

3379/2020

I-3284/2020



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

S 474093

24/6
 12-00pm
 8-660614
 Shy 87-6228
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Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet Attached to the document are the part of the document.

Additional District Registrar
 Coimbatore, Dum Dum, 24-Pgs. (North)

24 JUN 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this
 Two Thousand Twenty (2020)

21st day of June

BETWEEN

~~1985~~ VALUE ~~1M~~
 No. ~~.....~~ VALUE ~~.....~~
 Date ~~.....~~ **J 3 FEB 2020**
 Sold to ~~.....~~ *Judhistie Rajbanshi V Anshu*
 Address ~~.....~~ *Be 16a Akjampur*
 Vendor ~~.....~~ *Not sold*
Sealdah Civil Court
(ALOKA MIKMER, IEST)

J 3 FEB 2020
 No. *2739* VALUE *1000/-*
 Date ~~.....~~ **18 FEB 2020**
 Sold to ~~.....~~ *C.N. Sen. Adv.*
 Address ~~.....~~ *S.C. Coover. Kop-14*
 Vendor ~~.....~~
Sealdah Civil Court
(ALOKA MIKMER, IEST)



Susmit Sarkar
SFO - RE Santirajan Sarkar
Cell + P.O - Hakimpur
PS - Swarnajyar
Dist. - 24Pgs (N)
PIN - 743273

Additional District Sub-Registrar
Coosbarre Dum-Dum 24 Pgs

24 JUN 2020

Service.

SRI JIBON RATAN ROY (PAN – AEDPR3561C), son of Late Amulya Ratan Roy, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 3/A, Pathakpara Lane, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, hereinafter called the "**OWNER**" (which terms 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 the **ONE PART**.

A N D

M/S. R. G. DEVELOPERS AND CONTRACTOR (PAN – AATFR0409F) a Partnership Firm having its registered office at -1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, being represented by its Partners namely (1) **SRI JOYDEB ADDYA (having Pan BHPPA4040K)**, son of Late Jagannath Addya, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 18, Mahajati Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas and (2) **SRI DEBANIK SARKAR (having Pan BQLPS1004C)**, son of Sri Ranjan Sarkar, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 187, Kalibari Road, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, (3) **SRI TARUN BAIDYA (having Pan ADRPB4096P)**, son of Sri Ajit Baidya, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, hereinafter called the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor, successors in office and assigns) of the **OTHER PART**. Be it noted that as per Deed in Book No. IV, Being No. 150600073 for the year 2020, registered at A.D.S.R. Cossipore Dum Dum, the said Partnership Firm will be represented by its two partners **SRI DEBANIK SARKAR** and **SRI TARUN BAIDYA** jointly.

WHEREAS one Santosh Kumar Das, son of Late Satish Chandra Das purchased ALL THAT piece and parcel of land measuring more or less 9 Cottahs equivalent to 15 Decimals lying and situated at District 24-Parganas, P.S. Dum Dum, Sub-Registry Office Cossipore Dum Dum, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, under Khatian No. 847 comprised in Dag No. 185, vide a registered Sale Deed in Book No. I, Volume No. 15, Pages 259 to 261, Being No. 848 for the year 1954, registered with the Sub-Registry Office Cossipore Dum Dum from Sri Nirod Ranjan Dey.



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Dum-Dum, Dum-Dum Pargana

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AND WHEREAS said Santosh Kumar Das further purchased a plot of land measuring more or less 1 Cottah 8 Chittacks lying and situated at District 24-Parganas, P.S. Dum Dum, Sub-Registry Office Cossipore Dum Dum, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, Sabek Khatian No. 852 Hal Khatian No. 1664 comprised in C.S. Dag No. 187, R.S. Dag No. 187/902 & 187/903, vide a registered Sale Deed in Book No. 1, Volume No. 17, Pages 77 to 81, Being No. 591 for the year 1964, registered with the Sub-Registry Office Cossipore Dum Dum from Sri Kalipada Guha.

AND WHEREAS the said Santosh Kumar Das recorded his name in the Settlement record being R.S. Khatian No. 2258, R.S. Dag No. 185/884, land measuring 0.3 Decimals and R.S. Dag No. 185/883 land measuring 13 Decimals.

AND WHEREAS the said Santosh Kumar Das mutated his name in the records of local Panchayet and he constructed a partly two storied building and partly tile shed structure on the said plot of land.

AND WHEREAS by a Deed of Family Settlement executed on 13.10.1993, by said Sri Santosh Kumar Das, son of Late Satish Chandra Das registered with the Additional District Sub-Registration Office at Cossipore Dum Dum vide Book No. 1, Volume No. 135, Pages 41 to 48, Being No. 5856 for the year 1993, as per the said Deed of Family Settlement after the death of Santosh Kumar Das his son Sri Debabrata Kumar Das become the absolute Owner of a plot of land measuring more or less 15 Chittacks 26 Sq.ft. together with one Room on the Ground Floor of the building being Premises No. 22, Mahajati Road, lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883.

AND WHEREAS the said Santosh Kumar Das died on 24.03.1994 and after death of said Santosh Kumar Das the said son Sri Debabrata Kumar Das became the absolute Owner of the plot of land measuring more or less 15 Chittacks 26 Sq.ft. together with one Room on the Ground Floor of the building being Premises No. 82, Mahajati Road, lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S.



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North 24 Parganas

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Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883, particularly mentioned and described in the Schedule – A hereunder written.

AND WHEREAS by a Bengali Deed of Conveyance dated 21.11.2002, Sri Debabrata Kumar Das, son of Late Santosh Kumar Das sold and transferred ALL THAT piece and parcel of a Shop Room being No. 2 on the Ground Floor measuring covered area 73 Sq.ft. more or less including half wall on the other side Shop Room along with the undivided proportionate share of land lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883, total land of the building land measuring more or less 15 Chittacks 26 Sq.ft. being Holding No. 42, Nalta Mahajati Road, Ward No. 7 under Dum Dum Municipality to Sri Jibon Ratan Roy, the Owner herein and the Purchaser therein vide a registered Sale Deed in Book No. I, Volume No. 101, Pages 247 to 252, Being No. 4003 for the year 2003 registered at A.D.S.R.O. Cossipore Dum Dum.

AND WHEREAS the said Sri Jibon Ratan Roy, the Owner herein mutated his name in the records of Dum Dum Municipality being Holding No. 76/2, Mahajati Road Bye Lane, and paid his taxes regularly.

AND WHEREAS the said Owner Sri Jibon Ratan Roy seized and possessed and enjoyed the said Shop Room being No. 2 on the Ground Floor measuring covered area 73 Sq.ft. more or less including half wall on the other side Shop Room along with undivided proportionate share of land including all other common service areas on the Ground Floor of the building, morefully described in the Schedule – B written hereinunder and now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same to others at any consideration or under any terms and conditions as the Owner will think fit and proper.

AND WHEREAS the Owner herein approached to the Developer herein to construct a multi storied building on the aforesaid entire Property morefully described in the Schedule – 'B' written hereunder situated at being Municipal Holding No. 76/2, Mahajati Road Bye Lane, Kolkata – 700 028, under Ward No. 7, under



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Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and the Developers herein are agreed with the Owner for construct the said project at the terms and conditions appearing hereunder.

THIS AGREEMENT is drawn up in writing with details of such terms and conditions mutually agreed to by the parties herein.

1. The Owner do hereby authorised and empower the Developer to construct a multi storied building on the said plot of land morefully described in the Schedule – B written hereinunder at the costs and expenses of Developer and for the aforesaid purpose the Owner on this day will deliver full vacant possession of the said Shop and also make over the original deeds and documents unto the Developer and these documents will remain in custody and possession of the Developer till performance of the agreed terms and conditions by and between the parties hereto and the Owner or any of his heirs, successors or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever.
2. The Developer will obtain sanction plan for construction of multi storied building on the said land at its own costs and in that connection the Owner will sign on all applications as required for getting the plan sanctioned from the Dum Dum Municipality.
3. That in lieu of the Owner's Shop the Developer will allot to the Owner as hereunder-
 - i) One Shop Room on the Ground Floor measuring covered area 100 Sq.ft. more or less
 - ii) That it may be mentioned here that if the Owner's Allocation covered area of the Shop Room if more than 100 Sq.ft. covered area than the owner shall pay to the Developer a sum of Rs. 2,200/- per Sq.ft. The covered area should not be less than 100 Sq.ft.
 - iii) The dimension for the Shop must not be less than 8' in the front.
 - iv) Further the Developer shall pay a non-refundable amount of Rs.1,001/- (Rupees One Thousand One) only to the Owner herein at the time of execution of this Development Agreement.
4. All applications, plans and other papers and documents, as may be required by the Developer hereto for the purpose of obtaining necessary sanction on and from the appropriate authorities, shall be prepared and submitted by the Developer on behalf of the Owner. The Developer shall pay and bear all fees including Architect's fees, charges, surcharges and every expenses required to be paid or deposited to the Municipality or



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any other authorities for the purpose of making the plan sanctioned for construction build up of the said building on the said plot of land.

5. The Owner shall grant to the Developer and / or to the Developer's nominee or nominees a General Power of Attorney as may be required for the purpose of obtaining Sanction Plan and all necessary permission and Sanction from different appropriate authorities from time to time in connection with the construction of the building and also for pursuing and following up the matters with the Dum Dum Municipality and other authorities and for sell of flats, garages, shop etc. and to execute agreement for sale of flats, garages, shops etc. and also execute the deed of conveyance of the same and receipt the earnest money or advance amount and full payment of sale price from the intending purchaser or purchasers (except Owner's allocation).

6. That the Developer shall be entitled to hang any signboard or make any publicity towards booking of flat in the proposed building without any objection demand or claim from the land Owner.

7. The Party of the Developer shall pay the Municipal and other Government rents and taxes from the date of getting possession from the Owner, it is made clear that only for land the Owner shall be bound to pay the said outstanding dues till the date of making over possession in favour of the Developer.

8. All other flats of the proposed building to be constructed by the Developer save and except the Owner's allocation mentioned in the paragraph No. 3 shall be disposed of by the Second Part i.e. the Developer to the prospective buyers at any consideration or price which shall be at the sole discretion of the Developer to which the Owner shall have no claim in any manner whatsoever. The Owner shall co-operate in selling the flats in each and every manner the Developer shall desire from time to time and all times till disposal of flats.

9. The Developer and / or prospective buyer shall bear all statutory liabilities required handing over possession of the other flats as shall be payable to the Government and Owner shall not be responsible for the same in any way manner whatsoever.

The Developer shall be at liberty to negotiate for sale of building / portion of the proposed building to be constructed upon the said land with any prospective buyer or buyers before or in course of construction together with proportionate share of land on which the said multi storeyed building will be constructed as such consideration and on such terms and conditions and with such person or persons as the Developer shall think fit and proper and the Owner, shall at the request of the Developer, execute and register the Deed of Conveyances in respect of the Flat, Flats, shops, Garage and proportionate share of the



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Parganas (11-0-000 24 Pgs 00)

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said land only to and in favour of the person or persons or the nominee or nominees of the Developer. It is clearly agreed and declared that consideration money for such transfers, as aforesaid including earnest money or initial payments or part payments thereof shall be received by and belong absolutely to the Developer which will be solely declared by the Developer.

10. The Developer shall be entitled to enter into and sign all agreements and documents as may be required for the purpose of the proposed building including flats, units or apartments save and except of Owner' allocated portion mentioned in Clause 3 or for sale of the same on such terms and conditions and for such consideration as the Developer shall think fit and proper and the Owner undertake to give the Developer or Developer's agent, a General Power of Attorney.

11. The Owner shall have no right or power to terminate this Agreement provided the Developer would be violate any of the terms and conditions contained in this Agreement.

12. Be it provided however that the costs of the conveyance or conveyances including non judicial stamps and registration expenses and all other legal expenses shall be borne exclusively and paid by the Developer, his nominee or nominees and / or prospective buyers (for Developer's Allocation).

13. The Developer shall at it's own costs construct, erect and complete the building with qualitative materials at the place mentioned above after obtaining the sanctions plan with such materials and with such specifications as may be recommended by the technical person from time to time.

14. The Developer shall install, erect in the said building at it's own costs like as pump sets, tubewell water storage tanks, overhead reservoirs, electric wiring fittings and installations and other facilities as are required to be provided in a residential building having self contained apartment and constructed for sale of flats therein on Ownership basis as mutually agreed.

15. The Developer shall be authorised by the Owner for the construction of the building and to apply for and obtain temporary and permanent constructions of water, drainage, sewerage and / or other facilities if any available to the new building and other inputs and facilities required for the construction of enjoyment of the building.

16. In case of any dispute between the Owner and the Developer shall approach an Arbitrator to be appointed jointly.

17. All costs, charges and expenses including fees of the technical person shall be discharged and paid by the Developer, the Owner hereto shall have no liability or responsibility in this context in any manner whatsoever.



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Coosapore Dum-Dum 24 Pgs

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18. As and from the date of service of notice of possession of the Owner's allocation, the Owner shall also be responsible to pay and bear and shall forthwith pay on demand to the Second Party its nominee, assignee or prospective buyers the proportionate service charges for the common facilities in the newly constructed building payable in respect of the Owner's allocation, such charges are to include proportionate share of premises for the insurance of the building, water, fire and scavenging charges, lights sanitary and maintaining, occasional repair of the portion to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring, pipes, electrical and equipments, stairways, corridors, halls, passage, ways, parthways and other facilities whatsoever as may be mutually agreed from time to time.

19. The Owner shall not do any act deed or thing whereby the Developer shall prevented from construction and completion of the said building if not the Developer violate any terms and conditions of this Agreement.

20. The Developer herein shall demolish the existing shop room at it's own cost and the materials of the said demolished Shop room shall be taken by the developer.

21. The Owner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership between the Developer and the Owner or as a joint Venture between the parties hereto constituted an Association of persons.

22. It is understood that from time to time to facilities the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein, the Owner do hereby undertake further that he will do all such acts, deeds, matters and things and shall execute any such additional Power of Attorney and / or authorisation as may be required by the Developer for the purpose and the Owner also undertake to sign, execute all such additional development agreement, applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owner and / or go against the sprit of the presents and if any dispute arises in the title of the Owner in that case the Owner at his/her/their own costs and responsibility will correct the same.

23. That the Owner at the time of execution and registration of the Development Agreement hand over the vacant possession of the existing Shop to the Developer and



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at the same time the Owner shall hand over all original Deeds and documents of the undernoted ⁶³ 'A' Schedule property to the Developer.

24. The Developer will amalgamate the under 'B' Schedule property with other property or properties.

- COMMON RESTRICTIONS -

The Owner's allocation in the proposed building be subject to the same restrictions and use as are applicable to the Developer allocation in the building intended for common benefits of all occupiers of the building which shall including the following : -

25. 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 not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the buildings.

26. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the occupants in this behalf.

27. Both parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory bodies and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, bye-laws, rules and regulations.

28. The said properties have not been subject to any notice of attachment under public demands recovery act or for payment of Income Tax.

29. The Owner shall answer the requisition on title within one week from the date of the receipt of the said requisition on title from the Advocate or Solicitors for the Developer as and when required.

30. The Developer hereby agrees and covenants with the Owner to complete the construction of the building within **24 (Twenty Four)** months from the date of sanction plan and further time may be allowed for another 6 (six) months.



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Coimbatore Dist. - Dist. 24 Pgs 682

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31. The Developer and the Owner doth hereby agrees that in case of any unforeseen happenings such as non-availability of basic raw materials for the constructions work non-availability to masons and labourers, strikes local and national disturbances, riots, natural calamities like flood earthquakes etc. and for any other such types of reasons which are not under the control of the Developer herein, the period of **24 (Twenty Four)** months within which the construction work is to be completed

32. Immediately upon the Developer obtaining possession of the said land and building plan the Developer shall be entitled to start construction of the said building at the said premises and the Owner shall not prevent the Developer from making construction of the proposed multi storied building and completion thereof.

33. The name of the building shall be given as "**R.G. APARTMENT**" mutually agreed by both the Parties.

34. The Top roof will be used by all the Flat Owner as common except Shop Owners.

35. If the Developer fails to complete the construction of the building within the stipulated period without any reason in that case the Developer shall compensate the Owner which will be mutually settled by both the Parties.

36. That the Developer has every right to transfer in all sorts of the Flats and Garages, Shops etc. of the entire building and proportionate share of land on the 'A' schedule property except the Owner's allocation as stated above in Clause No. 3.

- SCHEDULE 'A' ABOVE REFERRED TO -

ALL THAT piece and parcel of land measuring an area 15 Chittacks 26 Sq.ft. be the same a little more or less together with building thereon lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883, being Premises No. 42, Mahajati Road, Holding No. 76, Mahajati Road Bye Lane, Ward No. 7 under Dum Dum Municipality.



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West Bengal

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THE SCHEDULE 'B' ABOVE REFERRED TO

ALL THAT piece and parcel of one Shop Room on the Ground Floor being No. 2 measuring covered area 73 Sq.ft. super built up area 87 Sq.ft. more or less of the building along with the undivided proportionate share of the land of the said building morefully described in the Schedule – A written above, being Premises No. 42, Mahajati Road Bye Lane, P.S. Dum Dum, Kolkata – 700 028, within the local limits of Dum Dum Municipality, Ward No. 7, the Holding No. of the said Shop Room is 76/2, Mahajati Road Bye Lane, which is butted and bounded as follows :-

<u>ON THE NORTH BY</u>	:	Shop No. 1
<u>ON THE SOUTH BY</u>	:	Shop No. 3
<u>ON THE EAST BY</u>	:	Building of Debabrata Kumar Das
<u>ON THE WEST BY</u>	:	Open Space then 18' ft. wide Mahajati Road Bye Lane.

**- THE SCHEDULE 'C' ABOVE REFERRED TO -
(OWNER'S ALLOCATION)**

The Owner will be entitled as follows :-

- i) One Shop Room on the Ground Floor measuring covered area 100 Sq.ft. more or less
- ii) That it may be mentioned here that if the Owner's Allocation covered area of the Shop Room if more than 100 Sq.ft. covered area than the owner shall pay to the Developer a sum of Rs. 2,200/- per Sq.ft. The covered area should not be less than 100 Sq.ft.
- iii) The dimension for the Shop must not be less than 8' in the front.
- iv) Further the Developer shall pay a non-refundable amount of Rs.1,001/- (Rupees One Thousand One) only to the Owner herein at the time of execution of this Development Agreement.

SCHEDULE 'D' : SPECIFICATION -

1. One shutter gate
2. Flooring Cement
3. Wall plaster of paris
4. Concealed wiring and three electric point



✓
Addl. District Sub- Registrar
Coimbatore Dist-Dist 24 JUNE 2020

24 JUN 2020

IN WITNESS WHEREOF the both the parties hereto have hereunto set and subscribed their respective hands, seals and signature on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

in presence of :-

WITNESSES :-

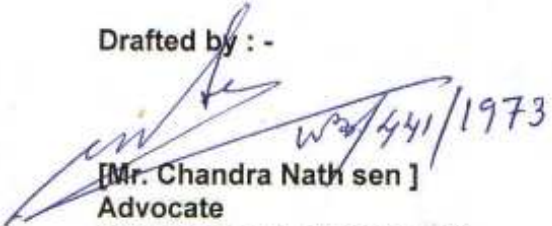
1. Rupali Bhattacharjee
42, Nalta Mahajati Road
Dum Dum cantt Kol-28.

2. Susmit Sanyal
Well No. 0 - Hakimpur
Dist - 24 Pgs (N)
PIN - 743273

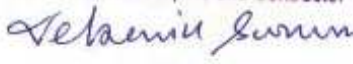
Tibon Ratan Roy.

SIGNATURE OF THE OWNER

Drafted by :-


[Mr. Chandra Nath sen]
Advocate
Sealdah Court, Kolkata - 14.

M/s. R. G. Developers and Contractor M/s. R. G. Developers and Contractor


Partner Signature


Partner Signature

SIGNATURE OF THE DEVELOPER

RECEIVED of and from the within named Developer within mentioned sum of Rs.1,001/-
(Rupees One Thousand One) only as non- refundable advance as per Memo below :

MEMO OF CONSIDERATION

Paid by Cash

Rs. 1,001/-

(Rupees One Thousand One) only

WITNESSES :-

1. Rupali Bhattacharjee
42, Nalta Mahajati Road
Dum Dum Cantt. KOL-28.

2. Susmit Sarker
KALPTAO - HAKUMPUZ
Dist - 24 PGS (W)
PIN - 743273

Tibon Ratan Roy.

SIGNATURE OF THE OWNER



Addl. District Sub-Registrar
Chandernagore Dura-Dura 24 Parganas

24 JUN 2020

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 <p><i>Zeboon Rafiq Roy</i></p>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
	 <p><i>Zeboon Rafiq Roy</i></p>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
	 <p><i>Tarun Bandyopadhyay</i></p>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						



Additional District Sub-Registrar
North Dum Dum 24 Pgs (2)

24 JUN 2020



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

GRN: 192020210017028741

Payment Mode Online Payment

GRN Date: 20/06/2020 13:41:36

Bank : HDFC Bank

BRN : 1141529888

BRN Date: 20/06/2020 13:43:22

DEPOSITOR'S DETAILS

Id No. : 2000660614/1/2020
[Query No./Query Year]

Name : DEBANIK SARKAR

Contact No. : 8584048634

Mobile No. : +91 8584048634

E-mail : debanikmcl@gmail.com

Address : kolkata 700028

Applicant Name : Mr CHANDRA NATH SEN

Office Name :

Office Address :

Status of Depositor : Others

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	2000660614/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	4021
2	2000660614/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	71

In Words : Rupees Four Thousand Ninety Two only

Total

4092

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

R G DEVELOPERS AND
CONTRACTOR



08/04/2015
Permanent Account Number
AATFR0409F

1100005

यदि कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपाएं:
आयकर सैन सेवा इकाई, एन एन डी एन
5 वीं फ्लोर, मॉडर्न स्टारिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडर्न कॉलोनी, नैर डेरा बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL
5th Floor, Modern Sterling,
Plot No. 341, Survey No. 997/8,
Modern Colony, Near Dera Bungalow Chowk,
Pune - 411 016.
Tel: 91 20 2721 8080, Fax: 91 20 2721 8081
e-mail: unit@nsdl.com

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEDPR3561C



नाम /NAME

JIBON RATAN ROY

पिता का नाम /FATHER'S NAME

AMULYA RATAN ROY

जन्म तिथि /DATE OF BIRTH

14-10-1962

हस्ताक्षर /SIGNATURE

Jibon Ratan Roy

Jibon Ratan Roy

अवकाश संख्या, प.प्र. III

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

आयकर विभाग
INCOME TAX DEPARTMENT
TARUN BAIDYA

भारत सरकार
GOVT. OF INDIA

AJIT KUMAR BAIDYA

06/01/1964
Date of Birth

ADRPB4096P
PAN Number

Tarun Baidya
Signature



In case this card is lost/damaged, kindly inform/return to:-
Income Tax PAN Services Unit, UHISEL
Plot No. 3, Sector 11, CDD Belapur,
Navi Mumbai - 400 614
आयकर विभाग (एन सीयू) एचआईएल
आयकर सेवा इकाई, एचआईएल
प्लॉट नं. 3, सेक्टर 11, सीडीडी बेलपुर,
नवी मुंबई - 400 614

Tarun Baidya

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

DEBANIK SARKAR

RANJAN SARKAR

15/12/1980

Participant Account Number
BQLPS1004C

Debanik Sarkar
Signature



आयकर विभाग
INCOME TAX DEPARTMENT
JOYDEB ADDYA
JAGANNATH ADDYA
23/03/1971
Permanent Account Number
BHPPA4040K
Signature
भारत सरकार
GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to:-
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पत्ते पर कृपया सूचित करें/लौटाएं।
आयकर पैन सेवा यूनिट, (UTITSL)
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614.



ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির নম্বর/Enrolment No.: 2189/69338/00545

Download Date: 18/05/2017
Generation Date: 17/05/2017

To
সুস্রুত সরকার
Susrut Sarkar
S/O Santiranjana Sarkar
swarupnagar
hakimpur mandal para
Hakimpur
North 24 Parganas Hakimpur
West Bengal - 743273
9733560414

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

8032 0970 1615

আমার আধার, আমার পরিচয়



ভারত সরকার
Unique Identification Authority of India



সুস্রুত সরকার
Susrut Sarkar
জন্মতারিখ/ DOB: 25/04/1972
পুরুষ - MALE



8032 0970 1615

আমার আধার, আমার পরিচয়

Government of India

- আধারকে পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী য়

INFORMATION

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

- আধার দারা দেশ 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.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
S/O সান্তিরঞ্জন সরকার, হাকিমপুর
মণ্ডল পাড়া, স্বরূপনগর, হাকিমপুর
উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 743273

Address:
S/O Santiranjana Sarkar
hakimpur mandal para
swarupnagar, hakimpur
24 Parganas
West Bengal - 743273

8032 0970 1615



help@uidai.gov.in



www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1506-03284/2020	Date of Registration	24/06/2020
Query No / Year	1506-2000660614/2020	Office where deed is registered	
Query Date	19/06/2020 7:16:53 PM	1506-2000660614/2020	
Applicant Name, Address & Other Details	CHANDRA NATH SEN Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9330062295, 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 : 1,001/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 5,15,088/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 71/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Apartment Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Mouza: Sultanpur Road: Mahajati Road, Ward No: 007, Holding No: 76, JI No: 0 Pin Code : 700028

Sch No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	RS - 185/883	RS - 2258	Covered Area: 73, Super Built-up Area: 87.6	1/-	5,15,088/-	Flat No. 2, Apartment Type: Flat/Apartment Commercial Use, Floor Type: Cemented, Age of Flat: 1 Year, Approach Road Width: 18 Ft.

Land Lord Details :



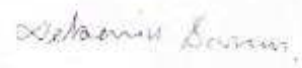


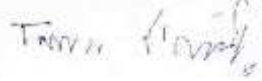
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Jibon Ratan Roy Son of Late Amulya Ratan Roy Executed by: Self, Date of Execution: 24/06/2020 , Admitted by: Self, Date of Admission: 24/06/2020 ,Place : Office	 <small>24/06/2020</small>	 <small>LTI 24/06/2020</small>	 <small>24/06/2020</small>

3/A Pathakpara Lane Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEDPR3561C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/06/2020, Admitted by: Self, Date of Admission: 24/06/2020, Place : Office



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	R G DEVELOPERS AND CONTRACTOR 1 Subhas Sarani Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, PAN No.:: AATFR0409F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Debanik Sarkar Son of Ranjan Sarkar Date of Execution - 24/06/2020, , Admitted by: Self, Date of Admission: 24/06/2020, Place of Admission of Execution: Office	Photo  <small>Jun 24 2020 12:41PM</small>	Finger Print  <small>LTI 24/06/2020</small>	Signature  <small>24/06/2020</small>
	187 Kalibari Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BQLPS1004C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R G DEVELOPERS AND CONTRACTOR (as Partner)			
2	Name Tarun Baidya (Presentant) Son of Ajit Baidya Date of Execution - 24/06/2020, , Admitted by: Self, Date of Admission: 24/06/2020, Place of Admission of Execution: Office	Photo  <small>Jun 24 2020 12:41PM</small>	Finger Print  <small>LTI 24/06/2020</small>	Signature  <small>24/06/2020</small>
	1 Subhas Sarani Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADRPB4096P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R G DEVELOPERS AND CONTRACTOR (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Susrut Sarkar Son of Late Santi Ranjan Sarkar Vill Hakimpur, P.O- Hakimpur, P.S.- Swarupnagar, District-North 24-Parganas, West Bengal, India, PIN - 743273			<i>Susrut Sarkar</i>
	24/06/2020	24/06/2020	24/06/2020

Identifier Of Jibon Ratan Roy, Debanik Sarkar, Tarun Baidya

Transfer of property for A1		
Sl.No	From	To. with area (Name-Area)
1	Jibon Ratan Roy	R G DEVELOPERS AND CONTRACTOR-87.600000 Sq Ft

Endorsement For Deed Number : I - 150603284 / 2020

On 24-06-2020

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:00 hrs on 24-06-2020, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Tarun Baidya .

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 5,15,088/-

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

Execution is admitted on 24/06/2020 by Jibon Ratan Roy, Son of Late Amulya Ratan Roy, 3/A Pathakpara Lane Nalta P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business

Identified by Susrut Sarkar, , Son of Late Santi Ranjan Sarkar, Vill Hakimpur, P.O: Hakimpur, Thana: Swarupnagar North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Others

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

Execution is admitted on 24-06-2020 by Debanik Sarkar, Partner, R G DEVELOPERS AND CONTRACTOR (Partnership Firm), 1 Subhas Sarani Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Susrut Sarkar, , Son of Late Santi Ranjan Sarkar, Vill Hakimpur, P.O: Hakimpur, Thana: Swarupnagar, North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Others

Execution is admitted on 24-06-2020 by Tarun Baidya, Partner, R G DEVELOPERS AND CONTRACTOR (Partnership Firm), 1 Subhas Sarani Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Susrut Sarkar, , Son of Late Santi Ranjan Sarkar, Vill Hakimpur, P.O: Hakimpur, Thana: Swarupnagar, North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 71/- (B = Rs 50/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 71/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/06/2020 1:43PM with Govt. Ref. No: 192020210017028741 on 20-06-2020, Amount Rs. 71/-, Bank HDFC Bank (HDFC0000014), Ref. No. 1141529888 on 20-06-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 4,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2739, Amount: Rs.1,000/-, Date of Purchase: 18/02/2020, Vendor name: Alok Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/06/2020 1:43PM with Govt. Ref. No: 192020210017028741 on 20-06-2020, Amount Rs: 4,021/-, Bank HDFC Bank (HDFC0000014), Ref. No. 1141529888 on 20-06-2020, Head of Account 0030-02-103-003-02



Suman Basu

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2020, Page from 159555 to 159581
being No 150603284 for the year 2020.



Suman

Digitally signed by SUMAN BASU
Date: 2020.06.26 13:20:18 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2020/06/26 01:20:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)