

1284/2018

1371/2018

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



Z 60075

visit
20.4.18.
No. 114170/18.
Dev Agreement
Asst Registrar of Assurances - II
Kolkata

Certified that the instrument is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

Additional Registrar of Assurances-II, Kolkata

23/04/18

M/c-265/18

JOINT VENTURE AGREEMENT FOR DEVELOPMENT

THIS JOINT VENTURE AGREEMENT FOR DEVELOPMENT made on this the 20th day of April, Two Thousand and Eighteen (2018).

BETWEEN

M/c-265
20/04/18

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

GRN: 19-201819-022405674-5 Payment Mode Debit Card Payment
GRN Date: 20/04/2018 12:09:33 Bank : United Bank
BRN : 10446985 BRN Date: 20/04/2018 12:05:45

DEPOSITOR'S DETAILS

Name : SUMIT KUMAR DEY Id No. : 19021000114170/4/2018
(Query No./Query Year)
Contact No. : Mobile No. : +91 9804130877
E-mail :
Address : 4A COUNCIL HOUSE STREET KOLKATA 700001
Applicant Name : Mr SUMIT KUMAR DEY
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19021000114170/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	19021000114170/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	4021

In Words : Rupees Forty Three Thousand Nine Hundred Forty Two only Total 43942











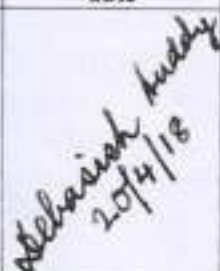
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue





OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

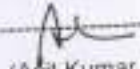
Signature / LTI Sheet of Query No/Year 19021000114170/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RABINDRA NATH AUDDY 23/1, DIXON LANE, P.O:- ENTALLY, P.S:- Muchipara, Kolkata, District-Kolkata, West Bengal, India, PIN - 700014	Land Lord		652 	 20/4-2018
2	Mr MANINDRA NATH AUDDY 23/1, DIXON LANE, P.O:- ENTALLY, P.S:- Muchipara, Kolkata, District-Kolkata, West Bengal, India, PIN - 700014	Land Lord		653 	 20/4-2018
3	Mr DEBASISH AUDDY 23/1, DIXON LANE, P.O:- ENTALLY, P.S:- Muchipara, Kolkata, District-Kolkata, West Bengal, India, PIN - 700014	Land Lord		654 	 20/4/18

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SUBRATA AUDDY 23/1, DIXON LANE, P.O:- ENTALLY, P.S:- Muchipara, Kolkata, District-Kolkata, West Bengal, India, PIN - 700014	Land Lord		655 	Subrata Auddy 20.04.2018
5	Mr MANASH SARKAR 29, HUZURI MULL LANE, P.O:- ENTALLY, P.S- Muchipara, Kolkata, District-Kolkata, West Bengal, India, PIN - 700014	Represent ative of Developer [RAIKO ENTERPR ISE]		651 	Manash 20.04.18
1	Mr SUMIT KUMAR DEY Son of Mr MONOJIT KUMAR DEY 4A, COUNCIL HOUSE STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Name of identifier of		Mr RABINDRA NATH AUDDY, Mr MANINDRA NATH AUDDY, Mr DEBASISH AUDDY, Mr SUBRATA AUDDY, Mr MANASH SARKAR	Sumit Kumar Dey 20/4/18


(Asit Kumar Joarder)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
II KOLKATA
Kolkata, West Bengal

(1) **RABINDRA NATH AUDDY**, (PAN : **BANPA7764D**), aged about 81 years, Son of Late Nilmadhab Auddy, by faith- Hindu, by occupation - Service , by nationality-Indian, (2) **SRI MANINDRA NATH AUDDY**, (PAN : **AWMPA0158K**), aged about 70 years, son of Late Nilmadhab Auddy, by faith Hindu, by occupation - Service, by nationality-Indian, (3) **SRI DEBASISH AUDDY**, (PAN : **ANUPA8553B**), aged about 59 years, son of Sri Dhirendra Nath Auddy, by faith- Hindu, by occupation--Service ,by nationality- Indian, (4) **SRI SUBRATA AUDDY**, (PAN : **ACRPA2021L**), aged about 52 years, son of Late Gora Chand Auddy, by faith Hindu, by occupation - Service, by nationality-Indian, all are residing at 23/1 Dixon Lane, P.S. Muchipara, P.O. Entally, Kolkata-700 014, herein after called the **OWNERS** (which expression shall unless excluded by or repugnant to the context include their respective heirs administrators, legal representatives and assigns) of the **ONE PART**.

AND

RAIKO ENTERPRISE, having its office address 111, A.J.C. Bose Road, P.S.- Muchipara, P.O.- Entally, Kolkata- 700014 represented by its Proprietor **SRI MANASH SARKAR** , (PAN : **ARJPS5052J**) aged about 47 years, son of Late Shyamapada Sarkar, by faith-Hindu, by occupation- Business, by Nationality-Indian, P.S.- Muchipara, P.O.- Entally, Kolkata- 700014, hereinafter called and referred to as the **"DEVELOPER"** (which terms or expressions shall unless expressions shall unless excluded by the repugnant to the context be deemed to mean and including his heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

Said Property:

WHEREAS ALL THAT piece and parcel of Bastu land measuring 4(Four) cottahs 14(Fourteen) Chittacks, 21(Twenty one) square feet more or less together with a one storied pucca dilapidated Structure (more than 100 years old) standing thereon admeasuring more or less 1300 sq.ft. (hereinafter referred to as Said structure) lying and situated at premises No. 23/1 Dixon Lane (formerly known 23, Dixon Lane), Holding No. 335, Block No. 1, Police Station- Muchipara, Post Office- Entally, Kolkata-700 014, within the jurisdiction of Ward No. 50 of the Kolkata Municipal Corporation, District Kolkata , herein after referred to as the ("**SAID PROPERTY**") morefully and particularly described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS by virtue of a Deed of Conveyance dated 9th July, 1904, registered in the office of the Registrar of Assurances, Calcutta, recorded in Book No. I. Volume No. 33, at pages 242 to 243, being deed no. 1378 for the years 1904, one Lalit Madhab Mullick, sold and transferred to one Smt. Atarmony Dasi the said property , being **ALL THAT** piece and parcel of land measuring 4(four) Cottah 14(fourteen) Chittack 21(Twenty one) Sq. Ft. more or less, together with the said structure standing thereon, situated and lying in the premises No. 23/1, Dixon Lane, (Formerly known as 23, Dixon Lane) Holding No. 335, Block No. 1, Police Station- Muchipara, Kolkata-700014 within the jurisdiction of Ward No 50 of the Kolkata Municipal Corporation, free from all encumbrances.

AND WHEREAS by a deed of Settlement dated 27th July, 1904 registered in the office of the Registrar of Assurances, Calcutta, recorded in Book No. 1. Volume No. 45, at pages 177 to 188 being deed no. 1390 for the years 1904 between (1) Smt Atarmony Dasi (2) Smt. Queen Kumari Dasi (3) Sri Nilmadhab Auddy (4) Sri Lalit Madhab Mullick, said Atarmony Dasi and said Sri Nilmadhab Auddy, by virtue of Deed of Settlement, said Smt. Atarmony Dasi created a Trust of the Said Property appointing herself, Sri Lalit Madhab Mullick and said Sri Nilmadhab Auddy as the Trustees of the said Trust.

AND WHEREAS as per the said Deed of Settlement dated 27th July, 1904, after the demise of the said Smt. Atarmony Dasi and her daughter, Smt. Queen Kumari Dasi, respectively, the said Sri Nilmadhab Auddy being the grandson of Smt. Atarmony Dasi and son of Smt. Queen Kumari Dasi, together with his heirs, executors, administrators, representative and assigns shall enjoy the said property for their absolute use and benefit in entirety, It has been further expressed, declared, provided and recited in the said Deed of Settlement dated 27th July, 1904, that subject to the right of the absolute use and benefit of the said property after the demise of the said Smt. Atarmony Dasi and her daughter Smt. Queen Kumari Dasi, respectively, the said interest in respect of the property would be vested upon the said Nilmadhab Auddy or his Successors-in-title.

AND WHEREAS Said Smt. Atarmony Dasi, being one of the trustees to the said Trust created said Deed of Settlement, dated 27th July, 1904, died on 29th August, 1917 and therefore said Sri Lalit Madhab Mullick and Sri Nilmadhab Auddy became the surviving trustees to the said Trust.

AND WHEREAS said Sri Lalit Madhab Mullick desired to retire and to be discharged as a Trustee from the said Trust and to that effect signed and executed an Indenture of Appointment of New Trustee dated 10th February, 1923, registered on 17th April, 1923, in the office of the Registrar of Assurance, Calcutta reentered in Book No. V. Volume No. 36, at pages 225 to 231, being No. 11566 for the years of 1923, and by virtue of the said Indenture dated 17th April 1923, appointed Smt. Queen Kumari Dasi as the new trustee to the Trust Created by the said Deed of Settlement Dated 27th July, 1904.

AND WHEREAS said Smt. Queen Kumari Dasi, being one of the trustees of the said trust created by the said Deed of Settlement dated 27th July, 1904, died on 11th May, 1926 and therefore, said Sri Nilmadhab Auddy became the only surviving trustee to the said Trust and as per the provision and direction of the said Deed of Settlement dated 27th July, 1904, all the interest of the said property was vested upon the said Nilmadhab Auddy, free from all encumbrances.

AND WHEREAS Said Nilmadhab Auddy, a Hindu Governed by the Dayabhaga School of Hindu Law died intestate on 18th January, 1949, leaving behind him surviving his wife, Smt. Amodini Dassi alias Amodini Auddy, his 4(four) sons namely 1. Sri Gora Chand Auddy, 2. Sri Dharendra Nath Auddy, 3. Sri Rabindra Nath Auddy, and 4. Sri Manindra Nath Auddy and his only daughter Smt. Brikabhanu Chandra, as her only legal heirs and heiresses, who jointly and equal share inherited the right, title and interest of the Late Nilmadhab Auddy in the said property, free from all encumbrances.

AND WHEREAS said Amodini Dassi alias Amodini Auddy, a Hindu Governed by the Dayabhaga School of Hindu Law died intestate on 24th July, 1966, leaving behind her surviving 4(four) sons namely 1. Sri Gora Chand Auddy, 2. Sri Dhirendra Nath Auddy, 3. Sri Rabindra Nath Auddy, and 4. Sri Manindra Nath Auddy and his only daughter Smt. Brikabhanu Chandra, as her only heirs/successors and heiresses/successors, who jointly seized, possessed and inherited the said property by equal shares of the right, title and interest of the Late Amodini Dassi alias Amodini Auddy in the said property free from all encumbrances.

AND WHEREAS by virtue of the Deed of Gift dated 25th April, 1998, registered in the office of the Additional Registrar of Assurances-II, Calcutta, recorded in Book No. I. Volume No. 103, at pages 357 to 378, being deed no. 4381 for the years 2000, said Smt. Brikabhanu Chandra gifted, granted and assigned her 1/5th Share in the said property in favour of her brothers, namely (1) Sri Gora Chand Auddy, (2) Sri Dhirendra Nath Auddy (3) Sri Rabindra Nath Auddy, and (4) Sri Manindra Nath Auddy, free from all encumbrances. And thus after the execution of the said Deed of Gift said Gora Chand Auddy, Dhirendra Nath Auddy, Rabindra Nath Auddy and Sri Manindra Nath Auddy jointly inherited $\frac{1}{4}$ th share in the said un-partioned and un-demarcated property.

AND WHEREAS the wife of the said Late Gora Chand Auddy, a Hindu Governed by the Dayabhaga School of Hindu Law and died intestate on 28th May, 1999 leaving behind her husband said Gora Chand Auddy and one son (1). Sri Subrata Auddy and two daughters namely (2). Chitra Das nee Auddy and (3).Subhra Nandi nee Auddy.

AND WHEREAS said Late Gora Chand Auddy, governed by the Dayabhaga School of Hindu Law, died intestate on 18th January 2016, leaving behind surviving his only son, (1). Sri Subrata Auddy and two daughters namely (2). Chitra Das nee Auddy and (3).Subhra Nandi nee Auddy as his only legal heirs and heiress, who jointly and equally inherited the right title and interest of Late Gora Chand Auddy in the said property, free from all encumbrances. Thus after the sad demise of Late Gora Chand Auddy in the said property.

AND WHEREAS said Chitra Das, a Hindu Governed by the Dayabhaga School of Hindu Law died intestate on 17th August 2014 leaving behind her surviving son, 1. Sri Pallav Das, and her only daughter namely 2. Smt Rakhee Saha nee Das, who jointly and equal inherited the share, right, title and interest of the Chitra Das in the said property free from all encumbrances.

AND WHEREAS by virtue of the Deed of Gift dated 22.03.2018, registered in the office of the Additional Registrar of Assurances-II, Calcutta, recorded in Book No. I, Volume No. 1902-2018 at pages 33214 to 33252, being deed no. 190200943 for the year 2018, said Smt. Subhra Nandi nee Auddy and Sri Pallav Das, and and Smt Rakhee Saha nee Das, gifted, granted and assigned their 16.66% of Share in the said property in favour of Sri Subrata Auddy, after getting the said percentage of share the Subrata Auddy became abosolute owner of undivided 25% share holeder in the said property, free from all encumbrances.

AND WHEREAS by virtue of the Deed of Gift dated 16.03.2018, registered in the office of the Additional Registrar of Assurances-II, Calcutta, recorded in Book No. I. Volume No. 1902-2018 at pages 31378 to 31406, being deed no. 190200899 for the years 2018, said Dharendra Nath Auddy, gifted, granted and assigned his undivied 25% of Share in the said property in favour of Sri Debasish Auddy, free from all encumbrances.

SL NO.	OWNERS	SHARE % (percentage)
1.	Sri Rabindra Nath Auddy	25%
2.	Sri Manindra Nath Auddy	25%
3.	Sri Debasish Auddy	25%
4.	Sri Subrata Auddy	25%
	TOTAL	100%

AND WHEREAS there are as many as 3 (Three) tenants occupying more or less ~~369~~ Sq. Ft covered area, details of which are given below:-

1. Balaram Samanta and Indrajeet Samanta - 194 Sq. Ft (with asbestos shed).
2. Debasish Dutta - 83 Sq.Ft.
3. Sk. Nurul Islam - 92 Sq.ft. (with asbestos shed)

That apart there is vacant land containing by an estimation an area of 369 Sq. ft be the same or a little more or less and part thereof is being

used at present as common passage towards the free ingress and egress to and from the said property.

AND WHEREAS the owners herein are desirous of the develop the said property by Constructing/ reconstruction/remodeling a Multistoried Building at the said property (New Building).The developer herein has approached the owners to entrust the said work of development of the said property which the owners have agreed and both parties jointly agreed to record herein the terms and condition to avoid any future disputes and differences.

AND WHEREAS the promoter has prior to this Agreement made investigation about the marketable title of the owners to the said premises and has approved and accepted the same and shall not be entitled to raise any objection to the marketable title of the owners to the said premises in future.

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

ARTICLE-I

DEFINITION

In this Agreement, the words put in brackets and in bold print define the word, phrase and expression immediately preceding. Further to the above in this agreement unless it is found contrary or repugnant to the context: -

Said Property shall mean and include the Said Property, being **ALL THAT** piece and parcel of Bastu land measuring 4(Four) cottahs 14 (Fourteen) Chittacks, 21(Twenty one) square feet more or less together with a one storied pucca dilapidated Structure (more than 100 years

old) standing thereon admeasuring more or less 3000 (Three thousand) sq. ft. (hereinafter referred to as Said structure) lying and situated at premises No. 23/1 Dixon Lane (formerly known 23, Dixon Lane), Holding No. 335, Block No. 1, Police Station- Muchipara, Post Office- Entally, Kolkata-700 014, within the jurisdiction of Ward No. 50 of the Kolkata Municipal Corporation, District Kolkata (herein after referred to as the "**SAID PROPERTY**") OR **HOWSOEVER OTHERWISE** the above property or any part thereof new is or at any time there heretofore was situated butted bounded called known number, describe distinguish or reputed so to be collectively referred to as the **SAID PROPERTY**, morefully and particularly described in the **FIRST SCHEDULE** hereunder written.

New Building shall mean the Multistoried building to be constructed in the Said Property according to the sanctioned Building Plan and as per the Specifications mentioned in the **FOURTH SCHEDULE** hereunder.

Building Plan shall mean Building Plan to be sanctioned by the Kolkata Municipal Corporation and/or any other authority for construction of the New Building on the Said Property together with further modifications and alterations as may be required by the Developer from time to time.

Constructed Area shall mean the space in the building available for independent use and occupation including the space demarcated for common facilities and services as per the sanctioned Building Plan.

Occupiers shall mean and include the occupiers/tenants holding their respective portions at the Said Property described in the **SECOND SCHEDULE** hereunder.

Common Areas and Facilities shall mean and include all the common portions and facilities, morefully described in the **THIRD SCHEDULE** hereunder in the New Building and/or the Said Property.

Transferee/Buyers shall mean a person, firm limited company, association of persons, to whom any flat/room or space is transferred/ sold at the said New Building that will be constructed on the Said Property.

Owners' Allocation shall mean 2 (two) Nos. of 3(three) BHK Flats, one in the Front and another in the back portion, on the First Floor measuring about 800 Sq.ft each more or less Covered area and 2 (two) Nos. of 3 (three) BHK Flats one in the front and one in the back portion, on the Third Floor measuring about 800 Sq. ft. more or less each Covered area out of the total constructed area and undivided proportionate in the land of the Said Property and common part area and common facilities and amenities to be constructed within the Said Property. After obtaining the sanctioned plan the position of Owners Allocation will be specifically demarcated. Further 2 (two) shop rooms measuring about (1) 92 Sq.Ft in favour of the "Sk. Nurul Islam" & (2) 83 sq.ft more or less in favour of the "Debasish Dutta" and 1(one) Room measuring about 194 Sq.ft more or less on favour of the "Balaram Samanta and Indrajeet Samanta" on the Ground Floor out of the total constructed area shall also be include as the further owners allocation and the occupiers shall be reinstated within the further owners Allocation each having one room respectively at the responsibility of the owners. However it is made absolutely clear that if any occupier is not willing to take his/her allocated allocation and want to settle his/her/their claim buy way of

monetary compensation mutually settled between the said developer and occupier, in that circumstance said developer will make payment of such compensation and on that event the developer shall be entitled 50% of the said occupiers allocated allocation out of the Further Owners allocation subject to discussion with both parties.

Floor allocated (owners allocation)

Rabindra Nath Auddy - 1st Floor (front portion)

Manindra Nath Auddy - 3rd Floor (front portion)

Debasish Auddy - 1st Floor (back portion)

Subrata Auddy - 3rd Floor (back portion)

On completion of the building, but before giving possession, both the OWNERS and the DEVELOPER will conduct a joint survey of the carpet area, covered/built-up area and super built up space/area in their respective allocation to ascertain the actual measurement of the area/space in their respective allocations.

As soon as the building is completed and the joint survey is made and if after such survey the OWNERS are satisfied about their allocation and construction then the DEVELOPER shall give written notice cum Possession Certificate to the OWNERS requiring the OWNERS to take possession of their share of allocation in the building and as from date of service of such notice or issuance of such certificate and for all times thereafter the parties shall be exclusively responsible for the payment of the property taxes, rate, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as THE SAID RATES) payable in respect of their respective allocations, such rates to be apportioned pro rata with

reference to the total super built up space in the building if they are levied on the building as a whole.

Developer's Allocation shall mean and include the remaining constructed area **save and except** the said Owners' Allocation and included undivided proportionate in the land of the Said Property and common part area and common facilities and amenities to be constructed within the Said Property.

SINGULAR shall include plural and vice versa.

MASCULINE shall include Feminine and vice versa.

ARTICLE- II

THE REPRESENTATION OF THE OWNERS

- 2.1. The Owners are absolutely seized and possessed of and/or well and sufficiently entitled to the Said Property and have good marketable title of the Said Property and the Said Property is free from all encumbrances, liens, charges and attachments **save and except** the said Occupiers as described in the **SECOND SCHEDULE** hereunder.
- 2.2. There is no impediment of any nature whatsoever for the Owners/Landlords to enter into this agreement and to entrust the work of Development of the Said Property unto and in favour of the Developer as per the terms of this Agreement.
- 2.3. The Owners hereby indemnify and agree to keep the Developer saved, harmless and indemnified of from and against any and

all actions, suits, costs, proceedings, claims, losses, damages or liabilities (whether criminal or civil) suffered by the Developer in relation to any defect in the right, title and interest of the Owners in the Said Property and/or any encumbrance or liability whatsoever thereon and those resulting from breach of this Agreement by the Owners and any breach resulting in any successful claim by any third party in connection with the above.

ARTICLE-III

COVENANTS OF THE OWNERS/LANDLORDS

- 3.1 The Owners hereby appoint the Developer as the exclusive Builders and/or promoters, subject to what has been hereunder provided, for the purpose of the development of the Said Property and/or construction of the New Building as per plan sanctioned by the competent authority as per the scheme of development as expressly contained in this Agreement. The Developer hereby accepts and confirms the above by executing these presents. The Joint Venture is being developed in the ratio of Fifty IS TO Fifty between the said Developer and Owners.

- 3.2 In consideration of the cost of construction of the New Building being borne and paid by the Developer, the Owners hereby expressly authorize and give absolute authority to the Developer to negotiate for sale or deal within any manner whatsoever with the Developer's Allocation within the said New Building in the Said Property save and except the areas allotted for the Owners and receive the full consideration price in respect of the said constructed space of the Developer's Allocation in the said building and to give full and valid exoneration thereof.

- 3.3 The Developer shall be entitled to execute agreement for sale, to accept money from the intending purchaser and to give good valid discharge for the sale for the Developer's Allocation and appropriate the entire consideration therefor.
- 3.4 The Owners shall grant to the Developer and/or its nominees necessary Power of Attorney **(1)** for the purpose of getting the Plans sanctioned/ revalidated/ modified/ altered/ extended by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Building and **(2)** for construction of the New Building and booking and sale of all the flats and spaces under Developer's Allocation in the New Building to prospective purchasers.
- 3.5 The Developer shall be responsible to keep the Owners' Allocation secured from entry of trespassers or any other person who has no legal right over possession on the Owners' Allocation including the tenants.
- 3.6 That the Owners shall be entitled to the Owners' Allocation in accordance with the terms and conditions alongwith undivided share in the land, common parts, areas, and common facilities and amenities.
- 3.7 That the Developer shall be entitled to the Developer's Allocation in accordance with the terms and conditions alongwith undivided share in the land, common parts, areas, and common facilities and amenities.

- 3.8 That the Owners and Developer shall become the absolute Owners in respect of their respective allocations and one will not interfere with the right of others in the enjoyment of peaceful possession thereof.
- 3.9 That the Developer shall have exclusive right to demolish the existing structure erected on the Said Property. It is absolutely made clear that the Developer shall be entitled to the entire amount realized from the sale of the scrap/debris of the existing building standing on the Said Property.
- 3.10 The Owners shall have the custody of all the original title deeds and other original documents in respect of the Said Property and the Owners shall be liable to produce the original documents and photocopy of the same to the Developer as and when required by the Developer.

ARTICLE-IV

COVENANTS OF THE DEVELOPER

- 4.1 In consideration of the Owners permitting and/or allowing the Developer herein to develop the Said Property in the manner and upon terms and conditions recorded in this Agreement, the Developer shall at their own risk and responsibility develop the Said Property and construct the New Building thereon in accordance with the sanctioned Building Plan with the help of the Architect as may be appointed by the Developer from time to time.

- 4.2 The Developer herein shall be entitled to represent the Owners before the Kolkata Municipal Corporation authorities, Kolkata Police, the K.M.D.A. authority and all other government authorities and/or departments, as may from time to time be necessary, or required for the purpose of obtaining sanctioned building plan/s and/or for carrying out the Development work and/or construction of the said New Building subject to the power of attorney shall be given to the Developer by the Owners for the same.
- 4.3 The Developer herein shall be entitled to apply for and obtain all necessary sanctions, permission and/or clearance certificate from the appropriate Government authorities and/or department as may from time to time be necessary or required.
- 4.4 The Developer herein shall pay and bear and be liable to and/or responsible for the cost, charges and expenses for the development of the Said Property and/or for the construction of the proposed New Building and in this respect, the Developer hereby agreed to keep the Owners absolutely indemnified and harmless.
- 4.5 The Developer shall be strictly bound to complete the entirety of the New Building in terms of the said Building Plan.
- 4.6 The Developer shall have the sole, exclusive and absolute right to recover their cost of construction and profits from sale of the Developer's Allocation.

- 4.7 The Developer hereby agrees and covenants with the Owners not to violate any of the provisions of the rules applicable to the construction of the said New Building and/or deviate from the Building Plan.
- 4.8 Notwithstanding anything contained in this agreement the Developer shall deliver possession of the Owners' Allocation and the Developer's Allocation to the prospective purchasers, i.e. Transferee/Buyers simultaneously, duly completed in all respect and habitable and in usable state.
- 4.9 The Developer shall be liable to obtain a secured adequate load of electricity in the said New Building for operation of common services and in the common area. The Developer shall also be liable to obtain at its cost, power supply including the cost of transformer upto the main supply point in the Said Property **PROVIDED THAT** the cost for obtaining individual connections by the Transferee/Buyers in respect of their concerned units shall be borne by the Transferee/Buyers.
- 4.10 The Developer shall obtain and secure drainage connection and arrange for adequate volume of water supply in the said New Building.
- 4.11 The Developer shall complete the construction and make the New Building habitable and- handover the Owners' Allocation within 24 (twenty four) months [which may be extended for a further period of 6 (six) months] from the date of Excavation of the earth of the Said Property as mentioned hereinabove, unless

prevented by the circumstances of Force Majeure described hereunder. After the completion of the Owners' Allocation, the Developer will issue an intimation to take possession of the Owners' Allocation in favour of the Owners in writing via Speed Post/ Registered Post and the Owners shall be bound to take the possession of the Owners' Allocation within 7 (seven) days of the intimation and if the Owners fail to take delivery of the Owners' Allocation within the stipulated time then it shall be deemed that satisfactory physical possession of the Owners' Allocation has been handed over to the Owners by the Developer on the seventh day from the date of said intimation and the Developer shall have no responsibility with regard to the Owners' Allocation thereafter.

4.12 The Developer shall pay a lump-sum amount Rs. 10,00,000/- (Ten Lacs) to the owners collectively for arranging their own temporary accommodation till handing over the owners allocation in the following terms and conditions :-

At the time of vacating the peaceful of the said premises in favour of Developer	Rs.5,00,000
After expiry of the 1 year from the date of Execution of this deed	Rs.5,00,000
TOTAL	Rs.10,00,000

Further it is pertinent to mention if the developer fails to deliver the "owners Allocation" within the time stipulated hereinabove then a further sum of Rs.4 00,000 (Fourty Thousand) per months will be paid by the developer to the owners

*Atleast 40000
 40000 - 40000
 Rs. 40000 per month*

*L.T.I of the remaining with the
 of the Period 4 months*

collectively.

- 4.13. In so far the roof right in the aforesaid proposed building on and over First Schedule mentioned landed property barring the common facilities attached with the roof such as water tanks, antenna etc, in other wards the entire roof right will be devolve upon the Developer and owners jointly as per their share allocation ratio 50:50.
- 4.14. And in consideration of the land owner having agreed to receive a sum of Rs.22, 00,000/- (Rupees Twenty Two Lacs) against the owners allocation excluding 4nos. of 3 BHK flat (800x4 = 3200) sq.ft. super built up area more or less, out of which the said amount, at the time of execution of the said Development Agreement the Developer shall pay a sum of Rs.4, 00,000/- to the owners collectively and owners acknowledge against the said amount, which is mentioned hereunder in the Memo of Consideration and rest of the amount shall be paid by the Developer to the Landowners as schedule as chat below.

Event	Amount (in Rs.)
On Finishing of Brick and Marble Work of the New Building	10,00,000
Within 3(three) days of the registration of the final flat/unit within developer allocation	8,00,000
Total :	18,00,000/-

ARTICLE-V
TERMINATION/CANCELLATION

- 5.1 That the Owners declare that the Said Property described in the FIRST SCHEDULE is free from all encumbrances liens and charges **save and except** the Said Tenants/Occupants and the Owners further declare that they have not entered into any development agreement or any agreement for sale with any third party in respect of the Said Property and shall not in the near future enter into any other agreement with any third party in respect of the same.
- 5.2 That If a good and marketable title is not made out or the Said Property is found to be subject to any encumbrances, attachments or charges or other claims or demands **save and except** the Said Tenants/ Occupants, the Developer shall be at liberty to rescind this Agreement and the Owners shall in that event and on demand within 30 (thirty) days by the Developer refund (without any interest) the Security Deposit paid to the Owners along with all other payments made by the Developer in favour of the Owners.

ARTICLE-VI
BUILDING

- 6.1 The Developer shall at their own cost erect and complete the said New Building at the Said Property by demolishing/ reconstructing the existing structure/s erected thereon, in accordance with the sanctioned building plan with standard materials and with such specifications.

6.2 The Developer shall install, erect at the said New Building, at his own cost lift, pump sets, sewerages, storage tanks, overhead reservoirs, lightning arrester, concealed electric wiring, fitting and installations and other facilities, as are required to be provided in a residential building having self-contained apartments.

If the promoter pays any amount to the occupiers of the old building for vacating thereof for construction of new building on the said premises which amount is to be treated as non-refundable by the owners to the developer.

6.3 The Developer shall be authorized as and when necessary to apply for and obtain quotas, entitlements, and other allocation of cement and all types of tools, bricks and other building materials and accessories for the construction of the said New Building and to similarly apply for and obtain connection of water, drainage, sewerage, and/or other inputs and facilities as may be required from time to time for the constructions of the said New Building.

6.4 As soon as the said New Building is completed, the Developer shall give written notice to the Owners about the completion of the construction of the said New Building in terms of this Agreement and according to the specifications and as per sanctioned building plan thereof.

6.5 The Owners and the Developer shall keep each other indemnified against all legitimate claims actions demand costs charges and expenses which may be consequent upon a default by the Owners or the Developer on their behalf.

ARTICLE-VII
MISCELLANEOUS

- 7.1 The Owners and the Developer have entered into this Agreement purely upon principle to principle basis and nothing herein contained shall in any manner be deemed or construed as a partnership between the parties nor shall the parties hereto constitute as association of persons.
- 7.2 The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavor to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.
- 7.3 If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations^s are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal, in terms of the Arbitration and Conciliation Act, 1996. The Owners shall appoint an Arbitrator for themselves and the Developer shall appoint an Arbitrator for themselves and the Chairman of the Arbitration Tribunal to be jointly appointed by the said 2 (two) Arbitrators appointed by the Owners and the Developer as mentioned above.

ARTICLE-VIII
COMMON RESTRICTIONS

The Owners' and the Developer's allocation in the proposed New Building shall be subject to the following restrictions and use:

- 8.1 Neither party shall use or permit to be used with the respective allocation in the building or any part or portion thereof for carrying on any obnoxious, illegal and immoral trade or activity and not be use the same for any purpose which may cause any nuisance or hazard to the occupiers of the building.
- 8.2 Neither party shall demolish or permit demolishing or any wall or other structure in their respective allocation or any portion thereof and make any structural alteration after completion of the project without the written permission of the Society.
- 8.3 Both parties shall abide by all the laws, byelaws, and Rules & Regulations of the Government, statutory Bodies and/or local bodies as the case may be.

ARTICLE- IX
FORCE MAJEURE

- 9.1 The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God (2) acts of nature (3) acts of war (4) fire (5) insurrection (6) terrorist action (7) civil unrest (8) riots (9) non availability or reduced availability of building

materials (10) strike by material suppliers, transporters, contractors, workers and employees (11) delay in receiving statutory permissions (12) delay in the grant of electricity, water, sewerage and drainage connection (13) delay in the grant of any permission or sanction by the Government or any statutory authority (14) any notice, order of injunction, litigation, attachments, etc. (15) any rule or notification of the Government or any other public authority and (16) any act of Government such as change in legislation or enactment of new law or restrictive laws or regulations (collectively **Force Majeure**). However, on happening of any of the events of Force Majeure (as mentioned above), the concerned Party shall immediately inform the other Party in writing.

- 9.2 If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of Force Majeure, such Party shall be deemed not to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits (if any) for the performance of such obligations shall be extended accordingly.

ARTICLE-X **RATES AND TAXES**

- 10.1 The Owners hereby agree and undertake to pay all outstanding rates and taxes and other dues payable to the concerned local authority or to any Government or Semi-Government authority or to any statutory body or any local authority in respect of the Said Property till the date of handing over of possession of the

Said Property to the Developer and the Developer shall pay the same from the date of taking possession till the expiry of this agreement. After handing over possession of the Owners' Allocation, the Developer and the Owners shall be liable to pay the rates and taxes and other levies in respect of their final allocation settled between the Owners and the Developer.

10.2 In the event the arrear rates and taxes are paid by the Developer in the first instance then it shall have the right to recover and/or claim and/or adjust the said amount from the Owners' Allocation.

10.3 The Owners hereby indemnifies and keeps the Developer fully indemnified against all loses and damages which the Developer may incur due to non- payment of the said amount of taxes and/or other statutory liabilities of the Owners.

10.4 The Developer and/or buyer and/or the transferee of the flats in the new building shall bear and pay the proportionate amount on the municipal taxes pertaining to their respective floor area after getting possession of their respective units.

ARTICLE-XI

NOTICE

11.1 Any notice, demand or other communication required or authorized to be given by any Party under this Agreement or for the purpose hereof to the other party, shall be in writing and sent by registered post, facsimile or e-mail addressed to the other party at its address stated in this agreement or such other

address as may be specified subsequently by notice in writing and any such notice shall operate and be deemed to have been served at the expiration of seven working days after it is posted in the case of registered airmail and at the expiration of 48 hours in case of facsimile.

FIRST SCHEDULE
SAID PROPERTY

All That piece and parcel of Bastu land measuring 4(Four) cottahs 14 (Fourteen) Chittacks, 21(Twenty one) square feet more or less together with a one storied pucca dilapidated Structure (more than 100 years old) standing thereon admeasuring more or less 1300 sq.ft. (hereinafter referred to as Said structure) lying and situated at premises No. 23/1 Dixon Lane (formerly known 23, Dixon Lane), Holding No. 335, Block No. 1, Police Station- Muchipara, Post Office- Entally, Kolkata-700 014, within the jurisdiction of Ward No. 50 of the Kolkata Municipal Corporation, District Kolkata being butted and bounded as follows:-

ON THE NORTH	:	By Dixon Lane
ON THE EAST	:	By Premises No. 123 A.J.C. Bose Road
ON THE SOUTH	:	By Premises No. 121 A.J.C. Bose Road
ON THE WEST	:	By Premises No. 23, Dixon Lane.

SECOND SCHEDULE

Said Tenants/ Occupants

List of the Said Tenants/ Occupants are as follows

1. Balaram Samanta and Indrajeet Samanta.
2. Debasish Dutta
3. Sk. Nurul Islam

THIRD SCHEDULE

COMMON AREAS AND FACILITIES

- 1) Foundation, beams vertical and lateral supports main walls, common walls, boundary walls, main entrance/gate of the New Building.
- 2) Main gate of the said property.
- 3) Installation common services viz. electricity water, pipes and sewerage, rain water pipes, lightning arrester.
- 4) Water Pump with motor and pump room.
- 5) Underground Reservoir/s.
- 6) Overhead Tanks on the roof of the New Building.
- 7) Common staircases, landing, lobbies, lift facilities etc.
- 8) Lighting in the common space, passages, staircase including fixtures and fittings.
- 9) Common Meter box.
- 10) Lift facilities and firefighting (if any).
- 11) Open space surrounding the said New Building.
- 12) All other parts of the said New Building the necessary for it existences, maintenance and safety for normally in common use of the Transferee/Buyers.
- 13) Entirety of the Roof of the New Building.

FOURTH SCHEDULE**SPECIFICATIONS****WALLS:**

All the external walls shall be 225 mm thick brick wall with cement plaster.

All internal partition walls shall be 150 mm thick brick wall with both side cement plaster.

DOORS:

All wooden doors frame shall be of 100/62 mm main door and 75/62 mm internal doors timer with one coat wood primer. All door shutters shall be of 32 mm thick block board flash door. Main door would be out of sal wood. Toilet and balcony doors will be fitted with one side commercial ply. All fittings such as M.S. hinges, with handle, aluminum tower bolt, door stopper, vision apparatus shall be provided to main door.

WINDOW:

All the window shall be Aluminum frame of 3.5 mm. thick glass panels, and covered with steel grill.

FLOORING:

All the flooring shall be vitrified/marble floor for rooms, kitchens with border and marble floor in bathrooms.

All the toilets shall have 1.5m height glazed tiles on all sides including

highlighter. All kitchen shall have 1 m high glazed tile on all sides with a cooking platform (4'-0") with straight shape shelf and another black stone along with a sink.

TO WALLS:

All internal walls, ceiling of rooms verandah, kitchen cum dining, living and toilets shall be in plaster of paris.

Outside wall will be provided with white wash (weather coat paint).

EXTERNAL PAINTING:

All external walls will be painted with cement based paint of standard quality washable weather coat paint.

SANITARY & PLUMBING:

All the internal horizontal soil waste water pipes shall be of 50mm and 100mm Dia C.I. pipes jointed in cement. All the vertical soil, bend and waste water pipes shall be 50mm, 100mm, dia C.I. polythene pipes joint with mortar and exposed to walls.

All the rain water pipes shall be 100mm dia in good quality asbestos/polythene.

All the water supply pipes shall be within (oriplast & G.I.) concealed to walls.

All the sanitary and toilet of 1 no. white European Commode with low-down

cistern, Ino, white basin, would be provided at dining cum living room.

Head top Shower along with hand held shower and hot water provision bathroom fitting such as topcock, bib, cock, pillar cock etc. will be in C.P. Branch. Commode to be fitted with hand held bidet sprayer.

ELECTRIFICATION:

All the internal wiring shall be concealed in polythene conduit, all wires shall be of coppers, all switch boards of M. S. flash with walls with Acrylic cover and all switches of standard brand.

Living room shall be provided with 2 Nos. of light points plus 1 No. of fan point plus 2 No. of 5/15 Amp. Plug point and 1 No. of night lamp point, Dining space shall be provided with 2 Nos. of fan point, 1 No. AC Point (15 Amp), 15 Amp point for Refrigerator, 1 No. 15 Amp. And 1 No. of calling bell point.

Kitchen shall be provided with up light point 2 Nos. of 15 Amp. Plug and 1 No. of exhaust point.

Verandah shall be provided with 1 No. of light point, 1 No. of 15 Amp. Plug point.

One A.C. point in each room.

One Geyser point, in each toilet.

WATER SUPPLY:

Each flat shall be provided with water supply line from synthetic overhead water tank, over head water tank shall be filled up by water from underground (semi) water reservoir for all the flats, stored water will be supplied from Panchayat water supply or Deep Tube well.

GENERAL :

All the internal approach roads shall be of cement concrete and on edge of 75 mm. brick point, brick boundary wall up to a height of 8 Ft' both side plaster.

Building shall be provided with separate water line. Each flat shall have separate WBSEDCL meter and the cost of the same shall be borne by the purchaser.

Any addition or alteration shall be subject to approvals of the Architect and the requisite cost shall be borne by the Transferee/Buyers in advance.

Maintenance of the flat/flats at proportionate cost will be managed by the flat owners. Extra cost, is to be paid in advance to the Developer.

IN WITNESS WHEREOF the Parties have executed and delivered this Development Agreement on the date mentioned above.

WITNESSES:

1. [Signature]
S/O Rabindra Nath Auddy L.T.I of the Manindra Nath Auddy, by
the pen of Anindo Auddy.
23/1 Dixon Lane
Kolkata - 700014
- 1.
 2. Rabindra Nath Auddy
 3. Sebasish Auddy.
 4. Subrata Auddy

The First Party-(OWNERS)

RAIKO ENTERPRISE

[Signature]
Proprietor

2. Anindo Auddy.
S/O Manindra Nath Auddy.
23/1 Dixon Lane kof - 700014.

The Second Party - (DEVELOPER)

Drafted by me

[Signature]
SUMIT KUMAR DEY

Advocate

4A, Council House Street,
1st Floor, MMS Chamber,
Kolkata -700001
Enrolment No. F/1373/2014

MEMO OF CONSIDERATION

Received from the within named Developer herein a sum of Rs.4,00,000/- (Rupees Four Lacs) only out of total consideration a sum of Rs.22,00,000/- on various dates from time to time, as per details below:-

Sl. No.	Date	Particulars	Amount
1.	20.04.18	AXIS BANK LTD. Lebor Janam, KTHALY	1,00,000
2	"	014971	1,00,000
		014972	1,00,000
3.	"	014973	1,00,000
4.	"	014973	1,00,000
TOTAL			Rs.4,00,000/-

(Rupees Four Lacs) only

WITNESSES :

1. *Jayaram*
2. *Arindo Suddi*

- ()
L.T.1 of the Manindra nath Suddi, by
in pen of Arindo Suddi.
- 1.
 2. *Rajendra nath Suddi*
 3. *Debasish Suddi*
 4. *Subrata Suddi*

The First Party-(OWNERS)

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



L.T. I of the by the pen of Manjinder Singh Awlly
Hinder Ruddy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Abbas Ali

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Subrat Awlly

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



ভারত সরকার
Unique Identification Authority of India
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ভারত সরকার/Enrolment No.: 0000/00165/49372

To
 রবীন্দ্র নাথ আড্ডা
 Rabindra Nath Auddy
 23/1
 DIXON LANE
 Intally S.O
 Kolkata West Bengal - 700014
 9232472182

Download Date: 09/03/2017

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4691 4497 8727
 আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



রবীন্দ্র নাথ আড্ডা
 Rabindra Nath Auddy
 জন্মতারিখ/ DOB: 30/01/1936
 পুরুষ / MALE



4691 4497 8727

আমার আধার, আমার পরিচয়

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

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 কোলকাতা,
 পশ্চিমবঙ্গ - ৭০০০১৪

Address:
 23/1, DIXON LANE, Intally S.O,
 Kolkata,
 West Bengal - 700014

4691 4497 8727



help@india.gov.in

www.india.gov.in

Rabindra Nath Auddy



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RABINDRA NATH AUDDY
NILMADHAB AUDDY

30/01/1936
Provisional Account Number

BANPA7764D

Rabindranath Auddy
Signature



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

यदि कार्ड के खोने/पहने का कृपया सूचित करें/वापस करें।
आयकर सेवा सेवा यूनिट, ए.टी.एस.यू.,
प्लॉट नं: 3, सेक्टर 11, ए.सी.डी. बेलपुर,
नवी मुंबई-400 614.



Rabindranath Auddy

PERMANENT ACCOUNT NUMBER
ARJPS5052J



নাম / NAME
MANASH SARKAR

পিতা বা মাতা / FATHER'S NAME
SHYMAPADA SARKAR

জন্ম তারিখ / DATE OF BIRTH
07-07-1970

স্বাক্ষর / SIGNATURE
Manash

স্বাক্ষর
Stalin

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

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB / 22 / 166 / 243808



Elector's Name নির্বাচকের নাম	Sarkar Manash সরকার মনশ
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Shyamapada শ্যামাপদ
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 1.1.1995-এ বয়স	24 ২৪

Manash



আপনার

ভারত সরকার
Unique Identification Authority of India
Government of India

সম্পর্কিত আইডি / Enrolment No. : 10402121018649

To
Manash Sarkar
নামক ৯৯৯৯৯
2B HUZURMALL LANE
Enshilly, Kolkata
West Bengal - 700014



KL793843867FT
79384386



আপনার আধার সংখ্যা / Your Aadhaar No. :
8991 4492 6752

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



নামক
Manash Sarkar
নামক ৯৯৯৯৯
জন্ম তারিখ ৯৯৯৯৯

8991 4492 6752

সাধারণ মানুষের অধিকার

लगाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACRPA2021L



नाम /NAME

SUBRATA AUDDY

पिता का नाम /FATHER'S NAME

GORACHAND AUDDY

जन्म तिथि /DATE OF BIRTH

03-05-1965

हस्ताक्षर /SIGNATURE

Auddy

B. Has

आयकर आयुक्त, प.सं./XI

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

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
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पी-7,
चौमंगी स्क्वायर,
कलकत्ता - 700 069.

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P-7,
Chowringhee Square,
Calcutta- 700 069.

Auddy
(Subrata Auddy)





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ভারত সরকার

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ভালিকাঙ্কিতর আই ডি/Enrollment No.: 1040/19556/32495

To
সুব্রত অড্ড
Subrata Auddy
23/1 DIXON LANE
Intally S.O
Intally Kolkata
West Bengal 700014



MN163198890DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3176 2793 0468

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সুব্রত অড্ড
Subrata Auddy
পিতা : গোরচান্দ অড্ড
Father : Gorachand Auddy
জন্ম বর্ষ / Year of Birth : 1965
পুরুষ / Male



3176 2793 0468

আধার - সাধারণ মানুষের অধিকার

Subrata Auddy
(Subrata Auddy)





তথ্য

আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
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ভারত সরকার

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ভাষিকাত্তির আই ডি / Enrollment No. 1213/30014/01379

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Aadhaar is valid throughout the country .

Aadhaar will be helpful in availing Government
and Non-Government services in future .

To
দেবশীষ অড্ড
Debasish Auddy
S/O Dharendra Nath Auddy
23/1 DIXON LANE
Entally
Entally
Circus Avenue Kolkata
West Bengal 700014
9432955978

20/10/2012
63085382



MD835853828FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

5323 1793 4461

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India

নাম: O ধীরেন্দ্র নাথ অড্ড, 23/1,
ঘন লেন, এন্টালী, কোলকাতা,
৩৩১, পশ্চিম বঙ্গ, 700014

Address: S/O Dharendra Nath Auddy, 23/1,
DIXON LANE, Entally, Kolkata,
Entally, West Bengal, 700014

5323 1793 4461



ভারত সরকার
Government of India



দেবশীষ অড্ড
Debasish Auddy
পিতা : ধীরেন্দ্র নাথ অড্ড
Father : DHIRENDRA NATH AUDDY
জন্মতারিখ / DOB : 07/05/1958
পুরুষ / Male



5323 1793 4461

আমার আধার, আমার পরিচয়

Debasish Auddy
20/4/18

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBASISH AUDDY
DHIRENDRA NATH AUDDY

07/05/1958

Permanent Account Number

ANUPA8553B

Debasish Auddy
Signature



Debasish Auddy.
20/4/18



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

यदि कार्ड खो जाये / मिले तो कृपया सूचित करें / लौटाने :-
आयकर सेवा केंद्र, ए.टी.एस.ई.,
प्लॉट नं. 3, सेक्टर 2, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614



भारत सरकार
GOVERNMENT OF INDIA



मनिंद्र नाथ अडुडी
Manindra Nath Auddy
पिता : निरमलपते अडुडी
Father : NIRMALPATE AUDDY
जन्म साल / Year of Birth : 1952
पुरुष / Male



2561 4714 4053

आधार - साधारण मानुषेअर अधिकार



L.S.T of the Manindra Nath Auddy
by the pen of Arindoo Auddy.

भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:
23/1, डिकसन लेन, इतली,
कोलकाता, पश्चिम बंगाल, 700014

Address:
23/1, DIXON LANE, Intally
S.O, Intally, Kolkata, West
Bengal, 700014



1047
0800 760 1047



mail@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1047,
Bangalore-560 021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANINDRA NATH AUDDY
NILMADHAB AUDDY

02/11/1952

Permanent Account Number

AWMPA0158K

Manindranath
Auddy

Signature



20042011

()
L.T.I of the Manindranath Auddy
by the sign of Anindo Auddy

इस कार्ड को खोने / पाए पर कृपया सूचित करें / लोस्ट /
आयकर पैन सेवा इकाई, एन एस सी एन
तीसरी मंजिल, सफ़ायर चेंबर,
बानेर टेलिफोन एक्सचेंज के समीप,
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

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



Major Information of the Deed

Deed No :	I-1902-01371/2018	Date of Registration	23/04/2018
Query No / Year	1902-1000114170/2018	Office where deed is registered	
Query Date	19/04/2018 4:31:18 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUMIT KUMAR DEY 4A, COUNCIL HOUSE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL PIN - 700001, Mobile No. : 8961141392, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs 4,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,47,54,833/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 4,021/- (Article:E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: Kolkata, P.S.- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dixon Lane, Premises No. 23/1, Ward No: 50

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			Bastu		4 Katha 14 Chatak 21 Sq Ft	1/-	2,45,20,833/-	Property is on Road
Grand Total :					8.0919Dec	1 /-	245,20,833 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1300 Sq Ft	1/-	2,34,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1300 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1300 sq ft	1 /-	2,34,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RABINDRA NATH AUDDY Son of Late NILMADHAB AUDDY 23/1, DIXON LANE, P.O.- ENTALLY, P.S.- Muchipara, Kolkata, District - Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: BANPA7764D, Status :Individual, Executed by: Self, Date of Execution: 20/04/2018 , Admitted by: Self, Date of Admission: 20/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/04/2018 , Admitted by: Self, Date of Admission: 20/04/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-1902-01371/2018-23/04/2018

Mr MANINDRA NATH AUDDY

Son of Late NILMADHAB AUDDY 23/1, DIXON LANE, P.O:- ENTALLY, P.S:- Muchipara, Kolkata, District - Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AWMPPA0158K, Status :Individual, Executed by: Self, Date of Execution: 20/04/2018
 , Admitted by: Self, Date of Admission: 20/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/04/2018
 , Admitted by: Self, Date of Admission: 20/04/2018 ,Place : Pvt. Residence

3 Mr DEBASISH AUDDY

Son of Mr DHIRENDRA NATH AUDDY 23/1, DIXON LANE, P.O:- ENTALLY, P.S:- Muchipara, Kolkata, District - Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ANUPA8553B, Status :Individual, Executed by: Self, Date of Execution: 20/04/2018
 , Admitted by: Self, Date of Admission: 20/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/04/2018
 , Admitted by: Self, Date of Admission: 20/04/2018 ,Place : Pvt. Residence

4 Mr SUBRATA AUDDY

Son of Late GORA CHAND AUDDY 23/1, DIXON LANE, P.O:- ENTALLY, P.S:- Muchipara, Kolkata, District - Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACRPA2021L, Status :Individual, Executed by: Self, Date of Execution: 20/04/2018
 , Admitted by: Self, Date of Admission: 20/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/04/2018
 , Admitted by: Self, Date of Admission: 20/04/2018 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAIKO ENTERPRISE 111, A J C BOSE ROAD, P.O:- ENTALLY, P.S:- Muchipara, Kolkata, District-Kolkata, West Bengal, India, PIN - 700014 , PAN No.:: ARJPS5052J, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MANASH SARKAR (Presentant) Son of Late SHYAMAPADA SARKAR 29, HUZURI MULL LANE, P.O:- ENTALLY, P.S:- Muchipara, Kolkata, District-Kolkata, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARJPS5052J Status : Representative, Representative of : RAIKO ENTERPRISE (as PROPRIETOR)

Identifier Details :

Name & address	
Mr SUMIT KUMAR DEY Son of Mr MONOJIT KUMAR DEY 4A, COUNCIL HOUSE STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr RABINDRA NATH AUDDY, Mr MANINDRA NATH AUDDY, Mr DEBASISH AUDDY, Mr SUBRATA AUDDY, Mr MANASH SARKAR	

Major Information of the Deed :- I-1902-01371/2018-23/04/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RABINDRA NATH AUDDY	RAIKO ENTERPRISE-2.02297 Dec
2	Mr MANINDRA NATH AUDDY	RAIKO ENTERPRISE-2.02297 Dec
3	Mr DEBASISH AUDDY	RAIKO ENTERPRISE-2.02297 Dec
4	Mr SUBRATA AUDDY	RAIKO ENTERPRISE-2.02297 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr RABINDRA NATH AUDDY	RAIKO ENTERPRISE-325.00000000 Sq Ft
2	Mr MANINDRA NATH AUDDY	RAIKO ENTERPRISE-325.00000000 Sq Ft
3	Mr DEBASISH AUDDY	RAIKO ENTERPRISE-325.00000000 Sq Ft
4	Mr SUBRATA AUDDY	RAIKO ENTERPRISE-325.00000000 Sq Ft

Endorsement For Deed Number : I - 190201371 / 2018

On 19-04-2018

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 2,47,54,833/-



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 20-04-2018

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

Presented for registration at 11:43 hrs on 20-04-2018, at the Private residence by Mr MANASH SARKAR.

Major Information of the Deed :- I-1902-01371/2018-23/04/2018

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

Execution is admitted on 20/04/2018 by 1. Mr RABINDRA NATH AUDDY, Son of Late NILMADHAB AUDDY, 23/1, DIXON LANE, P.O: ENTALLY, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Service, 2. Mr MANINDRA NATH AUDDY, Son of Late NILMADHAB AUDDY, 23/1, DIXON LANE, P.O: ENTALLY, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Service, 3. Mr DEBASISH AUDDY, Son of Mr DHIRENDRA NATH AUDDY, 23/1, DIXON LANE, P.O: ENTALLY, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Service, 4. Mr SUBRATA AUDDY, Son of Late GORA CHAND AUDDY, 23/1, DIXON LANE, P.O: ENTALLY, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Service

Indetified by Mr SUMIT KUMAR DEY, . . Son of Mr MONOJIT KUMAR DEY, 4A, COUNCIL HOUSE STREET, P O GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-04-2018 by Mr MANASH SARKAR, PROPRIETOR, RAIKO ENTERPRISE (Sole Proprietorship), 111, A J C BOSE ROAD, P.O:- ENTALLY, P.S:- Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014

Indetified by Mr SUMIT KUMAR DEY, . . Son of Mr MONOJIT KUMAR DEY, 4A, COUNCIL HOUSE STREET, P.O. GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

As
Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 23-04-2018

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 41 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,021/- (B = Rs 4,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB. Online on 20/04/2018 12:05PM with Govt. Ref. No: 192018190224056745 on 20-04-2018, Amount Rs: 4,021/-, Bank: United Bank (UTBI00CH175), Ref. No. 10446985 on 20-04-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 05606, Amount: Rs. 100/-, Date of Purchase: 19/04/2018, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB. Online on 20/04/2018 12:05PM with Govt. Ref. No: 192018190224056745 on 20-04-2018, Amount Rs: 39,921/-, Bank: United Bank (UTBI00CH175), Ref. No. 10446985 on 20-04-2018, Head of Account 0030-02-103-003-02

As

Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1902-01371/2018-23/04/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2018, Page from 48438 to 48493
being No 190201371 for the year 2018.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.04.28 11:52:26 +05:30
Reason: Digital Signing of Deed.

AS

(Asit Kumar Joarder) 28-04-2018 11:52:16
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)