parganas, West Bengal the property is butted and bounded in the manner following:-

- ON THE NORTH :- By land and house of E.P. No.-276,
ON THE SOUTH :- By land and house of E.P. No.-274,
ON THE EAST :- By 12 feet wide K.M.C. Road (or Colony Road),
ON THE WEST :- By Primary School.

THE SCHEDULE "B" ABOVE REFERRED TO

(Owner's Allocation)

The Building will be constructed Ground + Three storied and Owners allocation shall mean the constructed areas of following flats and car parking spaces in the new G+III storied building shall be delivered by the Developer to the Owners free of costs as Owners' allocation :-

The Owners herein will get one flat, at the first floor, front side, flat no. 1D, 3BHK, flat areas 725 Sq.Ft. (approx) built-up area and at the ground floor one car parking space no. 4 and one flat at the first floor, front side, flat no. 1C, 1BHK, flat area 455 Sq.Ft. (approx) built-up area and one flat at the first floor, back side, flat no. 1B, 2BHK, flat areas 590 Sq.Ft. (approx) built-up area and at the ground floor one car parking space no. 3 and one flat at the second floor, front side, flat no. 2D, 2BHK, flat area 590 Sq.Ft. (approx) built-up area and at the ground floor one car parking

Cont..P/22

space no. 6 and one flat at the second floor, front side, flat no. 2C, 2BHK, flat area 590 Sq.Ft. (approx) built -up area and at the ground floor one car parking space no. 2 and one flat at the second floor, back side, flat no. 2B, 3BHK, flat area 765 Sq.Ft. (approx) built -up area and at the ground floor one car parking space no. 5 .

NOTES:

1. That all flats shall be completed and finished in a habitable condition with connections of water, drainage and electricity.
2. It is provided that excess or short in measurement to reach the said ratio will be adjusted by money at the rate of the market value available at the material time.

THE SCHEDULE "C" ABOVE REFERRED TO

(The Developer's Allocation)

The Building will be constructed Ground+Three storied and Developer's Allocation shall mean, the Developer will get the remaining all constructed areas of the building sanctioned by Kolkata Municipal Corporation as the Developer's allocation of the said Building except the Owner's allocations.

The said Developer will get as follows:-

- a) That the entire ground floor except the Owners allocations (five Car parking Space no. 2,3,4,5 and 6).
- b) That the entire First floor except the Owners allocations flat/unit.
- c) That the entire Second floor except the Owners allocations flat/unit.
- d) That the entire Third floor all flat/unit.

THE SCHEDULE "D" ABOVE REFERRED TO

(Specification of the construction work)

BUILDING : The building will be of R.C.C frame structure as per the guidance and decision of the L.B.S and Structural Engineer.

FOUNDATION & R.C.C. WORK : Plain cement concrete thick in leveling courses for foundation bedding, providing and lying concrete mixture with reinforcement

as per design foundation. The beams, staircase, Chajja as per guidance and decision of L.B.S.

FLOOR BEDDING : Plain cement concrete floor bedding 4" thick (average) at ground floor, cement to be used for construction is Lafarge/Ambuja/Ultratech.

FLOORING : Marble floor finishing for floor with 4" heights skirting for whole flats and all stairs. (Birla white cement in fittings work).

WALLS : All outside wall will be of 8" thick all inside wall will be of 3" & 5" thick.

PLASTER:

I) The inside of the building will have plaster & two coats putty.

II) outside plastering with weather coated paint.

FRAME & DOOR: Frames will be Malaysian make Shwal. The frame will be 3"X3", 3"X2" and also 4"X2" thickness of with 1 $\frac{1}{2}$ " rapid. All doors will be 1" thick commercial types flush doors and also 1" thick and main door also fitted with Godrej Lock & eye hole. Toilet will have P.V.C frame and door.

WINDOWS : Aluminum sliding window (piece) with glass and of box grill guard.

KITCHEN : Granite stone pattern cooking platform. The thickness of Blackstone will be $\frac{1}{4}$, 1" $\frac{1}{2}$. The glazed tiles will be fixed over the cooking platform at a 4' height level finishing.

TOILET:

I) Piece Marble Flooring will be provided.

II) The walls will be 6' height glazed tiles finishing.

SANITARY : Standard Fittings (Esco Brand).

I) **KITCHEN:** 1(one) stainless steel sink, 1(one) tap, over the sink and 1(one) tap below the sink for washing utensils.

II) **TOILET:** 1(one) white commode, 1(one) tap near the commode, 1(one) white cistern, 1(one) cistern tap, 1(one) tap over white basin and one stop cock below the basin, 1(one) tap for water, 1(one) shower tap & 1(one) Gezeer Line and 1(one) whole water stop clock. 1(one) plug point of washing machine.

DRAINAGE : Soil and rain water lines shall be connected to K.M.C. sewerage/ drainage lines.

WATER SUPPLY : As per sanctioned plan water will come through K.M.C water connection. The water will stored in semi underground reservoir and through pump. The water will be storied at over head, tank installed in stair roof.

PLUMBING SERVICE: all Plumbing Service shall be made as per specification of sanction plan approved by the Kolkata Municipal Corporation.

ELECTRICAL FINISH: shall be made as per specification of sanction plan approved by the Kolkata Municipal Corporation.

I) **DRAWING -CUM - DINNING ROOM**: 2 (two) fan point, 3(three) light points, 1(one) 15 amp socket, 1(one) T.V point, 1(one) calling bell point, 1(one) Phone charging point and Finolex/Havells wiring.

II) **BED ROOMS** : 3 (three) light point, 1(one) fan point , 1(one) 15 amp. Plug Point, only 1(one) bed room 1(one) A.C point.

III) **KITCHEN** : 1(one) Light points, 1(one) exhaust point of Chimney, 1(one) 15 Ap. Plug point and 1(one) water filter plug point.

IV) **TOILET** : 1(one) light point, 1(one) exhaust point and 1(one) geyser point.

LIFT: Persons lift of good quality of so-called company(Laser Elevators).

GENERAL: All the internal approach roads/passage shall be cement concreted and/or brick soling with flush pointing. Cable point, Fridge Point, Toilet/Wall treatment and roof treatment.

The Boundary wall of 1.2 m height in all sides shall be provided with brick work with both sides plastered. Necessary grill gate/s shall be provided with boundary wall. A septic tank, a semi-underground reservoir, an overhead tank, a pump & motor, all of appropriate capacity, shall be installed or constructed as per instruction of the Engineer-in-Charge. Drains & sewerage lines shall be connected to the K.M.C. duct. That the boundary wall of entire building shall be painted with decorative cement paint. That the Owners each apartment shall have separate

meter of the CESE authorities, cost of which shall have to be borne by the Developer. The motor pump, overhead tank etc. shall be placed at the discretion of the Engineer-in-Charge. The septic tank shall be constructed as per K.M.C. approved plan/direction of the Engineer-in-Charge.

ADDITIONAL/ALTERATION/EXTRAWORK: any thing extra/any additional works will be done as per parties requirements, extra cost and payment should be made on or before execution. Any addition, alteration or extra work sought by the Owners is subject to approval of the Engineer-in-Charge and the estimated cost for the same shall be paid by the Owner/s to the developer in advance.

That the Developer herein will remain eligible to make additions & alterations at the time of construction of the building considering the Sanction Plan but that should be as per the Building Rules as in or will be in operation subject to re-sanction and/or regularisation of the same from the completed Authority of the K.M.C.

THE SCHEDULE "E" ABOVE REFERRED TO

(Common Areas and Facilities)

1. Caretaker Room if any, Common paths, passages and main entrances to the Premises and the Building.
2. Common Boundary walls and main gate. Drainage and Swerage and all pipes and other installations for the same except only those as are installed within the exclusive area of any unit and/or exclusively for its use. Roof, stair cases, stair case landings and/or midland on all floors in the Building (except the room). Water Pumps, water reservoir, water tanks and all common plumbing installations for carriage of water (save only those as are exclusively within and for use of any Unit) on and/or to and/ or in respect of the Building.
3. Lift machine room and lift well.
4. Low tension and/or High tension electrical installations and its room (if any) and all electrical wiring and other fittings (excluding only those as are installed within

the exclusive area of any Unit and/or exclusively for its use).

5. Such other common parts, equipments, installations, fittings, fixtures and spaces in or about the land and the Building as are necessary for passage to and/or user of the Units in common by the Co-Owners but expressly excluding the roof and/or terrace and parapet walls of the Building.

THE SCHEDULE "F" ABOVE REFERRED TO

(Common Expenses)

1. The Costs expenses and out goings and obligations for which all purchaser and Owner are to contribute proportionately.
2. The expenses for maintaining, repairing, maintaining roof and re-decorating and renewing the structure and in particular the drainage system, sewers, rain water discharge arrangement, water supply system, supply of electricity to all common areas mentioned in the "E" schedule hereto ,expenses incurred for maintaining Lift.
3. The expenses of repairing, maintaining, white washing and colour washing, the main structures of the building, including the building and also the common areas of the building described in the said "E" schedule above written.
4. The cost of cleaning and lighting the entrances of the building the passage and spaces around the building corridors, stair case and other common areas. Cost of cleaning the exterior of the premises.
5. Building taxes and other taxes whatsoever as may be found payable on account of the said building.
6. All expenses of common services and is common with common parts and facilities.
7. Such expenses as are necessary for or incidental to the maintenance and up keeping of the premises and of the common areas facilities and amenities.
8. Ultimate roof will be used jointly with other Co-owners of the said building and maintenance and repairing charges of the ultimate roof will be borne by the purchaser with the other Co-owners and Purchaser proportionately.

Cont.P/27

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

EXECUTED AND DELIVERED BY THE OWNERS AT KOLKATA

IN THE PRESENCE OF;

WITNESSES :

1) Bimal Kumar Biswas
9th Lane VidyaSagar Park
Pirpurusa Road.
Kolkata - 700070.

Mindul Kanti Bhakta

Tushar Kanti Bhakta

Tarun Kanti Bhakta

Tapash Kanti Bhakta

Rijush Kanti Bhakta

Rijush Kanti Bhakta

(SIGNATURE OF THE OWNERS)

2) Gasta Gopal Srivastava
224A, N.S.C Bose Road
Kolkata - 700047

SUNITI PROPERTIES

Uttal Ghosh
Proprietor

(SIGNATURE OF THE DEVELOPER)

Drafted by me as per directions of
the parties hereto and read over, explained:-

Asim Kumar Jana

(ASIM KUMAR JANA)

ADVOCATE

High Court, Calcutta.

(Enrolment No.- W.B./663/2000)

COMPUTER PRINTED BY :

Gasta Gopal Srivastava



Mirdul Kanti Bhakta

Name MIRDUL KANTI BHAKTA

Signature Mirdul Kanti Bhakta

	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					



Tushar Kanti Bhakta

Name TUSHAR KANTI BHAKTA

Signature Tushar Kanti Bhakta

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left hand					
right hand					



Tarit Kanti Bhakta

Name TARIT KANTI BHAKTA

Signature Tarit Kanti Bhakta

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left hand					
right hand					



Tarun Kanti Bhakta

Name TARUN KANTI BHAKTA

Signature Tarun Kanti Bhakta

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left hand					
right hand					



Tapash Kanti Bhakta

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left hand					
right hand					

Name TAPASH KANTI BHAKTA
Signature Tapash Kanti Bhakta



Pijush Kanti Bhakta

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left hand					
right hand					

Name PIJUSH KANTI BHAKTA
Signature Pijush Kanti Bhakta



Nitpal Gattash

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left hand					
right hand					

Name NITPAL GATTASH
Signature Nitpal Gattash

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left hand					
right hand					

Name.....
Signature.....

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

IN: 19-201920-010249344-2 Payment Mode Counter Payment
BRN Date: 02/12/2019 17:57:07 Bank: IDBI Bank
BRN: 242826235 BRN Date: 03/12/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16050001801975/2/2019
[Query No./Query Year]
Name : SUNITI PROPERTIES
Contact No. : Mobile No. : +91 9831638403
E-mail :
Address : 2591 NETAJI NAGAR KOLKATA700092
Applicant Name : Mr ASIM KUMAR JANA
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050001801975/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	16050001801975/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	10041

In Words : Rupees Ten Thousand Forty One only

Mridul Kanti Bhakta
Tushar Kanti Bhakta

Tarun Kanti Bhakta

Tarun Kanti Bhakta

Tapash Kanti Bhakta

Jejush Kanti Bhakta

SUNITI PROPERTIES
Uttal Ghosh
Proprietor

आयकर विभाग

INCOME TAX DEPARTMENT

MRINDUL KANTI BHAKTA

RADHAKANTA BHAKTA



भारत सरकार

GOVT. OF INDIA



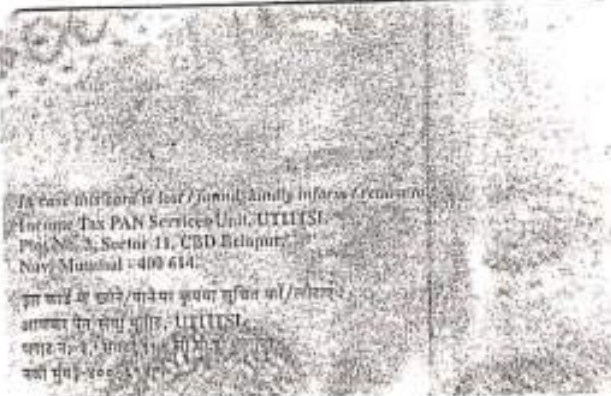
20/02/1948

Polished Account Holder

BCCPB3487R

Mr. Indul Kanti Bhakta

Signature



In case of any queries, please contact the following details:
Income Tax PAN Services Unit, UTTISI,
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.

आयकर सेवा विभाग/पॉलिश खाते धारक को/कोई सवाल
आयकर सेवा विभाग, UTTISI,
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नया मुंबई - 400 614.

Mr. Indul Kanti Bhakta



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

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/20060/02746

To
 03/12/2012
 মৃদুল কান্তি ভট্ট
 MRIDUL KANTI BHAKTA
 B/B1 NETAJI NAGAR
 Regent Estate S.O
 Regent Estate Kolkata
 West Bengal 700092
 9432827066



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7619 9922 5361

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



মৃদুল কান্তি ভট্ট
 MRIDUL KANTI BHAKTA
 পিতা : রাধাকান্ত ভট্ট
 Father : RADHAKANTA BHAKTA
 জন্ম সাল / Year of Birth : 1948
 পুরুষ / Male



7619 9922 5361

আধার - সাধারণ মানুষের অধিকার

Mridul Kant Bhakta



भारत सरकार
GOVERNMENT OF INDIA



তথ্য

- ১) আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- ২) পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

- ৩) আধার সারা দেশে মান্য।
- ৪) আধার জবিষাতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- 5) Aadhaar is valid throughout the country.
- 6) Aadhaar will be helpful in availing Government and Non-Government services in future.

6414731



ভারতীয় পরিচয়-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৮/৮১, নেতাজী নগর, রিজেন্ট
এস্টেট, কোলকাতা, পশ্চিমবঙ্গ,
700092

Address:
8/81, NETAJI NAGAR,
Regent Estate S.O, Regent
Estate, Kolkata, West
Bengal, 700092

1947
1800 180 1947

http://uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT
TUSHAR KANTI BHAKTA
RADHA KANTA BHAKTA
27.10.1949
CANTONMENT ACCOUNTS
A00RB665K
भारत सरकार
GOVT. OF INDIA



[Faint, illegible text, possibly a stamp or official notice]

Tushar Kanti Bhakta



ভারত সরকার
Unique Identification Authority of India
Government of India

স্বাক্ষরিত আইডি / Enrolment No. : 2010/17542/09530

20/04/2014

To
Tushar Kanti Bhakta
বুনার কান্তি ভক্ত
S/O Radha Kanta Bhakta
76 ANANDA ABASAN
GARIA STATION ROAD
Rajpur Sonarpur (M)
Gana, South 24 Parganas
West Bengal - 700084



KL55766714FT

5576671



আপনার আধার সংখ্যা / Your Aadhaar No. :

7523 0010 1580

আধার - সাধারণ মানুষের অধিকার



স্বাক্ষরিত আইডি
Government of India



বুনার কান্তি ভক্ত
Tushar Kanti Bhakta
পিতা : রুদ্র কান্তি ভক্ত
Father : Radha Kanta Bhakta

জন্ম তারিখ / DOB: 27/10/1948
লিঙ্গ / Male

7523 0010 1580



আধার - সাধারণ মানুষের অধিকার



স্বাক্ষরিত আইডি
Government of India



ভাষ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাঠ করা যাবে।

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- আধার সারা দেশে মান্য।
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- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

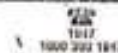


স্বাক্ষরিত আইডি
Unique Identification Authority of India

ঠিকানা : বুনার কান্তি ভক্ত
অবাস আবাসন, গারিয়া স্টেশন রোড
রাজপুর সোনারপুর (ম), পশ্চিম
বঙ্গ ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: S/O: Radha Kanta
Bhakta, 76 ANANDA
ABASAN, GARIA STATION
ROAD, Rajpur Sonarpur (M),
South 24 Parganas, Gana,
West Bengal, 700084

7523.0010 1580



1800 301 1817



help@uidai.gov.in



www.uidai.gov.in

Tushar kanti Bhakta

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

TARIT KANTI BHAKTA
 RADHA KANTA BHAKTA
 28/12/1953
 Permanent Account Number
AKQPB9598N



 Tarit Kanti Bhakta
 Signature



Tarit Kanti Bhakta



भारत सरकार
GOVERNMENT OF INDIA



তারিত কান্তি ভক্ট
TARIT KANTI BHAKTA
পিতা : রাধাকান্ত ভক্ট
Father : RADHAKANTA BHAKTA
জন্ম তারিখ / Year of Birth : 1953
স্থান / Main



4451 4964 0765

সাধারণ - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় পরিচয়-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

৮/৮১, নেতাজী নগর, রিজেন্ট
এস্টেট, রিজেন্ট এস্টেট, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০৯২

Address:

8/81, NETAJI NAGAR,
REJENT EASATE, Regent
Estate S.O, Regent Estate,
Kolkata, West Bengal,
700092

1247
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-562 001

Tarit - Kanti Bhakta

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

AFWPB7486E



नाम / NAME

TARUN KANTI BHAKTA

पिता का नाम / FATHER'S NAME

RADHA KANTA BHAKTA

जन्म तिथि / DATE OF BIRTH

12-09-1958

प्रमुख / SIGNATURE

Tarun Kanti Bhakta

Bhaktas

आयकर विभाग, ए.ए.-111

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

इस कार्ड के खो / चिल जाने पर तुरन्त जारी करने वाले प्राधिकारी को सूचित / याचना कर दें।
श्रीगुरु आसकर भवन(एच.एच.डी. एवं प्रशासकीय),
पी-7,
चौरिंगहे 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.

Tarun Kanti Bhakta



भारत सरकार
GOVERNMENT OF INDIA



তারুণ কান্তি ভক্ত
Tarun Kanti Bhakta

জন্ম সাল / Year of Birth : 1956
পুরুষ / Male

5662 2909 9026



आधार – साधारण मानुषेर अधिकार



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O Tarun Kanti Bhakta
1/1/1, বেতাঙ্গি মনর
বিলে মন্দির রাস্তার বিকট
কলকাতা
পশ্চিমবঙ্গ, 700092

Address:

S/O Tarun Kanti Bhakta
1/1/1, Betangi Manar
Near Milan Samiti Club
Kolkata
West Bengal, 700092

Aadhaar – Sadharan Manusher Adhikar

Tarun Kanti Bhakta

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER



AEEP80593D



नाम / NAME

TAPASH KANTI BHAKTA

पिता का नाम / FATHER'S NAME

RADHA KANTA BHAKTA

जन्म तिथि / DATE OF BIRTH

03-05-1959

हस्ताक्षर / SIGNATURE

Tapash Kanti
Bhakta

असल सच, प.सं. XI

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

इस कार्ड के खो / गिरा जाने पर तुरन्त जारी करने वाली अधिकारी को सूचित / वापस कर दें
संयुक्त अससल सच (पदाभि १६६ सफरीकी),
पी-७,
श्री ७वीं चण्डीमार्ग,
कलकत्ता - ७०० ०६९.

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.

Tapash Kanti Bhakta



भारत सरकार
GOVERNMENT OF INDIA



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

জালিকাঙ্কিত আই ডি/Enrollment No.: 1040/20060/02743

To
ভাপস কান্তি ভক্ত
Tapash Kanti Bhakta
8/81 NETAJI NAGAR
REJENT EASATE Regent Estate S.O
Regent Estate Kolkata
West Bengal 700092
9007208198



MN064142369DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4053 1689 3183

আধার - সাধারণ মানুষের অধিকার

INFORMATION

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অ্যাপ্লিকেশন দ্বারা প্রাপ্য সকল।

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

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

6414236



ভারত সরকার
GOVERNMENT OF INDIA



ভাপস কান্তি ভক্ত
Tapash Kanti Bhakta
পিতা : রাধাকান্ত ভক্ত
Father : RADHAKANTA BHAKTA
জন্ম সাল / Year of Birth : 1959
পুরুষ / Male



4053 1689 3183

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
V/V1, নেতাজী নগর, গিডেট
এস্টেট, রিজেন্ট এস্টেট, কোলকাতা,
পশ্চিমবঙ্গ, 700092

Address:
8/81, NETAJI NAGAR,
REJENT EASATE, Regent
Estate S.O, Regent Estate,
Kolkata, West Bengal,
700092

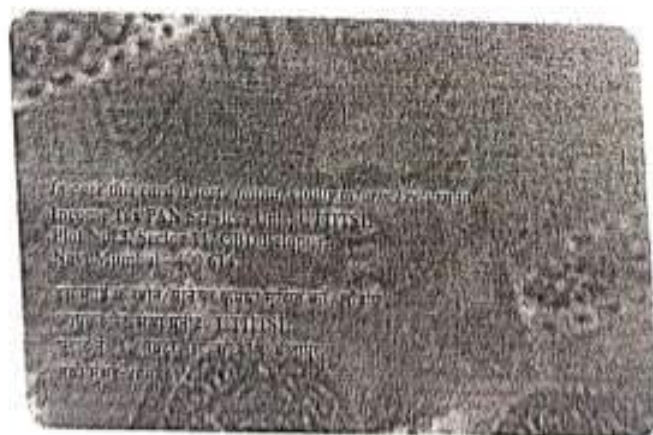
1917
1800 150 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1047,
Bangalore-560 001

Tapash Kanti Bhakta



Pijush Kanti Bhakta



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকাঙ্কিত আই ডি/Enrollment No.: 1040/20060/02756

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

04/12/2012 To

পীযুষ কান্তি ভক্ত
PIJUSH KANTI BHAKTA
8/81 NETAJI NAGAR
REJENT EASATE Regent Estate S.O
Regent Estate Kolkata
West Bengal 700092

6415063



MN064150630DF



আপনার আধার সংখ্যা/Your Aadhaar No. :

9124 8287 5530

আধার - সাধারণ মানুষের অধিকার

- 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.

6415063



সংসদ সরকার
GOVERNMENT OF INDIA



পীযুষ কান্তি ভক্ত
PIJUSH KANTI BHAKTA
পিতা : রাধাকান্ত ভক্ত
Father : RADHAKANTA BHAKTA
জন্ম বর্ষ / Year of Birth : 1966
লিঙ্গ / Male



9124 8287 5530

আধার - সাধারণ মানুষের অধিকার:



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১/১১, নেতাজী নগর, রিজেন্ট
এস্টেট, রিজেন্ট এস্টেট, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০৯২

Address:
8/81, NETAJI NAGAR,
REJENT EASATE, Regent
Estate S.O, Regent Estate,
Kolkata, West Bengal,
700092

1917
800 100 1047

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1917,
Bangalore 560 001

Pijush Kanti Bhakta

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

UTPAL GHOSH
 SUKUMAR GHOSH

06/09/1967
 Permanent Account Number
 AFDPG8116P


 Signature



धीरे-धीरे करें / करें न करणें सुविधा की रजिस्ट्रार
 आसुने सेन क्या इकाई, एन एन के एन
 पब्लिक मैनेज, कलकत्ता, ईस्ट
 एन एन एन एन एन एन एन एन एन एन
 बंगल, एन एन - 411 045

Hold card in this language. First card is yours.
 Please inform us immediately.

Income Tax PAN Services Unit (NSD)
 1st Floor, Service Chambers
 Near Hotel International Exchange
 Bangur, Enns - 411 045

Tel: 91-22-7721 3069, Fax: 91-22-7721 3081
 e-mail: an@nsd.gov.in

Utpal Ghosh



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় আইডি/Enrollment No.: 1040/19629/43347

17/12/2012 To
উত্পল ঘোষ
Utpal Ghosh
2/59/1 NETAJI NAGAR
Regent Estate S.O
Regent Estate Kolkata
West Bengal 700092



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5000 2529 7094

আধার - সাধারণ মানুষের অধিকার



সংসদ-সরকার
GOVERNMENT OF INDIA



উত্পল ঘোষ
Utpal Ghosh
পিতা : সুকুমার ঘোষ
Father : SUKUMAR GHOSH
জন্ম সাল / Year of Birth : 1967
পুরুষ / Male

5000 2529 7094



আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত 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.

7900377



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১/৫৯/১, নেতাজি নগর, রিজেন্ট
এস্টেট, কোলকাতা, পশ্চিমবঙ্গ,
700092

Address:
2/59/1, NETAJI NAGAR,
Regent Estate S.O, Regent
Estate, Kolkata, West
Bengal, 700092



1947
1800 180 1947



helpline@uidai.gov.in



www.uidai.gov.in

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

Utpal Ghosh



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

চাপিকৃতকৃত নম্বর Enrolment No.: 2189/71241/13066

Download Date: 12/06/2017
 Generation Date: 06/06/2017

To
 গোস্ট গোপাল মান্না
 Gosta Gopal Manna
 S/O: Radha Nath Manna
 224 A
 N S C BOSE ROAD
 Naktala
 Kolkata Naktala
 West Bengal - 700047
 9874079338

Signature Not Verified



আপনার আধার সংখ্যা / Your Aadhaar No. :
7395 2081 7347
 আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



গোস্ট গোপাল মান্না
 Gosta Gopal Manna
 জন্মতারিখ/ DOB: 22/11/1986
 পুরুষ / MALE



7395 2081 7347

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অবশ্যই অনলাইনে অথেন্টিকেশন করা লাভ করুন
- এটি এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

- আধার মারা যাবে না।
- 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 .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা:
 এম/ও: রাধা নাথ মান্না, 224 A,
 এন এস সি বোস রোড, নাকতলা,
 কোলকাতা,
 পশ্চিম বঙ্গ - 700047

Address:
 S/O: Radha Nath Manna, 224
 A, N S C BOSE ROAD,
 Naktala, Kolkata,
 West Bengal - 700047

7395 2081 7347



1947



help@uidai.gov.in



www.uidai.gov.in



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

ডাটাকর্তৃকির নম্বর/Enrolment No.: 2189/71241/13066

To
 গোষ্ট গোপাল মন্না
 Gosta Gopal Manna
 S/O: Radha Nath Manna
 224 A
 N S C BOSE ROAD
 Naktala
 Kolkata Naktala
 West Bengal - 700047
 9874079338

Download Date: 12/08/2017
 Generation Date: 09/06/2017

Signature Not Verified
 Date: 12/08/2017
 Time: 10:23:17



আপনার আধার সংখ্যা / Your Aadhaar No. :
7395 2081 7347
 আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



গোষ্ট গোপাল মন্না
 Gosta Gopal Manna
 জন্মতারিখ/ DOB: 22/11/1986
 পুরুষ / MALE



7395 2081 7347

আমার আধার, আমার পরিচয়

- উপ্য
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা যাচ্য করুন
 - এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

- আধার সঙ্গা দেশে মান্য।
- আধার ভবিনতে সরকারী ও বেদনকারী পরিবেশা হারির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা:
 এস/ও: রাধা নাথ মন্না, 224 এ,
 এস এস সি বোস রোড, নাকতলা,
 কোলকাতা,
 পশ্চিম বঙ্গ - 700047

Address:
 S/O: Radha Nath Manna, 224
 A, N S C BOSE ROAD,
 Naktala, Kolkata,
 West Bengal - 700047

7395 2081 7347



1947



help@uidai.gov.in



www.uidai.gov.in

Gosta Gopal Manna

Major Information of the Deed

Deed No :	I-1605-07192/2019	Date of Registration	17/12/2019
Query No / Year	1605-0001801975/2019	Office where deed is registered	
Query Date	25/11/2019 9:48:52 AM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASIM KUMAR JANA 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No. : 9874079338, Status .Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement (No of Agreement : 2)	
Set Forth value		Market Value	
Rs. 2/-		Rs. 99,18,499/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,040/- (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 :









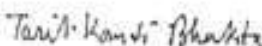
District: South 24-Parganas, P.S.- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N S C Bose Road(Netaji Nagar), , Premises No: 349/308, , Ward No: 098 Pin Code : 700092









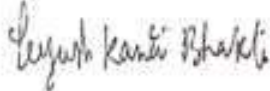
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 14 Chatak 34 Sq Ft	1/-	76,34,749/-	Width of Approach Road: 12 Ft,
Grand Total :				9.7717Dec	1 /-	76,34,749 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3045 Sq Ft.	1/-	22,83,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 3045 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3045 sq ft	1 /-	22,83,750 /-	

Lord Details :



Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Signature	
1	Mr MRIDUL KANTI BHAKTA Son of Late RADHAKANTA BHAKTA Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office	 17/12/2019	 LTI 17/12/2019	 17/12/2019
8/81, NETAJI NAGAR, P.S.- NOW NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BCCPB3487R, Aadhaar No: 76xxxxxxxx5361, Status :Individual, Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office				
2	Mr TUSHAR KANTI BHAKTA Son of Late RADHAKANTA BHAKTA Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office	 17/12/2019	 LTI 17/12/2019	 17/12/2019
8/81, NETAJI NAGAR, P.S.- NOW NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADOB5661K, Aadhaar No: 75xxxxxxxx1580, Status :Individual, Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office				
3	Mr TARIT KANTI BHAKTA Son of Late RADHAKANTA BHAKTA Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office	 17/12/2019	 LTI 17/12/2019	 17/12/2019
8/81, NETAJI NAGAR, P.S.- NOW NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKQPB9598N, Aadhaar No: 44xxxxxxxx0765, Status :Individual, Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office				

	Name	Photo	Finger Print	Signature
	Mr TARUN KANTI BHAKTA Son of Late RADHAKANTA BHAKTA Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office	 17/12/2019	 LTI 17/12/2019	 17/12/2019
8/81, NETAJI NAGAR, P.S.- NOW NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFWPB7436E, Aadhaar No: 56xxxxxxxx9026, Status :Individual, Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office				
5	Mr TAPASH KANTI BHAKTA Son of Late RADHAKANTA BHAKTA Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office	 17/12/2019	 LTI 17/12/2019	 17/12/2019
8/81, NETAJI NAGAR, P.S.- NOW NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AEEPB0593D, Aadhaar No: 40xxxxxxxx3183, Status :Individual, Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office				
6	Mr PIJUSH KANTI BHAKTA Son of Late RADHAKANTA BHAKTA Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office	 17/12/2019	 LTI 17/12/2019	 17/12/2019
8/81, NETAJI NAGAR, P.S.- NOW NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CBBPB8525M, Aadhaar No: 91xxxxxxxx5530, Status :Individual, Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUNITI PROPERTIES 2/59/1, NETAJI NAGAR, P.S - NOW NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 , PAN No.:: AFDPG8116P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr UTPAL GHOSH (Presentant) Son of Mr SUKUMAR GHOSH Date of Execution - 17/12/2019, , Admitted by: Self, Date of Admission: 17/12/2019, Place of Admission of Execution: Office			
	2/59/1, NETAJI NAGAR, P.S - NOW NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFDPG8116P, Aadhaar No: 50xxxxxxx7094 Status : Representative, Representative of : SUNITI PROPERTIES (as REPRESENTATIVE)	Dec 17 2019 12:49PM	LTI 17/12/2019	17/12/2019

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOSTA GOPAL MANNA Son of Mr RADHA NATH MANNA 224A, N.S.C. BOSE ROAD, P.S.- NOW NETAJI NAGAR, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047			
	17/12/2019	17/12/2019	17/12/2019
Identifier Of Mr MRIDUL KANTI BHAKTA, Mr TUSHAR KANTI BHAKTA, Mr TARIT KANTI BHAKTA, Mr TARUN KANTI BHAKTA, Mr TAPASH KANTI BHAKTA, Mr PIJUSH KANTI BHAKTA, Mr UTPAL GHOSH			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	M: MRIDUL KANTI BHAKTA	SUNITI PROPERTIES - 1 52851 Dec
2	M: TUSHAR KANTI BHAKTA	SUNITI PROPERTIES - 1 52851 Dec
3	M: TARU KANTI BHAKTA	SUNITI PROPERTIES - 1 52851 Dec
4	M: TARUN KANTI BHAKTA	SUNITI PROPERTIES - 1 52851 Dec
5	M: TAPASH KANTI BHAKTA	SUNITI PROPERTIES - 1 52851 Dec
6	M: PIJUSH KANTI BHAKTA	SUNITI PROPERTIES - 1 52851 Dec

Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	M: MRIDUL KANTI BHAKTA	SUNITI PROPERTIES-507 50000000 Sq Ft
2	M: TUSHAR KANTI BHAKTA	SUNITI PROPERTIES-507 50000000 Sq Ft
3	M: TARU KANTI BHAKTA	SUNITI PROPERTIES-507 50000000 Sq Ft
4	M: TARUN KANTI BHAKTA	SUNITI PROPERTIES-507 50000000 Sq Ft
5	M: TAPASH KANTI BHAKTA	SUNITI PROPERTIES-507 50000000 Sq Ft
6	M: PIJUSH KANTI BHAKTA	SUNITI PROPERTIES-507 50000000 Sq Ft

Endorsement For Deed Number : I - 160507192 / 2019

On 17-12-2019

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

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

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

Presented for registration at 11:15 hrs on 17-12-2019, at the Office of the A.D.S.R. ALIPORE by Mr UTPAL GHOSH

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 99,16,499/-

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

Execution is admitted on 17/12/2019 by 1. Mr MRIDUL KANTI BHAKTA, Son of Late RADHAKANTA BHAKTA, 8/81, NETAJI NAGAR, P.S.- NOW NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092. by caste Hindu, by Profession Retired Person, 2. Mr TUSHAR KANTI BHAKTA, Son of Late RADHAKANTA BHAKTA, 8/81, NETAJI NAGAR, P.S.- NOW NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas WEST BENGAL, India, PIN - 700092. by caste Hindu, by Profession Retired Person, 3. Mr TARIT KANTI BHAKTA, Son of Late RADHAKANTA BHAKTA, 8/81, NETAJI NAGAR, P.S.- NOW NETAJI NAGAR, P.O: REGENT ESTATE Thana Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu by Profession Business 4. Mr TARUN KANTI BHAKTA, Son of Late RADHAKANTA BHAKTA, 8/81, NETAJI NAGAR P.S.- NOW NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092. by caste Hindu, by Profession Service, 5. Mr TAPASH KANTI BHAKTA, Son of Late RADHAKANTA BHAKTA, 8/81, NETAJI NAGAR, P.S.- NOW NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092. by caste Hindu, by Profession Retired Person, 6. Mr PIJUSH KANTI BHAKTA, Son of Late RADHAKANTA BHAKTA, 8/81, NETAJI NAGAR, P.S.- NOW NETAJI NAGAR P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092. by caste Hindu by Profession Business

Identified by Mr GOSTA GOPAL MANNA, , Son of Mr RADHA NATH MANNA, 224A, N.S.C. BOSE ROAD, P.S.- NOW NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

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

Execution is admitted on 17-12-2019 by Mr UTPAL GHOSH, REPRESENTATIVE, SUNITI PROPERTIES (Sole Proprietorship), 2/59/1, NETAJI NAGAR, P.S.- NOW NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District.-South 24-Parganas, West Bengal, India, PIN - 700092

Identified by Mr GOSTA GOPAL MANNA, , Son of Mr RADHA NATH MANNA, 224A, N.S.C. BOSE ROAD, P.S.- NOW NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2019 12:00AM with Govt. Ref. No: 192019200102493442 on 02-12-2019, Amount Rs: 21/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 242826235 on 03-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 20/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2510, Amount: Rs.20/-, Date of Purchase: 03/12/2019, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2019 12:00AM with Govt. Ref. No: 192019200102493442 on 02-12-2019, Amount Rs: 10,020/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 242826235 on 03-12-2019, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2019, Page from 244144 to 244197
being No 160507192 for the year 2019.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2019.12.23 12:56:12 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2019/12/23 12:56:12 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)