

536/2019

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 313016

E 313016

Q-OL 159870/19

Form and the instrument is
 admitted to registration. The
 signature sheet / sheets & the
 endorsement sheet / sheets
 attached with this document
 to the best of their knowledge

[Signature]
 Additional District Sub-Registrar
 Sodepur, North 24 Parganas
 30 JAN 2019

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 30th day of January, 2019 (Two Thousand and Nineteen) as per **CHRISTIAN ERA.**

[Signature]
 Alokendu Bandyopadhyay
 Advocate

Contd...2

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BETWEEN

SRI LOVAN TIKADAR, Son of Late Chittaranjan Tikadar, by Nationality-Indian, by religion-Hindu, by Occupation-Service, residing at: 2No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, **PAN No.: ABCPT9491P** hereinafter called and referred to as the **LAND OWNER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of this **FIRST PART.**

AND

"M/S. ESSAR DEVELOPERS" a partnership firm having its principal place of business situated at its registered office at 4 No. D.B. Nagar, R.N. Tagore Road, P.O. Sodepur, P.S. Khardah, Dist. 24 Parganas(north), Kolkata-700110, **PAN no. AAEFE3844N**, being represented by its partners namely:

1. SRI RAJA DUTTA (PAN no. AFWPD3552P), Son of Late Jitendra Mohan Dutta, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at-Aikyatan Apartment, Basak Bagan, P.O. Sodepur, P.S. Khardah, Dist 24Parganas (North), Kolkata 700110,

2. SRI SUDIPTA SEN (PAN no. BWFPS5642L), Son of Sri Nidhu Sen, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at-4 No. Desh Bandhu Nagar, P.O. Sodepur, P.S, Khardah, Dist. North 24 Parganas, Kolkata-700110, hereinafter jointly called as **DEVELOPERS/ BUILDERS** (which terms and expressions shall unless excluded by or repugnant to the context be deemed to be mean its successors-in-office, executors, administrators, representatives and assigns) of the **SECOND PART.**

WHEREAS the Land owner hereof namely Sri Lovan Tikadar (Son of Late Chittaranjan Tikadar) has purchased a plot of land measuring more or less 4 Cottahs 6 Chittaks, within Mouza: Sodepur, J.L. No. 8, E.P. No. 61, S.P. No. 260,

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comprised and contained in C.S. Dag No. 486(P), P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality from his predecessor-in-title namely Sri Sukharanjan Roy & Sri Shib Ranjan Roy (both sons of Late Keshab Chandra Roy) by virtue of a Registered Bengali Deed of Sale, which was Executed and Registered on 13.03.1989 at the Office of D.R. North 24 Parganas and the same was recorded in Book No. I, Vol No. XII, noted within the pages from 137 to 140, being No. 935, for the year 1989.

AND WHEREAS after purchasing the aforesaid landed property the said Lovan Tikadar mutated his name in the assessment registrar of the Panihati Municipality bearing Holding No. 1, 2no. Deshbandhu Nagar, Under Ward No. 14, and enjoying the same by paying relevant taxes to the competent authority and also recorded his name in the R.S. Record of Right at the office of B.L. & L.R.O. BKP-II, Vide C.S. Dag No. 486(P), corresponding to R.S. Dag No. 253/486, under Modified Khatian No. 3019 (in the name of Lovan Tikadar).

AND WHEREAS the Owner herein intend to develop the aforesaid property by raising construction of a Multi-storied building, but, due to paucity of funds and lack of experience it is not possible on the part of the Owner to develop the same and finding no other alternative he has decided to appoint a Developer who will be able to undertake the aforesaid job.

AND WHEREAS on hearing such intention of the Owner herein, the Developer approached the owner that it is agreed to undertake aforesaid job where the Owner hereby accepted the said proposal of the Developer under some terms and conditions mentioned hereinafter.



Alokendra Bandyopadhyay

Advocate

Contd...4

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AND WHEREAS both the parties herein have agreed to enter into this agreement and stating the terms and conditions to avoid any litigations which may or may not be arise in future by and between the parties herein.

NOW THIS AGREEMENT WITNESSES AND HEREBY AGREED UPON BY AND BETWEEN THE OWNER, AND THE DEVELOPER AS AFORESAID, THE PARTIES HERETO AGREE AND UNDERTAKE AS FOLLOWS:

1. The land owner confirm that his property is free from all sort of encumbrances, liens, lispence and he has not encumbered as well as charged the property by any means and he has full right, absolute title and authority to deal with and/or dispose of his said property or even any part thereof.
2. The land owner confirm that during the subsistence of this agreement the land owner will not do any act causing any harm towards discharging the obligation on the party of the Developer.
3. It is made clear that in case of any contrary act the land owner will be bound to compensate the loss to the tune as may be adjudicated and vice-versa.
4. It is made clear that the land owner will remain the land owner and the Developer will be empowered by this agreement to develop the property as per sanction plan of the competent authority and will have the right to transfer the developer's allocation partly or fully of the proposed building with the intending buyer/s.
5. The Land owner will execute and register a Power of attorney for Development in favour of the Developer firm or its nominated person/persons for the purpose of development of the property as per this agreement.
6. The Developer represented and confirmed that the Developer has competent experienced Architect which are required for the purpose of development of the property and

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further that the developer will take all initiative and will complete the work of development strictly as per this agreement only.

7. The developer shall complete the construction job of the proposed building within **30 months** from the date of sanction building Plan and/or handover the peaceful vacant possession of the subject landed property which ever is later (hereinafter referred to as the said stipulated period) **with a Grace Period of 6(Six) months** and the time will be the essence of this contract and will be strictly followed. However, the developer shall apply and/or submit the plan for sanction before the municipal office within two months from the date of handover the actual physical possession of the subject landed property in favour of the Developer.

8. The Developer is bound to take the following steps on behalf of the land owner at its own cost from the date of execution of this Development agreement such as:

a) Sanction or Building Plan/Construction plan in the name of the land owner from the competent authority after assignment of possession of the property in favour of the Developer.

b) To demolish the existing structure in a most skilful manner.

9. The Developer will be at liberty to submit modified/revised plan and/or take steps to obtain approval of any portion of the construction only but the construction must be completed as per strict approval of the competent authority only and any deviation will be penalized against the Developer till the same has become regularized in its true sense.

10. The land owner confirm that he is in actual physical possession of the property and have every power to hand over the actual physical possession as and when necessary and the land owner will be bound to handover possession to the Developer positively within **1 month** from the date of execution of this development agreement.

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11. The construction of the building must be completed within **30 months** from the date of sanction building Plan and/or handover the peaceful vacant possession of the subject landed property which ever is later **with a Grace Period of 6(Six) months**, The completion of the construction of the building means the entire construction work including proper drainage and sewerage connection, electric meter installation etc.

12. The Owner's allocation **shall mean and include 50% of the total constructed area proportionate to the Owner's land** in the proposed building to be constructed by the Developer herein which is specifically mentioned in the second schedule herein below.

The remaining share of the proposed multistoried building excluding the allocation of the owner togetherwith proportionate undivided share and interest of land and all the common facilities and amenities on priority basis along with the roof right together with the absolute right on the part of the Developer to transfer its allocation in favour of the intending purchaser/purchasers by and under the provision of Transfer of Property Act, and/or lease, let out, or in any manner may with the same as the absolute Owner thereof.

13. The proposed building will be constructed according to the sanction building plan, the developer shall prepare and sanction building construction plan from the Panihati Municipality.

14. That as there is no tenant and/or occupier in respect of the owner's land.

15. The Developer shall have every right to demolish the existing structure on the land stated in the First schedule hereunder and whatsoever the materials of the said structure subject to be demolished shall be disposed of by the developer and no claim thereon on the part of the owners shall be entertained in any case.

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16. That the owner shall be entitled to get temporary suitable residential accommodation at a monthly rent @ Rs. 7,000/- for the same for the entire construction period till reinstated at the new building at the Developer's cost and expenses and if the Developer failed to complete the construction of the Owner's allocation, the developer will have to borne the expenses required for the temporary residential accommodation for the extended period also.

17. After completion of construction, the Developer will inform to the Landowner to take possession specifying the area of the owner's allocation.

18. During the course of construction the Developer will be entitled to enter into any agreement with intending buyers and also will be entitled to collect advance/part payment and/or full consideration or any part thereof in respect of developer's allocation of the proposed building.

The land owner in the said power of attorney as stated above will also empower the developer to choose/nominate the intending purchaser and/or enter into the agreement for sale in respect of developer allocation or any part thereof and/or receive the earnest money or consideration from the intending purchaser/purchasers and/or to transfer the developer allocation or any part thereof by executing the regd. indenture and the land owner undertake that he shall not revoke the said power of attorney till the developer sell out its allocation to intending buyer/buyers.

19. The Developer will bear the entire costs of the construction of the building which includes installation of all facilities and amenities. The Developer will be totally held liable and responsible in respect of any accident or any resultant affect of the acts and activities of the Developer.

20. The Developer will be held responsible in respect of the building its construction, labour, trouble, accident

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affecting injury and/or death of the workers and/or anything and everything during construction and in no case the land owner will be responsible for any reason whatsoever.

21. After the execution of this present the Developer will be bound to make payment of all types of taxes and/or other outgoings except service charge on and from the date of execution of this agreement till the delivery of possession of the owner's allocation as per this development agreement and fresh assessment is made by concerned authority in respect of owner's allocation only.

22. The cost of construction of the building means and includes payment of all types of taxes and/or any other charges as may be imposed from time to time by the competent authority but the land owner in proportionate to his allocation shall be liable to pay the service taxes which may now in existence or which may be levied hereinafter by the State or Central Government Authority or Authorities. This also includes the costs to be incidentally borne out of and in lieu of necessities to be cropped up and being cropped up for the purpose of the construction of the building.

23. The land owner will empower the developer firm or its nominated person by proper power of attorney to transfer and/or deal with the Developers allocation in any manner.

24. The land owner will have no claim or demand of any nature relating to claim towards the Developer allocation at the time of dealing with the same by the Developer for any reason.

25. Till an association is formed by the land owner/occupiers/existing developers, before handing over the peaceful vacant possession of the owner's allocation to the land owner, the developer will be bound to maintain the

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building and every portion thereof. Immediately after handing over the owner's allocation to the land owner as per second schedule, the land owner will be bound to pay rent/taxes for his allocation to the concerned authority.

26. Both the land owner and/or the developer will not be entitled to causes financial burden over and in respect of the building and/or any portion of the same for any reason whatsoever till the building is declared as completed and owner's allocation is handed over the building and entire portions of the same will remain free from all charges of any nature.

27. The land owner will all the time assist, co-operate, and provide services if demanded by the developer and/or found necessary for the completion of the building but in no cases the liabilities will come up on the head of the land owner.

28. In case of necessity the parties will be at liberty to a supplementary agreement.

29. (i) Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause nuisance or hazard to the other occupiers of the building.

(ii) Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation nor any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.

(iii) Neither party shall transfer or permit to transfer of their respective allocations or any portion thereof unless:

a) Such party shall have observed and performed all terms and conditions on their respective part to be observed and/or performed.

(11)

to arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Arbitration and Conciliation Act, 1996 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

31. The time of construction of the building is strictly for **30 months** from the date of sanction building Plan and/or handover the peaceful vacant possession of the subject landed property which ever is later **with a Grace Period of 6 (six) months,**

32. The Developer after completion of the entire building shall apply for completion certificate to the municipal office.

33. The terms of the Agreement self explanatory and are interrelated with one another.

34. Both the parties abide by the rules and regulations of the Municipal/Municipality Act.

35. That an agreement for development must be executed, enforced into by and between the parties hereof with the stipulations as envisaged, in this agreement alongwith other conditions if situation arises before handing over Possession of the land to the developer by the land owner for construction of the multistoried building.

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

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

(12)

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of land admeasuring more or less **4 Cottahs 6 Chittaks**, classified as "BAGAN" used as "**BASTU**", alongwith a 2007 sq.ft. one storied pucca residential building with cemented flooring standing thereon, lying and situates within Mouza: Sodepur, J.L. No. 8, E.P. No. 61, S.P. No. 260, comprised and contained in R.S. Dag No. 253/486, under Modified Khatian No. 3019 (in the name of Lovan Tikadār), P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality, bearing Holding No. 1, 2no. Deshbandhu Nagar, Under Ward No. 14. TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building which is the subject property of this Development Agreement.

BUTTED AND BOUNDED BY

On the North : House of Narayan Dey (S.P. 259, E.P. 60).
On the South : 16ft. Wide 2no. Deshbandhu Nagar Road
by-lane.
On the East : 30ft. Wide 2no. Deshbandhu Nagar Road.
On the West : House of Bankim Mukherjee &
Manindra Mukherjee (S.P. 225, E.P. 62).

THE SECOND SCHEDULE ABOVE REFERRED TO

(LAND OWNER'S ALLOCATIONS)

The Land Owner shall get 50% covered constructed area (including the area of stair case, lobby and lift) of the entire proposed building to be constructed over the entire land mentioned in the First Schedule hereinabove as per sanction

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plan sanctioned by Panihati Municipality and the owners' allocation of the proposed building shall be allotted in the following manner:-

The owner is entitled to get the **entire 1st Floor** of the proposed multistoried building AND one Self contained residential flat on the 3rd Floor, South-East Facing, having 700sq.ft. Covered area AND one Self contained residential flat on the 4th Floor, North-East Facing, having 600sq.ft. Covered area AND one Self contained residential flat on the 4th Floor, South-West-North Facing, having 600sq.ft. Covered area AND the rest area as per the calculation of 50% share of owner's allocation will be allotted on the **Ground Floor, South-East Corner** into the proposed multistoried building so to be constructed by the Developer firm **AND** the land owner is entitled to get a sum of **Rs. 25,00,000.00 (Rupees Twenty Five Lakhs) Only as refundable Security Deposit** in his part in consideration of the Owner's allocation out of which the developer firm shall pay a sum of Rs. 15,00,000.00 (Rupees Fifteen Lakhs) Only to the land owner on or before execution and registration of this Development agreement and the rest amount to the tune of Rs. 10,00,000.00 (Rupees Ten Lakhs) Only shall be paid by the Developer to the Landowner within three months from the date of Registration of the Development Agreement and the Owner after receiving such amount shall issue the proper money receipt in favour of the Developer and the said refundable/security deposit amount shall be refunded to the Developer by the land Owner on or before taking the physical possession of the Owner's Allocation.

(14)

That after completion of the construction work the developer shall intimate the land owner by forwarding 15 days time to accept his owner's allocated area from the date of such intimation and the land owner shall be bound to accept the owner's allocation area within the stipulated period as specified herein and he is also bound to refund the refundable/security deposit amount to the developer within that period also and it is specifically mentioned here that during construction of the multistoried building the owner has full liberty to enter into agreement for sale with the buyers of owner's allocation as specified hereinabove.

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

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATIONS)

The remaining portion of the proposed multistoried building excluding the owner's allocation area as specified in the second schedule hereinabove together with proportionate undivided share and interest of land and all the common facilities and amenities of the proposed building along with the roof right together with the absolute right on the part of the Developer to transfer its allocation in favour of the intending purchaser/purchasers by and under the provision of Transfer of Property Act, and/or lease, let out, or in any manner may with the same as the absolute Owner thereof.



Mokunda Ramchandra

Contd...15

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF CONSTRUCTIONS)

1. **Construction:** As per sanctioned building plan.
2. **Foundation:** R.C.C. foundation and framed structure.
3. **Brick Work:** Brick work 8"5"3" with specified plaster.
4. **Flooring:** Floor Tiles.
5. **Doors:** All doors will be Flush Door.
6. **Windows:** All windows will be made Aluminum sliding with clear glass.
7. **Grill:** M.S. Grill.
8. **Toilet:** Tiles up to 6' height, Indian pan and/or a commode are to be installed in toilets.
9. **Kitchen:** Black Stone cooking platform and a Sink and glazed tiles up to 2' above cooking Platform, taps etc.
10. **Electrical works:**
 - a) All wiring will be concealed adequate points with power plug up to main switch.
 - b) Main Electric connection shall be paid Proportionately.
11. **Wall Painting:** Decoration Cement paint on outside wall, inside Wall P.O.P. finished.
12. **Water Supply:** 24 hours supply through Submersible & Municipal water connection.
13. **Internal Finish:** All the interior walls will be finished with P.O.P.

The Cost of individual electric meter will be borne by the Owners for their respective allocations.

Extra works : Any extra works other than the standard schedule shall be charged extra and such amount shall be deposited by the owners or purchasers before the execution of such works.

(16)

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

SIGNED SEALED AND DELIVERED

in the presence of

WITNESSES:

1. Sandip Das
R.K. Bally, Sonikhati.

2. Anishek Paul
Sriramnagar
K/17-113.

SIGNATURE OF THE LAND OWNER

EB SAR DEVELOPERS

Debita
Partner *Seelipha Sin*
Partner

**SIGNATURE OF THE DEVELOPER/
CONFIRMING PARTY**

DRAFTED BY:

Alokendu Bandyopadhyay
Adv.

Alokendu Bandyopadhyay
Enr. no. nr-570/2004. Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

LASER SETTER:

Prasanna Paul
Prasanna Paul

(17)

Memo of Consideration

I, the land owner hereby Received a sum of Rs. 15,00,000.00 (Rupees Fifteen Lakhs) Only from the within named Developer/s as part payment of security deposit of owners allocation in the following memo:

1. By an a/c payee cheque being no. 466102 on 16.12.2018, of Axis Bank, Panihati Branch Rs. 2,00,000.00
2. By an a/c payee cheque being no. 466128 on 30.01.2019 of Axis Bank, Panihati Branch Rs. 13,00,000.00

Total : Rs. 15,00,000.00

In Word : **Rupees Fifteen Lakhs** Only.

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

WITNESSES :

1. Sandip Dal
R.K. Hall, Panihati.

2. Arishek Poppa
Shrinagar Loran Tehadar
KOT-113

SIGNATURE OF THE LAND OWNER

Loran Tehadar

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



(1) Name : **SRI LOVAN TIKADAR**

Lovan Tikadar

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				

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

Lovan Tikadar

SIGNATURE OF THE PRESENTANT

X

X

PHOTO
PASTED

(2) Name :

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

SIGNATURE OF THE PRESENTANT

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

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

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



(1) Name : **SRI RAJA DUTTA**

Dutta

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				

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

Dutta

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SUDIPTA SEN**



Sen

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				

Sudipta Sen

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

SIGNATURE OF THE PRESENTANT

आयकर विभाग
INCOME TAX DEPARTMENT
LOVAN TIKADAR
CHITTARANJAN TIKADAR
22/08/1967
Permanent Account Number
ABCPT9491P

भारत सरकार
GOVT. OF INDIA

भारत सरकार

Signature



Lovan Tikadar.

ESSAR DEVELOPERS

Sandip Kumar Sin
Partner

Quetta
Partner

आयकर विभाग
INCOME TAX DEPARTMENT
ESSAR DEVELOPERS



भारत सरकार
GOVT. OF INDIA



05/06/2011
Permanent Account Number
AAEFE3844N

Sandip Kumar Sin Quetta

आयकर विभाग के आने/बाने पर कृपया सूचित करें/सूचित करें।
आयकर विभाग, एन.ए.डी.ए. कार्यालय,
प्लॉट नं. 14/1, पथ नं. 14/2/3,
मॉडल टाउन, दक्षिण दिल्ली, नए दिल्ली,
दूर - 110 016
If you want to get a copy of this document,
Please inform through
Mr. Sandip Kumar Sin, Partner, Essar Developers,
Plot No. 14/1, Survey No. 14/2/3,
Model Town, Near Durg Bungalow Chowk,
New Delhi - 110 016
Tel: 011-2610 1111

आयकर विभाग

INCOME TAX DEPARTMENT

RAJA DUTTA

JITENDRA MOHAN DUTTA

15/06/1978

Panhard Account Number

AFWPD3852P

Signature

भारत सरकार

GOVT. OF INDIA



2313210

Dutta

Dutta

Dutta

इस कार्ड को खोलें / धरने पर सुरक्षा सुविधा नहीं / लीटर
आयकर पैम सेवा ड्रकार्ड, एम एन डी एल
टीएनटी मनीऑन, सफाकार सेबरी,
बॉम्बे टेलिफोन एक्सचेंज के गजटीक
बॉम्बे, मुंबई - 411 045

If this card is lost / someone / lost card is found
please inform Treasury

Access The PAN Service Line, NSDL,
3rd Floor, Sapphire Chambers,
Near Bazar Telephone Exchange,
Baker, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDIPTA SEN

NIDHU BHUSAN SEN

14/09/1974

Permanent Account Number
BWFPS5642L



Sudipta Sen
Signature

Sudipta Sen

आयकर विभाग, भारत सरकार, दिल्ली
आयकर विभाग, दिल्ली, भारत
आयकर विभाग, दिल्ली, भारत
आयकर विभाग, दिल्ली, भारत

Please inform subject to
Income Tax PAN Scheme Unit, NDM
1st Floor, Connaught Place,
Karnali Mitra Corporation,
H.O. 1002, Lower Patel Bhawan, 110 002

Tel: 2610 4994/4995, Fax: 2610 4994
E-mail: nsd@nsd.gov.in

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

GRN: 19-201819-033642345-1

Payment Mode Online Payment

GRN Date: 30/01/2019 09:44:12

Bank : AXIS Bank

BRN : 301408769

BRN Date: 30/01/2019 09:45:13

DEPOSITOR'S DETAILS

Id No. : 15240000159870/2/2019

(Query No./Query Year)

Name : ALOKENDU BANDYOPADHYAY

Contact No. :

Mobile No. : +91 9674975574

E-mail :

Address : 76 CENTRAL ROAD ANANDALOKE KOL110

Applicant Name : Mr Alokendu Bandyopadhyay

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15240000159870/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	15240000159870/2/2019	Property Registration- Registration Fees	0030-03-104-001-10	15021

In Words : Rupees Twenty Thousand Forty Two only

Total

20042

Major Information of the Deed

Deed No :	I-1524-00488/2019	Date of Registration	30/01/2019
Query No / Year	1524-0000159870/2019	Office where deed is registered	
Query Date	29/01/2019 10:08:32 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 60,00,000/-	Rs. 94,45,875/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 15,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Khardaha, Municipality: PANIHATI, Road: Deshbandhu Nagar No 2, Mouza: SODEPUR, Ward No: 14, Holding No:1 Pin Code : 700110

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-253/486	RS-3019	Bastu	Bastu	4 Katha 6 Chatak	50,00,000/-	79,40,625/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					7.2188Dec	50,00,000 /-	79,40,625 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2007 Sq Ft.	10,00,000/-	15,05,250/-	Structure Type: Structure
Gr. Floor. Area of floor : 2007 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2007 sq ft	10,00,000 /-	15,05,250 /-	



Major Information of the Deed :- I-1524-00488/2019-30/01/2019

Lord Details :

Name,Address,Photo,Finger print and Signature










1	Name	Photo	Fingerprint	Signature
	Mr Lovan Tikadar (Presentant) Son of Late Chittaranjan Tikadar Executed by: Self, Date of Execution: 30/01/2019 , Admitted by: Self, Date of Admission: 30/01/2019 ,Place : Office	 <small>30/01/2019</small>	 <small>LTI 30/01/2019</small>	 <small>30/01/2019</small>

2No. Deshbandhu Nagar, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABCPT9491P, Status :Individual, Executed by: Self, Date of Execution: 30/01/2019 , Admitted by: Self, Date of Admission: 30/01/2019 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ESSAR DEVELOPERS 4 No. D.B. Nagar, R.N. Tagore Road, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110 , PAN No.:: AAEFE3844N, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAJA DUTTA Son of Late Jitendra Mohan Dutta Date of Execution - 30/01/2019 , Admitted by: Self, Date of Admission: 30/01/2019, Place of Admission of Execution: Office </td> <td>  <small>Jan 30 2019 1:37PM</small> </td> <td>  <small>LTI 30/01/2019</small> </td> <td>  <small>30/01/2019</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr RAJA DUTTA Son of Late Jitendra Mohan Dutta Date of Execution - 30/01/2019 , Admitted by: Self, Date of Admission: 30/01/2019, Place of Admission of Execution: Office	 <small>Jan 30 2019 1:37PM</small>	 <small>LTI 30/01/2019</small>	 <small>30/01/2019</small>
Name	Photo	Finger Print	Signature						
Mr RAJA DUTTA Son of Late Jitendra Mohan Dutta Date of Execution - 30/01/2019 , Admitted by: Self, Date of Admission: 30/01/2019, Place of Admission of Execution: Office	 <small>Jan 30 2019 1:37PM</small>	 <small>LTI 30/01/2019</small>	 <small>30/01/2019</small>						


Aikyatan Appartment, Basak Bagan, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFWPD3552P Status : Representative, Representative of : ESSAR DEVELOPERS (as Partner)



Major Information of the Deed :- I-1524-00488/2019-30/01/2019

Name	Photo	Finger Print	Signature
Mr Sudipta Sen Son of Mr Nidhu Sen Sen Date of Execution - 30/01/2019, Admitted by: Self, Date of Admission: 30/01/2019, Place of Admission of Execution: Office			
	Jan 30 2019 1:15PM	LTI 30/01/2019	30/01/2019
4no. Desh Bandhu Nagar, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BWFPS5642L Status : Representative, Representative of : ESSAR DEVELOPERS (as Partner)			

Identifier Details :

Name & address	
Mr Avishek Podder Son of Mr Basudeb Podder Sriramnagar, P.O:- Natagarh, P.S:- Ghola, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700113, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Lovan Tikadar, Mr RAJA DUTTA, Mr Sudipta Sen	30/01/2019
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Lovan Tikadar	ESSAR DEVELOPERS-7.21875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Lovan Tikadar	ESSAR DEVELOPERS-2007.00000000 Sq Ft

Endorsement For Deed Number : I - 152400488 / 2019
On 30-01-2019
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

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

Presented for registration at 12:55 hrs on 30-01-2019 at the Office of the A.D.S.R. SODEPUR by Mr Lovan Tikadar Executant.

Major Information of the Deed :- I-1524-00488/2019 30/01/2019



Rate 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 45,875/-

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

Execution is admitted on 30/01/2019 by Mr Lovan Tikadar, Son of Late Chittaranjan Tikadar, 2No. Deshbandhu Nagar, P.O. Sodepur, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Service

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

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

Execution is admitted on 30-01-2019 by Mr RAJA DUTTA, Partner, ESSAR DEVELOPERS (Partnership Firm), 4 No. D.B. Nagar, R.N. Tagore Road, P.O:- Sodepur, P.S:- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700110

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

Execution is admitted on 30-01-2019 by Mr Sudipta Sen, Partner, ESSAR DEVELOPERS (Partnership Firm), 4 No. D.B. Nagar, R.N. Tagore Road, P.O:- Sodepur, P.S:- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700110

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,021/- (B = Rs 15,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/01/2019 9:45AM with Govt. Ref. No: 192018190336423451 on 30-01-2019, Amount Rs: 15,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 301408769 on 30-01-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 5,021/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 16542, Amount: Rs.5,000/-, Date of Purchase: 25/01/2019, Vendor name: R Sur
2. Stamp: Type: Court Fees, Amount: Rs. 10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/01/2019 9:45AM with Govt. Ref. No: 192018190336423451 on 30-01-2019, Amount Rs: 5,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 301408769 on 30-01-2019, Head of Account 0030-02-103-003-02

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



Major Information of the Deed :- I-1524-00488/2019-30/01/2019

State of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2019, Page from 23976 to 24007

being No 152400488 for the year 2019.



Digitally signed by INDRADIP GHOSH
Date: 2019.02.05 16:21:26 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 05-02-2019 16:20:12
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)