

9350/19

I- 8791/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 716995

Certified that the document is submitted to registrar. The Signature Sheet and endorsement Stamp Attached to the document are the part of the document.

Additional Registrar Sub-Registrar
Cuttack, Date: 24-9-2019

25 SEP 2019

25/9
12-12/19
B-1533576.
MK-822/14/2019
H 30/2019
Attached

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 25th day of September
Two Thousand Nineteen (2019)

BETWEEN

চসি.নং 3023 তারিখ 16/9/19

মুদ্রা এ.সি.সি. Subrata Sanyal (son)

ঠিকানা :- Bangur, Huda's Curran,

৩৩৩/১- Rompita Road
লাহিসেল প্রান্ত স্ট্যাম্প ভেণ্ডার
কাশিপুর দমদম এ.ডি.এস. আর অফিস
বি

ভেণ্ডারের নাম - রাজিতা পাল

জি.সি.সি. নং :- স্মারকপত্র

সি.সি. নং :-

স্ট্যাম্প নং/তারিখ :-

এ.ডি.সি. নং/স্ট্যাম্প নং/তারিখ :-

স্ট্যাম্প নং/তারিখ :-

16/9/19
B. 2700072

Original mitora
S/alt B. B. mitora
D. M. Sanyal
B. D. M. M.
Pal-79



Additional District Sub-Registrar
Dum Dum

25 SEP 2019

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

19-201920-007822061-1
Date: 25/09/2019 10:58:31
BRN : IK0AGBJTM0

Payment Mode Online Payment
Bank : State Bank of India
BRN Date: 25/09/2019 10:59:14

DEPOSITOR'S DETAILS

Id No. : 15060001533576/2/2019
(Query No./Query Year)

Name : Ashok Chowdhury
Contact No. :
E-mail :
Address : S S PALLY
Applicant Name : Mr BIPUL MITRA
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	15060001533576/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	15060001533576/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				7942

In Words : Rupees Seven Thousand Nine Hundred Forty Two only

SMT. BASANTI GHOSH alias BASANTI RANI GHOSH (PAN – BBIPG5628J) (Aadhaar No. 214922402898), wife of Late Alope Kumar Ghosh, by faith – Hindu, by Nationality – Indian, by Occupation – Housewife, residing at 66, Gopeswer Mandir Lane, Badra Baroari Tala, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas hereinafter called and referred to as the **OWNER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assignees) of the **ONE PART.**

A N D

RAINBOW CONSTRUCTION, having PAN AAMFR0335D, a Partnership firm, having its office at 2 No. Tarun Sen Pally Lane, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas, represented by its Partners namely (1) **SRI SANDIP HALDER (having PAN ABBPH9876K) (Aadhaar No. 635002262629)**, son of Late Motilal Halder, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Badra Ghosh Bagan, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas and (2) **SRI SHAMVU PAL (having PAN ANJPP5643A) (Aadhaar No. 255290971516)**, son of Late Benimadhab Paul, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Badra, Tinpukur, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas, hereinafter called and referred to as the **"DEVELOPER"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors in office and assigns) of the **OTHER PART.**

WHEREAS one Smt. Basanti Ghosh, the Owner herein purchased of ALL THAT piece or parcel of land measuring an area of 2 Cottahs 8 Chittacks 14 Sq.ft. be the same a little more or less including Road, being Plot No. 5, lying and situated at Mouza - Badra, J. L. No. 9, R. S. No. 74, Touzi No. 1163, comprised in Dag No. 513, under Khatian No. 24, within the jurisdiction of Dum Dum Police Station, within the local limits of Dum Dum Municipality, under A.D.S.R. Cossipore Dum Dum, in the District of North 24-Parganas from Chabdar Ali Mondal, son of Late Ainuddin Mondal of Manikpur, P.S. Dum Dum, Dist. North 24-Parganas, by virtue of one Bengali Saf Bikray Kobala dated 25.02.1982, duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded therein Book No. I, Volume No. 100, Pages 199 to 220, Being No. 2988 for the year 1982.

AND WHEREAS after purchased the said land the said Smt. Basanti Ghosh, the Owner herein mutated her name in the assessment records of the Dum Dum Municipality and obtained a Holding No. 66, Gopeswar Mandir Lane (Badra), Kolkata – 700 079 under Ward No. 01 and paid relevant taxes regularly and also constructed structure thereon at her own costs and expenses.

AND WHEREAS since then the Owner herein became the sole and absolute Owner of ALL THAT piece or parcel of land measuring an area of 2 Cottahs 8 Chittacks 14 Sq.ft. be the same a little more or less together with 300 Sq.ft. Tile shed structure thereon, lying and situated at Mouza - Badra, J. L. No. 9, R. S. No. 74, Touzi No. 1163, comprised in C.S./R.S. Dag No. 513, under C.S./R.S. Khatian No. 24, being Municipal Holding No. 66, Gopeswar Mandir Lane (Badra), Kolkata – 700 079, within the jurisdiction of Dum Dum Police Station, within the local limits of Dum Dum Municipality, Ward No. 01, under A.D.S.R. Cossipore Dum Dum, in the District of North 24-Parganas, particularly mentioned and described in the Schedule hereunder written and is 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 as the Owner will think fit and proper.

AND WHEREAS the Owner is desirous of developing the said Premises and construct a four storied building in accordance with building plan to be sanctioned by the Dum Dum Municipality over the said plot of land stated above.

AND WHEREAS upon the aforesaid representation of the Owner and subject to verification of title of the Owner concerning the said premises, the Developer has agreed to develop the said property by constructing a four storied building on the said land and these presents in accordance with the sanctioned building plan on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

THAT with the execution of this agreement the Owner herein is giving absolute right to the Developer to construct a four storied building over the land described in the Schedule hereunder written.

THAT the Developer shall at his own cost and expenses prepare a building plan for four storied building and get it sanctioned by the Dum Dum Municipality. The Developer agree to sign on the plan prepared by the Developer and also all other documents related to plan sanction.

THAT the Developer shall thereafter at its own cost and expenses construct the said building as per the sanctioned building plan for four storied building.

THAT it shall be liability of the Developer to obtain completion Certificate from the Dum Dum Municipality.

THAT in consideration of the said land the Owner herein shall be entitled to get 1620 Sq.ft. covered area including stair and lift of the proposed building as follows :-

- a) One 3BHK Flat on the Second Floor, South-East corner, measuring covered area 950 Sq.ft. more or less including stair and lift.
- b) One 2BHK Flat except Ground Floor and Top Floor, measuring covered area 550 Sq.ft. more or less including stair and lift.
- c) One Open Garage on the Ground Floor, measuring covered area 120 Sq.ft. more or less including stair and lift.

The Developer shall pay a sum of Rs. 4,00,000/- (Rupees Four Lac) only as non refundable amount to the Owner herein in the manner as follows :-

- | | | |
|-----|--|-----------------|
| i) | At the time of execution of this Agreement | Rs. 1,00,000.00 |
| ii) | Balance at the time of construction of the proposed building | Rs. 3,00,000.00 |

THAT the Developer will provide the cost of Rs.6,000/- (Rupees Six Thousand) only for alternative accommodation to the Owner herein during the course of construction which will be started on and from the date of handover the said property to the Developer till the date of handing of Owners' Allocation to the Owners herein.

THAT regarding the Developer's allocation shall mean save and except the Owner's Allocation remaining constructed areas of the proposed building will be treated as Developer's Allocation.

THAT the Land Owner will handover the vacant possession of the said property unto the favour of the Developer and thereafter the Developer will obtain Sanctioned Building Plan from the competent Authority and one Xerox copy of the said building plan will be supplied by the Developer to the Land owner and from that very date of obtaining Sanctioned Building Plan the Developer will construct and complete the said building and will handover the Owner's Allocation to the Owner herein within **36 (Thirty Six)** months from the date of obtaining Building Sanctioned Plan and such time may be extended for another 6 (six) months for force-meajure and within this period the Developer must be handed over the Owner's allocation portion in all respect.

THAT the Owner shall pay all outstanding the said property at her own cost (i.e. Municipal Tax, water tax etc. and other charges if any) before the date of agreement and the Developer shall bear all taxes from the signing of this agreement upto the handed over of the Owner's Allocation portion to the Owner.

THAT the Developer shall construct a four storied building on the said property at his own cost and own risk and the Owner shall have no liabilities, responsibility in any manner whatsoever in this respect, either to the supplier, workmen or even to the intending buyers of the flat in the said building.

THAT save and except the aforesaid flats i.e. Owner's Allocation as mentioned hereinabove all other constructed areas of the proposed building will be treated as Developer's Allocation.

THAT the area which will be increased, apart from the Sanctioned area, the construction cost will be bear by the Developer.

THAT the Developer shall complete the construction of the four storied building within **36 (Thirty Six)** months from the date of sanction of building plan of the schedule property herein and such time may be extended for another 6 (six) months for force-meajure.

THAT the entire consideration money received from transfer of flats / shops / car parking space / Garage at the premises lying under the Developer's Allocation shall be received

by the Developer on the strength of this agreement. The Developer shall also have the right to take away the same.

THAT to facilities the Developer to sell the flats under the Developer's allocation, the Owner herein agreed to execute a registered general power of Attorney in the name of the Developer or in this personal name at the signing of this agreement and the cost expenses of said registration of General Power of Attorney will be borne by the Developer.

THAT the Developer shall complete the proposed four storied building with standard materials.

THAT the developer shall appoint its engineer, Mistri, supplier, contractor and shall pay them without creating any financial liability on the Owner.

THAT save and except the Owner's Allocated flats remaining area of the building shall belong to the Developer and the Developer shall have right to retain the same or sell, mortgage, lease out, let out or transfer the same in any manner permitted by law along with proportionate share of land attached to such flats / shops, without any claim, hindrance on objection from the Owner hereto.

THAT the Owner shall deliver the original copy of the title deeds and other relevant documents to the Developer at the time of signing of this agreement.

THAT the Developer shall install, erect and arrange within the building at its own cost and expenses, pump set, tube well or municipal water will arrange and construct water storage tank on the ground floor and over head reservoirs as required to be provided in a residential building.

THAT the Owner will not any way be liable or responsible for the project and if further costs are to be incurred, it will entirely depend upon on the developer who is entirely responsibility for the project.

IT is specifically agreed between the parties hereto that if any damage occurs during the period of construction or after the period of construction for any reason, it should be liability and liable for developer regarding construction work.

THE Developer hereby agrees and covenants to the Owner not to violate or contravene any of the terms and conditions of the present agreement as well as not to violate any municipal rule relating to the construction of the proposed four storied building in any manner whatsoever.

THAT the profit or loss arising out of the whole construction work of the project and the sale proceeds of the flat, disbursement of all expenses and any liability pertaining to the project shall be exclusive affair of the developer and shall also be enjoyed by the developer wherein the Owner shall have no liability whatsoever, nor the Owner shall in any way be responsible in any debts, liability, tax or Govt. dues pertaining to the construction etc.

THAT the Owner hereto or any of his civil engineers shall give an advance notice be entitled to make inspection of the course of construction of the four storied building and shall also be entitled to raise technical objection in the materials used for constructional purpose.

THAT the Developer with the Owner frame scheme for the management and administration of the said building and / or common parts thereof and agree to abide by the rules and regulations to be framed by any society or association who will be in charge of such nominee or nominees of the affairs of the building or common part thereof.

THAT the name of Apartment will be decided by the Developer.

THE Owner have no liability or no responsibility regarding any illegal work during the construction by the Developer which was sanctioned by the municipality.

THAT both the Parties have every right to go any court of law against each other or equity and justice.

IF any of the contractual parties contravenes the provisions as laid down in the this Development Agreement then in that case both the parties shall jointly solve their problems according to the provisions of Arbitration computation Act. 1996 previously and if the arbitration in failed then the aggraded parties shall have the liberty to sue or seek redress before the competent court of law of the land realms.

THAT the completion certificate obtained from the Municipality is to be handed over in original to the building committee.

THAT the Developer will sign on Site Plan, Building Plan, Revised Plan, Completion Certificate and all other application on behalf of the Owner.

THAT the Developer shall have every right to amalgamate the said plot of land with other adjacent plot or plots of land at its own costs and expenses and in that event the Owner shall not raise any objection thereto in any manner whatsoever.

THE SCHEDULE REFERRED TO ABOVE REFERRED TO

(Description of Entire Property)

ALL THAT piece or parcel of land measuring an area of 2 Cottahs 8 Chittacks 14 Sq.ft. be the same a little more or less together with 300 Sq.ft. Tile shed structure thereon, lying and situated at Mouza - Badra, J. L. No. 9, R. S. No. 74, Touzi No. 1163, comprised in C.S./R.S. Dag No. 513, under C.S./R.S. Khatian No. 24, being Municipal Holding No. 66, Gopeswar Mandir Lane (Badra), Kolkata - 700 079, within the jurisdiction of Dum Dum Police Station, within the local limits of Dum Dum Municipality, Ward No. 01, under A.D.S.R. Cossipore Dum Dum, in the District of North 24-Parganas, which is butted and bounded as follows :-

ON THE NORTH

ON THE SOUTH

ON THE EAST

ON THE WEST

Others Land and 10' ft. wide common Passage

Dag No: 512

Plot No. 6

Dag No. 460

OWNER'S ALLOCATION

THAT in consideration of the said land the Owner herein shall be entitled to get 1620 Sq.ft. covered area including stair and lift of the proposed building as follows :

- a) One 3BHK Flat on the Second Floor, South-East corner, measuring covered area 950 Sq.ft. more or less including stair and lift.
- b) One 2BHK Flat except Ground Floor and Top Floor, measuring covered area 950 5 Sq.ft. more or less including stair and lift.

- c) One Open Garage on the Ground Floor, measuring covered area 120 Sq.ft. more or less including stair and lift.

The Developer shall pay a sum of Rs. 4,00,000/- (Rupees Four Lac) only as non refundable amount to the Owner herein in the manner as follows :-

- | | | |
|-----|--|-----------------|
| i) | At the time of execution of this Agreement | Rs. 1,00,000.00 |
| ii) | Balance at the time of construction of the proposed building | Rs. 3,00,000.00 |

DEVELOPER'S ALLOCATION

Save and except the Owner's Allocation remaining constructed areas of the proposed building will be treated as Developer's Allocation.

SPECIFICATION OF FLAT

1. **BUILDING WORKS** : The building has a R.C.C. structure consisting of four storied.
2. **FOUNDATION & SUPERSTRUCTURE** : R.C.C. Beam & column foundation system for super structure.
3. **FINISHING**: The entire internal and external surface will be plastered with cement of required thickness and proportion, wall putty will be provided to bed rooms, living and dining room external surface will be painted with cement paint and weather coat.
4. **FLOOR** : Tiles finish with stair (Good quality) and Bed Room, Balcony, living / Dining floor finished. In Toilet marble and in kitchen floor marble.
5. **KITCHEN** : Kitchen slab in of black stone upper in Polish Green and sink of stainless steel, wall above kitchen slab upto 2' ft. height with white glazed tiles / Top slab shall be Black Stone.
6. **ELECTRICAL** : Concealed wiring 6 point in each bed room, 8 point in living / Dining room, 4 points in each toilet, in kitchen four points, one light point in verandah.
7. **SANITARY** : One Anglo Indian pan in common toilet 3 CP Water point in every toilet and one water point in sink at kitchen lowdown PVC cistern will be provided at toilet, required bath room fittings.
8. **DOOR FRAME & DOOR** : All door frames made of wooden and main door will be wooden. All doors will be flush door.
9. **WINDOW** : Aluminum channel with integrated ornamented grill.

10. **EXTRA WORK** : Any extra work other than the standard schedule shall be charged extra as decided by the builder / developer or their engineer and such amount shall be deposited before the execution of such work.

IN WITNESS WHEREOF the Owner and the Developer hereto have set and subscribed their respective hand on the day, month and year first above written.

WITNESSES :

1. *Pipin Mitra.*
Omogen Creaser
Pal-79

2. *Bablu Ram*
19/4 K. B. Sarani
May-80

Basanti Ghosh,
alias
Basanti Dani Ghosh.

SIGNATURE OF THE OWNER

For RAINBOW CONSTRUCTION
Sandip Helder.
Partner

Drafted by-




























Subrata Mallik
SM

Subrata Mallik
(Adv.)
Barasat Court
Enroll No-F31/31 of 1987

For RAINBOW CONSTRUCTION
Shuman Pal
Partner

SIGNATURE OF THE DEVELOPER

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 Shumir Pal	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
	 Sandip Haldar	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
	 Basanti Ghosh. Alias Basanti Rani Ghosh.	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						

Major Information of the Deed

Deed No :	I-1506-08791/2019	Date of Registration	25/09/2019
Query No / Year	1506-0001533576/2019	Office where deed is registered	
Query Date	23/09/2019 12:08:25 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	BIPUL MITRA Durganagar, District : North 24-Parganas, WEST BENGAL, PIN - 700079, Mobile No. : 9830515763, Status : Solicitor firm		
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 : 1,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 33,65,279/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 1,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



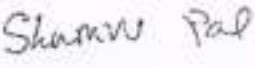
Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Badra Banawaritala Bye Lane, Mouza: Badra, , Holding No:66 JI No: 9, Pin Code : 700079

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-513	RS-24	Bastu	Bastu	2 Katha 8 Chatak 14 Sq Ft	1/-	32,75,279/-	Width of Approach Road: 10 Ft.
Grand Total :					4.1571Dec	1/-	32,75,279 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1/-	90,000 /-	

Name	Photo	Finger Print	Signature
Mr SHAMVU PAL (Presentant) Son of Late Benimadhab Paul Date of Execution - 25/09/2019, , Admitted by: Self, Date of Admission: 25/09/2019, Place of Admission of Execution: Office	 Sep 25 2019 3:01PM	 LTI 25/09/2019	 25/09/2019
Badra, Tinpukur, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANJPP5643A, Aadhaar No: 25xxxxxxxx1516 Status : Representative, Representative of : RAINBOW CONSTRUCTION (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIPUL MITRA Son of Late B.Bh. Mitra Durganagar, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079	 25/09/2019	 25/09/2019	 25/09/2019
Identifier Of Mrs BASANTI GHOSH, Mr SANDIP HALDER, Mr SHAMVU PAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs BASANTI GHOSH	RAINBOW CONSTRUCTION-4.15708 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs BASANTI GHOSH	RAINBOW CONSTRUCTION-300.00000000 Sq Ft

Endorsement For Deed Number : I - 150608791 / 2019

On 25-09-2019

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 : 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 12:12 hrs on 25-09-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr SHAMVU PAL ..

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 33,65,279/-

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

Execution is admitted on 25/09/2019 by Mrs BASANTI GHOSH, Alias Mrs BASANTI RANI GHOSH, Wife of Late Alok Ghosh, 66, Gopeswer Mandir Lane, Badra Baroari Tala, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession House wife

Identified by Mr BIPUL MITRA, , , Son of Late B.Bh. Mitra, Durganagar, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Business

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

Execution is admitted on 25-09-2019 by Mr SANDIP HALDER, Partner, RAINBOW CONSTRUCTION (Partnership Firm), 2 No. Tarun Sen Pally Lane, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079

Identified by Mr BIPUL MITRA, , , Son of Late B.Bh. Mitra, Durganagar, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Business

Execution is admitted on 25-09-2019 by Mr SHAMVU PAL, partner, RAINBOW CONSTRUCTION (Partnership Firm), 2 No. Tarun Sen Pally Lane, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079

Identified by Mr BIPUL MITRA, , , Son of Late B.Bh. Mitra, Durganagar, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021/- (B = Rs 1,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/09/2019 10:59AM with Govt. Ref. No: 192019200078220611 on 25-09-2019, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AGBJTMO on 25-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,921/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3023, Amount: Rs.100/-, Date of Purchase: 16/09/2019, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/09/2019 10:59AM with Govt. Ref. No: 192019200078220611 on 25-09-2019, Amount Rs: 6,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AGBJTMO on 25-09-2019, 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

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2019, Page from 424376 to 424399
Serial No 150608791 for the year 2019.



Digitally signed by SUMAN BASU
Date: 2019.09.30 15:20:17 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 30/09/2019 15:17:33
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BASANTI GHOSH
GURU PADA ROY



15/10/1947
Permanent Account Number

BBIPG5628J

Basanti Ghosh
Signature



Basanti Rani Ghosh.
1.9.2019.

In case this card is lost / found, kindly inform / Return to :-
Income Tax PAN Services Unit, UTTISI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.



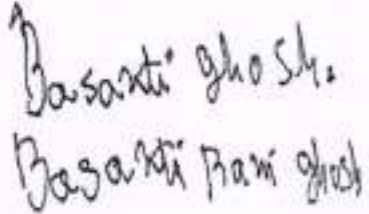
इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :-
आयकर पैन सेवा यूनिट, UTTISI
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.



Sandip Halder.
Shamru Pal

Record Details :

Name,Address,Photo,Finger print and Signature



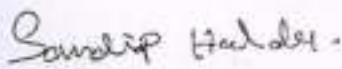
Name	Photo	Finger Print	Signature
Mrs BASANTI GHOSH, (Aias: Mrs BASANTI RANI GHOSH) Wife of Late Alope Kumar Ghosh Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office	 25/09/2019	 LTI 25/09/2019	 25/09/2019

66, Gopeswer Mandir Lane, Badra Baroari Tala, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24 Parganas, West Bengal, India, PIN - 700079 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBIPG5628J, Aadhaar No: 21xxxxxxxx2898, Status :Individual, Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office

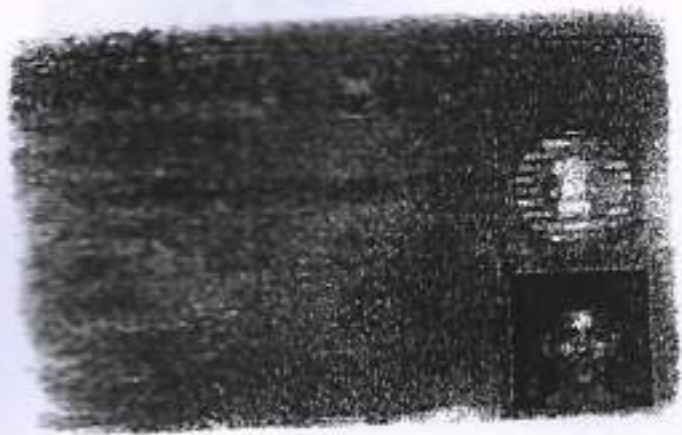
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RAINBOW CONSTRUCTION 2 No. Tarun Sen Pally Lane, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079 , PAN No.:: AAMFR0335D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature	
1	Mr SANDIP HALDER Son of Late Motilal Halder Date of Execution - 25/09/2019, , Admitted by: Self, Date of Admission: 25/09/2019, Place of Admission of Execution: Office	 Sep 25 2019 3:01PM	 LTI 25/09/2019	 25/09/2019

Badra, Ghosh Bagan, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABBPH9876K, Aadhaar No: 63xxxxxxxx2629 Status : Representative, Representative of : RAINBOW CONSTRUCTION (as Partner)



Shannon Book

वर्ग सेवा वंश / PERMANENT ACCOUNT NUMBER

ABBPH9876K



नाम (NAME)
SANDIP HALDER

पिता का नाम (FATHER'S NAME)
MOTILAL HALDER

जन्म तिथि (DATE OF BIRTH)
12-10-1969

हस्ताक्षर (SIGNATURE)

Sandip Halder

[Signature]

आयकर अधिकारी (सी.ओ.ओ.)
Commissioner of Income-tax (Computer Operations)

Sandip Halder.

