

00898/20

I-00844/20



पश्चिमबङ्गाल पश्चिम बंगाल WEST BENGAL

L 161686

✓
P-0-141761/20
28/01/2020
9.00 P.M.

Certified that the document is admitted to registration. The Signature of the Registrars & the endorsement of the Registrars attached to this document are the parts of this document.

Nashi

District Sub-Registrar-III
North 24-Parganas, Barasat

03 FEB 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 28TH day of January, Two Thousand Twenty (2020).

8462
 ক্রমিক নং _____
 সন _____ 2020 m
 তারিখ _____ 28/01/2020
 রেজিটার নং _____ এ. মোহনচন্দ্র
 স কিন _____
 স্ট্যাম্প মূল্য _____
 স্ট্যাম্প ডেভার _____ ১০০০. *শ্রীমতী*
 হাবড়া. এ. ডি. এস. জার অফিস
 জেলা উত্তর ২৪ পরগণা
 টি. ডি নং _____ 02 DEC 2019
 ক্রয়ের 1° _____ 150000
 মোট মূল্য _____
 ট্রেজারী অফিস বারাসাত
 উত্তর ২৪ পরগণা
 স্ট্যাম্প ডেভার জরগু বিক্রয়

Mehar Kumar Jaha



Mehar Kumar Jaha



Kajal Chakraborty



Pankaj Saha



Sub-Registrar-III
Barasat Parganas, Barasat

28 JAN 2020

Sujit Ghosh.
 9/10 Bhupate Ghosh.
 Barasat Judges Court
 14-124 Law Clerk

B E T W E E N

1. MIHIR KUMAR GUHA (PAN-ADKPG2167P) S/O Late Manindra Lal Guha, residing at Shalbagan, No.2 Sarani, P.O. Noapara, P.S. Barasat, District North 24 Parganas, Kolkata - 700125 **2. KAJAL CHAKRABORTY (PAN-AJSPC5540N)** S/O Late Nirranjan Chakraborty, residents of Shalbagan No.2 Sarani, P.O. Noapara, P.S. Barasat, District North 24 Parganas, Kolkata - 700125, hereinafter referred to and called as the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

B.N.S. CONSTRUCTION, a proprietorship firm, having its office situated at Shalbagan 2 No. Sarani, (beside Bangiya GraminVikash Bank), P.O. Noapara, P.S. Barasat, Kolkata-700125, District North 24 Parganas, represented by its sole Proprietor **SRI BUBAI SAHA** having **(PAN-BSKPS6154E)** son of Sri Narayan Chandra Saha, residing at Bijay Laxmi Colony, Colony More, P.O. Nabapally, P.S. Barasat, Kolkata-700126, District North 24 Parganas hereinafter referred to and called as the **"DEVELOPER"**(which terms or expression shall unless excluded by or repugnant to the context be deemed to mean



1

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

and include heirs and successors in its office) of the **OTHER PART.**

WHEREAS land 2 kutthas more or less of homestead land in E/P no. 135 in C.S. Plot no. 1606 in C.S. Khatian no. 342 of Mauza Noapara, J.L. no. 83, P.S. Barasat in District North 24 Parganas, Sub-Registry Office Barasat detailed hereunder in Schedule 'A' was allotted by the Governor of W.B., Through department of R.R. & R, Govt. of West Bengal in favour of Mihir Kumar Guha in lieu of Free Hold Title Deed dated 10.07.1987 registered before the 2nd Joint Registrar, Barasat recorded in Book no. I, Vol. no. 1, pages from 121 to 124 being no. 26 for the year 1987 and delivered possession.

AND WHEREAS after the above mentioned Free Hold Title Deed being executed said Mihir Kumar Guha has mutated his name in the assessment register of Barasat Municipality within the jurisdiction of Ward no. 03 at Holding no. 384, Shalbagaan Road, ADSR Kadmbagachhi and paid tax regularly to the concerned Municipality and also paying rent regularly to State of W.B. under for the above mentioned 2 kutthas of land as Raiyat of R.S. Khatian no. 342 in respect of R.S. Dag no. 1102.

AND WHEREAS another land measuring 2 kutthas more or less of homestead land in E/P no. 135A in C.S. Plot no. 1606 in C.S. Khatian no. 342 of Mauza Noapara, J.L. no. 83, P.S. Barasat in District North 24 Parganas, Sub-Registry



✓

Sub-Registrar-III
Barasat, District III
28 JAN 2020

Office Barasat detailed hereunder in Schedule 'B' was allotted by the Governor of W.B., Through department of R.R. & R, Govt. of West Bengal in favour of Kajal Chakraborty, Bimal Chakraborty and Ashok Chakraborty in lieu of Free Hold Title Deed dated 10.07.1987 registered before the 2nd Joint Registrar, Barasat recorded in Book no. I, Vol. no. 1, pages from 125 to 128 being no. 27 for the year 1987 and delivered possession.

And whereas out of the above mentioned 2 kutthas of land Bimal Chakraborty and Ashok Chakraborty have transferred their 2/3rd share in favour of Kajal Chakraborty in lieu of Registered Deed of Gift dated 29.11.1999 registered before the D.S.R. - II, Barasat, recorded in Book no. I Volume no. 98, pages from 179 to 184, being no. 4916 for the year 1999 and delivered possession.

AND WHEREAS after the above mentioned Gift Deed being executed said Kajal Chakraborty has mutated his name in the assessment register of Barasat Municipality within the jurisdiction of Ward no. 03 at Holding no. 372, Shalbagaan Road, ADSR Kadmbagachhi and paid tax regularly to the concerned Municipality and also paying rent regularly to State of W.B. under for the above mentioned 2 kutthas of land as Raiyat of R.S. Khatian no. 342 in respect of R.S. Dag no. 1102.



✓

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

AND WHEREAS Presently the above mentioned owners of 2 plots measuring 4 kutthas described hereunder in Schedule 'A' and Schedule 'B' i.e., Mihir Kumar Guha and Kajal Chakraborty have jointly agreed to develop the below mentioned scheduled property with the help of the Developer herein and approached him to develop the same, and the Developer agreed to do the said development work by constructing a G+4 storied building namely '**N.C. TOWER**' having various units of Flats and Shop room (hereinafter called as multi storied building) over the below mentioned Scheduled property in accordance with the term and conditions as mentioned hereunder, and to that effect an application has also been made before the Barasat Municipality to amalgamate holding no. 384 ('A' Schedule) and Holding no. 372 ('B' Schedule).

NOW THIS AGREEMENT WITNESSETH as follows :

ARTICLE I DEFINITION

1. **OWNERS** shall mean 1. **MIHIR KUMAR GUHA** S/O Late Manindra Lal Guha, residing at Shalbagan, No.2 Sarani, P.O. Noapara, P.S. Barasat, District North 24 Parganas, Kolkata - 700125 2. **KAJAL CHAKRABORTY** S/O Late Niranjan Chakraborty, residing at Shalbagan, No.2 Sarani, P.O.



1

Sub-Registrar-III
24-Parganas, Barasat

28 JAN 2020

Noapara, P.S. Barasat, District North 24 Parganas, Kolkata - 700125, hereinafter referred to and called as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the First Part.

2. DEVELOPER Shall mean B.N.S. CONSTRUCTION, a proprietorship firm, having its office situated at Shalbagan 2 No. Sarani, (beside Bangiya GraminVikash Bank), P.O. Noapara, P.S. Barasat, Kolkata-700125, District North 24 Parganas, represented by its sole Proprietor **SRI BUBAI SAHA** having (PAN-BSKPS6154E) son of Sri Narayan Chandra Saha, residing at BijayLaxmi Colony, Colony More, P.O. Nabapally, P.S. Barasat, Kolkata-700126, District North 24 Parganas hereinafter referred to and called as the "DEVELOPER"(which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include heirs and successors in its office) of the **OTHER PART**.

3. PREMISES shall mean





T

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

THE 'A' SCHEDULE

District North 24 Parganas, All that piece and parcel of Land measuring 0.0664 acres or 6.64 Decimals or 04 Cottahas in E/P no. 135 & 135A, Classified as Bastu of C.S. Dag no. 1606, R.S. Dag No.1102, under C.S. & R.S Khatian no. 342, of Mauza-Noapara, J.L. no. 83 under P.S. Barasat and ADSR Kadambagachhi, Tauzi no. 146, within the Municipal Jurisdiction of ward no. 3 of Barasat Municipality having Amalgamated Holding no. 384, Shalbagaan Road, butted and bounded as follows:-

North :E/P no. 134 (Anjana Ghoshal)

South: E/P no. 136(Charubala Apartment)

East: 22' Feet Shalbagaan Road

West: E/P no. 146 (Srabasti Apartment)

4. BUILDING shall mean the multi storied (G+4) building to be constructed at the said premises in accordance with the sanctioned building plan.

5. NAME OF THE PROPOSED BUILDING



1

District Sub-Registrar-III
Purhi 24-Parganas, Barasat


28 JAN 2020

'N.C. TOWER' Apartment, settled as per mutual discussion of the parties.

6. COMMON FACILITIES AND AMENITIES shall mean corridors, stairways, passages, provided by the Developer, pump room, tube well, overhead tank, water pump, motor, lift and other facilities required for the establishment, location, enjoyment, maintenance and/or management of the said building.

7. SALEABLE SPACE shall mean the space in the building available "for independent use and occupation after making the provisions for common facilities and space required as per allocation of the parties.

8. OWNER'S ALLOCATION shall mean the allocated portions of the land owners herein, i.e. as a consideration of the said property, the Owners herein shall get the Owner's Allocated Areas, together with undivided proportionate share of underneath land and common facilities and amenities of the proposed multi-storied building, which is more fully and clearly described in the **Article VI** hereinafter written.






T

District Sub-Registrar-III
North 24 Parganas, Barasat

28 JAN 2020

It is mentioned herein that, both the parties herein amicably also decided that, the allocated areas of the Owners herein may be increased or decreased according to the Municipal Rules and Regulations.

9. DEVELOPER'S ALLOCATION shall mean and include the entire remaining portion except the aforesaid owner's allocated area out of the proposed building, i.e. the Developer shall be entitled to the remaining space/areas of the constructed area, leaving apart from the Owners allocated portions in the proposed multi-storied building, to be constructed at the said premises, together with undivided proportionate share of underneath land and common facilities and amenities of the proposed multi-storied building, along with the absolute right on the part of the Developer to enter into agreement for sale, taking advance, granting money receipt, transfer, rent or any other kind of lawful transfer and/or to deal with the same or similar in any manner as absolute Owners thereof to be applicable in the said project save and except the area/s so specified and allotted for the First Part/Land Owners,





1

District Sub-Registrar-III
Murshidabad, West Bengal

28 JAN 2020

subject to execution of Registered Development Power of attorney in the name of Developer.

10. ARCHITECT shall mean the person or persons who may be appointed by the Developer for designing and planning of the said building.

ARTICLE II COMMENCEMENT

The agreement shall mean deemed to have commenced on and with effect from the date of execution of this agreement.

ARTICLE III OWNER'S REPRESENTATION

The First Party is the absolute Owners of the aforesaid land measuring more or less 0.0664 Decimals or 04 Cottahas which is free from all encumbrances.

ARTICLE IV DEVELOPER'S RIGHTS

1. The first Party/ Owners hereby grant subject to what has been herein after provided the exclusive right to the Developer to build, construct, erect and complete the said building comprising the various size of residential flats and commercial spaces in order to sell the said flats and



1

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

Commercial spaces to the member of the public for their residential and business purpose by entering into agreements for sell and/or transfer and/or construction in respect of the DEVELOPER'S Allocation in accordance with the plan to be sanctioned by the appropriate authorities (in the name of the Owners with or without amendment and or modification made or caused by the DEVELOPER.

2. The Developer shall be entitled to prepare modify or alter the plan with approval of the Owners at its own costs and DEVELOPER shall pay and bear all the expenses other than already been paid or required to be paid or deposited for obtaining the sanction from the appropriate authorities if required for construction of the building at said premises provided however that DEVELOPER shall be exclusively entitled to all refunds if any or all payments and/or deposits paid by the DEVELOPER.
3. Nothing in this presents shall be construed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive license to the Developer to sell its own respective/ allotted flats of the said premises in terms thereof and to deal With the Developer's allocation in building to be constructed thereon in manner and subject to the terms hereafter stated



7

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

ARTICLE-V APARTMENTS CONSIDERATION

1. In considering of the OWNERS having agreed to permit the Developer to sell the flats and other units of the DEVELOPER'S. allocation only of the said premises and construct, erect and complete the building at the said premises the DEVELOPER'S allocation only of the said premises and construct, erect and complete the building at the said premises the DEVELOPER agrees.

- a) At its own costs shall obtain all necessary permissions and/or approvals and/or consents.
- b) In respect of the consideration of the building to pay costs of supervision of the DEVELOPMENT and construction the OWNER'S allocation in the building at the said premises.
- c) To bear all costs charges and expenses for construction the building at the said premises.
- d) Allocate the OWNERS, of their allocations in the building to be constructed at the said premises within 36 (Thirty Six) months from the date of obtaining the sanctioned building plan. The aforesaid time may be extended as



1

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

amicably agreed and settled by both the parties herein for any unavoidable circumstances, i.e. "Force Majure".

ARTICLE VI OWNERS ALLOCATION

OWNERS ALLOCATION shall mean the following allocation to the Owners:-

- a) The Owner No. 1 herein namely Sri Mihir Kumar Guha, shall be entitled to get one self contained residential Flat No.(3-B,) North-East Corner Side, measuring Covered area of 840 Sq.ft. more or less, corresponding to 1095 Sq.ft. more or less, including Super built-up area and proportionate share of Stair and Lift.

- b) One flat in the First floor being Flat no. 1C, in the West-North-South side having a covered area of 549 sft. + Super built up area + Proportionate area in stair case, total super built area of 715 sft.

- c) One shop room in the Ground floor in the South East Corner being Shop no. 4 measuring covered area of 80 sft. And super built area of 96 sft.



7


District Sub-Registrar-III
North-24-Parganas, Barasat

28 JAN 2020

d) One shop room in the Ground floor in the south facing being Shop no. 5 measuring covered area of 70 sft. And super built area of 84 sft.

And it is further agreed between the parties to the agreement that the Developer will give an amount of Rs. 11,00,000/- (Rupees Eleven Lakhs) only in favour of Owner no. 1 Mihir Kumar Guha in the manner as mentioned in the Memo of Consideration hereunder, and the Developer herein further agrees to give Rs. 7500/- per month in favour of the Owner no. 1 till the delivery of the above mentioned Flats and Shops as rent to avail the alternative accommodation till the completion of the above mentioned building

The **Owner No. 2** herein namely Sri Kajal Chakraborty, shall entitled to

- a) One flat in the First floor being Flat no. 1B, in the North-East side having a covered area of 840sft. + Super built up area + Proportionate area in stair case, total super built area of 1095sft.
 - b) One flat in the third floor being Flat no. 3C, in the North-West-South Corner having a covered area of 548sft. + Super built up
- 



7

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

- area + Proportionate area in stair case, total super built area of 715sft.
- c) One shop room in the Ground floor in the East Facing being Shop no. 3 measuring covered area of 80sft. And super built area of 96 sft
 - d) One shop room in the Ground floor in the South Facing being Shop no. 6 measuring covered area of 70sft. And super built area of 84sft.

And it is further agreed between the parties to the agreement that the Developer will give an amount of Rs. 11,00,000/- (Rupees Eleven Lakhs) only in favour of Owner no.2, Kajal Chakraborty, in the manner as mentioned in the Memo of Consideration hereunder, and the Developer herein further agrees to give Rs. 7500/- per month in favour of the Owner no. 1 till the delivery of the above mentioned Flats and Shops as rent to avail the alternative accommodation till the completion of the above mentioned building.

It is agreed between the parties herein that, all the costs and expenses for obtaining the up to date papers and documents regarding the title of the Owners herein e. g. BLRO & Municipality Mutation and assessment, paper publication and



T

District Sub-Registrar-III
North 24-Parganas, Barasat
28 JAN 2020

other legal expenses etc., shall be deducted from the aforesaid Twenty Two lac each from the owners.

IT IS ALSO AGREED BY AND BETWEEN THE PARTIES THAT :

- a) All & every construction should be as per the standard norms of respective govt. authority.
- b) The total project to be completed (handing over of complete flats :in favour of the owners herein) within 36 (Thirty Six) months from the date of obtaining the sanctioned building plan. If the Developer fails to complete the project within the stipulated period then the said period may be extended as amicably agreed and settled by both the parties herein for any unavoidable circumstances, i.e. "Force Majure".
- c) The Developer shall construct, erect and complete the proposed building, at its own costs along with the entire common facilities and amenities for the said building.
- d) The Developer shall have no right, title and interest whatsoever in owner's allocation and undivided proportionate share pertaining thereof in the land.
- e) The Developer shall have no right or claim for payment or reimbursement of any cost expenses or charges incurred towards construction of owner's



District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

allocation and of the undivided proportionate share in common facilities and amenities,

- f) The right of the top roof of the proposed building will be treated as common for all the flat Owners of the said building.
- g) The developer herein shall agreed to pay the monthly rent of temporary accommodation @ Rs. 7500/-per month (within 5th day of each month) for each family of the Owner Nos. 1 & 2 herein, during the period of proposed construction, until the date of handover of their own allocated Flats in complete and habitable condition."It is also agreed between the parties herein that, within 15 (Fifteen) days from the date of registration of this agreement, the Owners herein, shall bound to vacate and handover the below schedule property, in favour of 'the Developer herein.

ARTICLE VII DEVELOPER'S ALLOCATION

In consideration of the above the DEVELOPER shall be entitled to the entire remaining portion except the owner's allocation of the saleable space in the building to be constructed at the said premises as the DEVELOPER'S allocation, together with the proportionate share in the common facilities and amenities including the right to use thereof to be



১

District Sub-Registrar-III
North 24-Parganas, Barasat


28 JAN 2020

available at the said premises upon construction of the building after providing for the OWNER'S allocation and the DEVELOPER shall be entitled to enter into agreement for sale and transfer their own name with any transferees for their residential and commercial purpose and to receive and collect all money in respect thereof which shall absolutely belong to the DEVELOPER and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the DEVELOPER to obtain any further consent of the OWNERS and this agreement by itself shall be treated as consent by the OWNERS.

It is also mentioned herein that, the Developer herein, shall be entitled to get all the debris of the existing building including all materials of the said building and the Owners herein agreed with the same.

ARTICLE VIII PROCEDURE

The OWNERS herein shall grant to DEVELOPER a Development Power of Attorney, as may be required for the purpose of obtaining the sanction from different authorities





2

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities and to receive money or monies either in advance and/or entire consideration amount from time to time or at all time from the intending purchaser or purchasers and grant proper receipt and discharge for the same in the name and on behalf of the Owners and to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional District Sub-Registrar or other offices or authorities having jurisdiction in that regards and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on behalf of Owners and to do all other acts and deeds in that regards the Developer may deem necessary, expedient and proper.

ARTICLE IX CONSTRUCTION

The DEVELOPER shall be solely and exclusively responsible for construction of the said building.


ARTICLE X SPACE ALLOCATION



T

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

1. After completion of the building the OWNERS and the DEVELOPER shall be entitled to obtain physical possession of their respective Allocation.
 2. Subject as aforesaid and subject to OWNER'S allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the OWNERS and DEVELOPER contained herein.
 3. The OWNERS shall be entitled to transfer or otherwise deal with the OWNER'S allocation in the building without any claim whatsoever of the DEVELOPER.
 4. The DEVELOPER shall be exclusively entitled to the DEVELOPER'S allocation in the building With exclusive right to obtain transfer from the OWNERS and to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners and OWNERS shall not in any way interfere with or disturb the quiet and peaceful possession of the DEVELOPER'S allocation.
- 



f

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

ARTICLE XI BUILDING

1.The Developer shall at its own cost construct erect and complete the building and common facilities and amenities at the said premises in accordance With the sanctioned plan with good and standard materials as may be specified by the architect from time to time. Such construction of the building shall be completed entirely by the DEVELOPER within 36 (Thirty Six) months from the date of obtaining the sanctioned building plan.

2.The DEVELOPER shall appoint qualified engineers for regular observation of building, as said above to be constructed as per the building sanctioned plan of Barasat Municipality.

3.The building materials and its construction would be of the following specification but subject to addition/alteration according to the advice of Engineer from time to time.

FOUNDATION : R.C.C Foundation and framed structure for Ground & all floors.

WALLS : Brick Walls 5" outside and 5" inside with cement mortar finished with plaster of paris and Weather Coat Paint (outside).

FLOOR : Vitrified Floor Tiles & 6" skirting on all sides.





1

Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

DOORS : Frame of shal wood. Main Door will be Gamari Wood & other doors will be commercial flash doors.

WINDOW : Window will be made of Aluminum Sliding and shutter with 3mm glass panel or Steel window.

SANITARY & PLUMBING Concealed P.V.C. Lines, C.P. Superior white porcelain fitting with G.I. Pipe.

KITCHEN : Kitchen platform with build in sink and 3' grazed tile /tiles with Black Stone cooking platform.

DINING : One good quality white basin.

WATER SUPPLY : Roof top water reservoir for drinking water from Submersible pump for total flat.

TOILET : Glazed tiles upto 6' height and floor will be anti-skid tiles only attached toilet will be commode fitting and another will be Indian style/Commode, for common bathroom. All the fitting will be of genuine make.

One Common toilet will be provided at the ground Floor.

LIGHT POINTS : Total 30 Points in 03 Bedroom flat including 01 A/C and 01 Geizure point.



T

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

EXTRA WORK : Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.

The DEVELOPER shall provide electricity wiring, water, pipeline, in portion of the OWNER'S allocation at its own cost. But the Electric Meter will be provided by the Flat/Unit Owners and the cost of Transformer will be paid by all the Flat/Unit Owners as proportionate basis.

ARTICLE XII COMMON FACILITIES

1. The DEVELOPER shall pay and bear the property taxes and other dues in respect of the OWNER'S allocation of the said building according to dues as an from the date of handing over vacant position by the till as provided hereafter.
2. As soon as the building is completed and the electricity Wiring and water pipe lines are ready upto the portion of the OWNER'S allocation, the DEVELOPER shall give written notice to the OWNER'S requisition the OWNERS to take possession of the OWNER'S allocation in the building and there being no dispute




✓

District Superintendent-III
North 24-Parganas, Barasat

28 JAN 2020

regarding the completion of the building in terms of the agreement and according to the specification and plan thereof to the effect then after one month from the date of service of such notice and at all times thereafter the OWNERS shall be responsible for payment of all municipal and property taxes, dues, duties and other public outgoing or/and imposition whatsoever payable in respect of OWNER'S allocation, the said rates to be apportioned prorated with reference to the saleable space in the building if they are levied on the building as a whole.

3.The OWNERS and the DEVELOPER shall punctually and regularly pay for their respective allocations of the said rates and tax to the concerned authorities or otherwise as may be mutually agreed upon between the OWNERS & DEVELOPER and both the Parties shall each other indemnified against all claims actions demands costs charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the OWNERS or the DEVELOPER in this behalf.





District Sub-Registrar-II
North 24-Parganas, Barasat

28 JAN 2020

4. As and from the date of delivery of possession, the OWNERS and the DEVELOPER shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both OWNER'S and DEVELOPER allocation and the said Charges to include proportionate share of premises for insurances of the building, water, fire and taxes light, sanitation, repair and renewal charges for bill collection, management of the common facilities renovation replacement repair and maintenance charges and expenses for the building and common Wiring, pipes, electrical and pumps, motors and other electrical and mechanical installation, application and equipment, stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.

5. After handover the completed flats and other units to the land OWNERS by the DEVELOPER herein, as per the contract, the land Owners shall become members of the flat Owners society/Association, as such a society shall come into being with representatives of all flat Owners being members of the said society. Hence the land Owners shall from then be treated as flat Owners shall have to confirm to all rules set



District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

down by the governing body of the flat-owners society and shall have to pay the charges on regular basis to the nominated treasurer of the said society or the appointed employee for the purpose. Members of the society shall be limited to the Nos. of flats.'

ARTICLE XIII LEGAL PROCEEDINGS

1.It is hereby agreed by and between the parties thereto that the DEVELOPER as constituted attorney of the OWNERS will be entitled to defend all actions suits and proceeding which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose With the approval of the OWNERS shall be borne and paid by the DEVELOPER specific may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the OWNER'S application and other documents may be required to be signed or made by the OWNER'S relating to Which specific provisions may not have been mentioned herein the Owners hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the OWNERS shall execute



✓

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

any such additional POWER OF ATTORNEY and/or authorizations as may be required by the DEVELOPER for the purpose and the OWNERS also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts deeds and things in respect of the developer's allocations and do not in any way infringe of the rights of the OWNERS and/or go against the spirit of this agreement.

2. The DEVELOPER does not have any liabilities in defending any suits, proceedings which may arise in connection with the title to the property under consideration.
3. Any notice required to be given by the DEVELOPER shall Without prejudice to any other mode or service available deemed to have been served on the OWNERS if delivered by hand and duly acknowledgment to the residence of the OWNERS shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or send by pre-paid registered post. to the Registered office the DEVELOPER.
4. Both the Developer and the Owners shall frame for the management and administration of the said building or



1

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

buildings and/or common parts thereof the Owners hereby agree to abide by all the rules and regulation as such management society/ association/ holding organization do hereby give their consent to abide by the same.

5. As and from the date of completion of the building the DEVELOPER and/or his transferees and the OWNERS and/ or their transferees each shall be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of their spaces.

6. There. is not existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been cancelled and are being suppressed by this agreement and the OWNERS agree to indemnify and keep indemnified the DEVELOPER against any or all claims made by any third party in respect of the said premises.

7. The DEVELOPER after delivering possession of OWNER'S allocation shall give to the OWNERS all connected papers relating





1

District Sub-Registrar-III
North 24-Parganas, Barasat
28 JAN 2020

to the building including Possession Letter, copy of sanctioned plan etc. required for mutation.

8. In case of Developers failure to handover the complete Owner's allocation to the Owners within the stipulated period agreed by both the parties, the Developer shall be liable to pay compensation in favour of the Owners, as mutually agreed between the parties herein,.

ARTICLE XIV FORCE MAJURE

1. The DEVELOPER shall not be considered to be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

2. Force Majure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion beyond the reasonable control of the DEVELOPER, i.e. Act of God.



১

District Sub-Registrar-II
North 24-Parganas, Barasat


28 JAN 2020

ARTICLE XV ARBITRATION

If at any time and dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching this presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case, otherwise to arbitrators one to be appointed by each of the parties indispute and the same be deemed to be referred within the meaning of Arbitration & Conciliation Act. 1996 or any statutory modification there under in force.

THE 'A' SCHEDULE ABOVE REFERRED TO

District North 24 Parganas, All that piece and parcel of Land measuring 0.0664 acres or 6.64 Decimals or 04 Cottahas in E/P no. 135 & 135A, Classified as Bastu of C.S. Dag no. 1606, R.S. Dag No.1102, under C.S. & R.S Khatian no. 342, of Mauza-Noapara, J.L. no. 83 under P.S. Barasat and ADSR Kadambagachhi, Tauzi no. 146, within the Municipal Jurisdiction





1

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

-:31:-

of ward no. 3 of Barasat Municipality having amalgamated Holding
no. 384, Shalbagan Road, butted and bounded as follows:-

North :E/P no. 134 (Anjana Ghoshal)

South: E/P no. 136(Charubala Apartment)

East: 22' Feet Shalbagaan Road

West: E/P no. 146 (Srabasti Apartment)

•



T

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

IN WITNESS WHEREOF the Owners and Developer set and subscribed their respective hands and signature on the date, month and year first above written.

SIGNED. SEALED AND DELIVERED

By the Parties in the Presence of:

1. Goutam Saha .
Shelbagan, Barasat .
1. Mihir Kumar Saha
2. Sanhita Chakraborty
Shelbagan, Barasat
2. Kajal Chakraborty

SIGNATURE OF THE OWNERS

B.N.S. Construction

Panbei Saha

SIGNATURE OF THE DEVELOPER

Drafted by:

Anindya Sen Gupta

Anindya Sen Gupta

Advocate,

Barasat Judge's Court,

Enrolment No.W/B-378/1997



2

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

MEMO OF CONSIDERATION

Received of **Rs. 22,00,000 (Rupees Twenty Two Lac) only** from the above named Developer as refundable security deposit in respect of the land mentioned in first schedule hereinabove:-

Sl. No.	Reference	Bank	Payee	Amount
1.	R.T.G.S./IBKLR 92020012800055449	IDBI	Mihir Kumar Guha	10,00,000/-
2.	Cash		Mihir Kumar Guha	1,00,000/-
3.	R.T.G.S./IBKLR 92020012800055345	IDBI	Kajal Chakraborty	10,00,000/-
4.	Cash		Kajal Chakraborty	1,00,000/-

Total Rs. 22,00,000 (Rupees Twenty Two Lac) only

SIGNED & DELIVERED

In the presence of :

WITNESSES :-

1. Goutam Guha.
Shalbagan, Barasat.

1. Mihir Kumar Guha
2. Kajal Chakraborty

Signature of the **Owners**

2. Sanhita Chakraborty
Shalbagan, Barasat



T

District Sub-Registrar-III
North 24-Parganas, Barasat







28 JAN 2020



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15250000141761/2020

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
1	Mr Mihir Kumar Guha Shalbagaan No. 2, P.O:- Noapara, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125	Land Lord		 398	Mihir Kumar Guha 28.01.2020
2	Mr Kajal Chakraborty Shalbagaan No. 2 Sarani, P.O:- Noapara, P.S:- Barasat, Barasat, District:-North 24- Parganas, West Bengal, India, PIN - 700125	Land Lord		 399	Kajal Chakraborty 28.01.2020
3	Mr Bubai Saha Bijoy Laxmi Colony, Colony More, P.O:- Nabapally, P.S:- Barasat, Barasat, District:-North 24- Parganas, West Bengal, India, PIN - 700126	Represent ative of Developer [B.N.S. Constructi on]		 400	Bubai Saha 28.01.2020



District Sub-Registrar-II
North 24 Parganas, Barasat

28 JAN 2020

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUJIT GHOSH Son of Mr Bhupati Ghosh Barasat Court, P.O:- Barasat, P.S:- Barasat, Barasat, District:-North 24- Parganas, West Bengal, India, PIN - 700124	Mr Mihir Kumar Guha, Mr Kajal Chakraborty , Mr Bubai Saha		 401	 20/1/20

Sujit Ghosh

(Ananda Mohan Nandi)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
III NORTH 24-PARGANAS
North 24-Parganas, West
Bengal













T

District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

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

(1) Name... MIHIR KUMAR GUHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Mihir Kumar Guha










ডান হাত

Mihir Kumar Guha

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name... KAJAL CHAKRABORTY

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Kajal Chakraborty











ডান হাত

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

Kajal Chakraborty

Signature of the Presentant

(3) Name... SRI BUBAI SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Bubai Saha

ডান হাত

Bubai Saha

Signature of the Presentant.

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

41.01



District Sub-Registrar-III
North 24-Parganas, Barasat

28 JAN 2020

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

GRN: 192019200166791831 **Payment Mode** Online Payment
GRN Date: 28/01/2020 13:23:21 Bank : State Bank of India
BRN : IK0AKYNTV2 BRN Date: 28/01/2020 13:24:41

DEPOSITOR'S DETAILS

Id No. : 15250000141761/5/2020

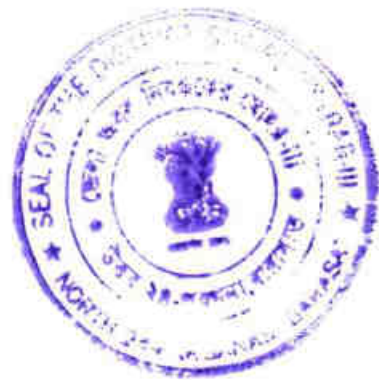
[Query No./Query Year]

Name : BUBAI SAHA
Contact No. : Mobile No. : +91 9836596608
E-mail :
Address : B L CONONY NABAPALLY BARASAT 126 BSKPS6154E
Applicant Name : Mr Anindya Sengupta
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15250000141761/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	6521
2	15250000141761/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	22053
			Total	28574

In Words : Rupees: Twenty Eight Thousand Five Hundred Seventy Four only



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ADKPG2167P

नाम /NAME

MIHIR KUMAR GUHA

पिता का नाम /FATHER'S NAME

MONINDRA LAL GUHA

जन्म तिथि /DATE OF BIRTH

04-03-1943

हस्ताक्षर /SIGNATURE

Mihir Kumar Guha

B. Das

आयकर आयुक्त, प.ब.-XI

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी रव्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



ভারত সরকার
Government of India



মিহির কুমার গুহা
MIHIR KUMAR GUHA
পিতা : মনীন্দ্র লাল গুহা
Father : MANINDRA LAL GUHA
জন্মতারিখ / DOB : 03/01/1943
পুরুষ / Male



2045 8599 1890

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা
শালবাগ-1, বারাসাত, বারাসাত
(এম). নং পড়া, উত্তর ২৪
পারগনা, পশ্চিমবঙ্গ, 700125

Address:
SHALBAGAN, BARASAT, Barasat
- I, Noapara, North Twenty Four
Parganas, West Bengal, 700125

2045 8599 1890

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/13/090/0186282

পরিচয় পত্র



Elector's Name : GUHA MIHIR
নির্বাচকের নাম : গুহা মিহির
Father/Mother/
Husband's Name : JATINDRALAL
পিতা/মাতা/স্বামীর নাম : মনীন্দ্রলাল
Sex : M
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 50
১.১.১৯৯৫-এ বয়স : ৫০

Address PART NO.: 63
PASCHIM NOAPARA
NORTH 24 - PARGANAS

ঠিকানা : পাট নং: ৬৩
পশ্চিম নোয়াপাড়া
উত্তর ২৪ পরগনা

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 090-PARASAT Assembly Constituency
০৯০-বারাসাত বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসাত

Date : 14/02/95

তারিখ : ১৪/০২/৯৫

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAJAL CHAKRABORTY
NIRANJAN CHAKRABORTY

10/12/1963
Permanent Account Number
AJSPC5540N



30042008

Kajal Chakraborty
Signature

इस कार्ड के खोने / गले पर कब्जा सुधित करने / लौटाने
आयकर वेतन सेवा इकाई, पैन एस सी यूए
पडवती मॉडल, टाईम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर फ्लोर, मुंबई - 400 013.

*If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Ser. Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Floor, Mumbai - 400 013.
Tel: 91-22-2604630 Fax: 91-22-24930664
e-mail: tininfo@nsdl.com*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

অনুলিপি/Enrollment No. : 1111/78003/09674

To
Kajal Chakraborty
কাজল চক্রবর্তী
SHALBAGAN
BARASAT
Naopara
Noapara, North 24 Parganas
West Bengal - 700125

14/08/2015



KH453729905FT
45372990



আপনার আধার সংখ্যা / Your Aadhaar No. :

7506 3678 2711

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



কাজল চক্রবর্তী
Kajal Chakraborty
পিতা : নিরঞ্জন চক্রবর্তী
Father : NIRANJAN CHAKRABORTY

জন্মতারিখ / DOB: 10/12/1963
পুরুষ / Male

7506 3678 2711



আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

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



আধার

ঠিকানা: শালবাগান, বারাসাত, নৌপারা
নত্যাণাঙ্গা, উত্তর ২৪ পরগণা
পশ্চিম বঙ্গ,

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

Address: SHALBAGAN,
BARASAT, Naopara, North
24 Parganas, Noapara, West
Bengal, 700125

7506 3678 2711

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD

CKW3809787

পরিচয় পত্র



Elector's Name	Kajal Chakraborty
নির্বাচকের নাম	কাজল চক্রবর্তী
Father's Name	Niranjan
পিতার নাম	নিরঞ্জন
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	37
১.১.২০০০-এ বয়স	৩৭

Address**Shal Bagan Paschim Barasat North 24 -
Parganas 743707**

ঠিকানা

শাল বাগান পশ্চিম বারাসাত উত্তর ২৪ পরগণা
৭৪৩৭০৭Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 90-Barasat

Assembly Constituency

৯০-বারাসাত

বিধানসভা নির্বাচন ক্ষেত্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 21.08.2000

তারিখ ২১.০৮.২০০০

0830079

आयकर विभाग  **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

BUBAI SAHA
NARAYAN CHANDRA SAHA

06/11/1987
 Permanent Account Number
BSKP98154E


 Signature



13022004

इस कार्ड को खोने / चुराने पर दण्डित किया जायेगा / कीमत /
 अनुमानित नुकसान रु. 20000/-, एवं इस को एक
 नकली पहचान, दस्तावेज बनाने, कानून विरोधी कार्रवाई,
 एवं, सी. आई. ए. की मदद से, पकड़े - 400 013.

*If this card is lost / someone's lost card is found,
 please inform us at:*

Income Tax PAN Services Unit, NSDL,
 1st Floor, Times Tower,
 Kamala Mills Compound,
 S. B. Marg, Lower Panel, Mumbai - 400 013.

Tel: 91-22-2799 4999 Fax: 91-22-2793 0664,
 e-mail: unitinfo@nsdl.co.in



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

তালিকাভুক্তির নম্বর/Enrolment No.: 1111/78001/01196

BUBAI SAHA (বুবাই সাহা)

BIJAY LAKSHMI COLONY .COLONY MORE,
NABAPALLY, Barasat (m), North 24 Parganas,
West Bengal - 700126

আপনার অধার সংখ্যা/ Your Aadhaar No.:

5118 8675 9144



তথ্য

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

INFORMATION

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

স্বাক্ষর-সাধারণ মানুষের অধিকার



Signature valid

Digitally signed by Unique Identification Authority of India
Date: 2015.12.04 13:13:12 IST

- সারা দেশে মান্য
- আধারের জন্য আপনার একবারই তালিকাভুক্তি করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



বুবাই সাহা
BUBAI SAHA
জন্মতারিখ/ DOB: 06/11/1987
পুরুষ / MALE



ঠিকানা:

বিজয়লক্ষ্মী কলোনী .কলোনী
মোড়, নবপল্লী, বারাসাত
(এম), উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700126

Address:

BIJAY LAKSHMI COLONY
.COLONY MORE, NABAPALLY,
Barasat (m), North 24 Parganas,
West Bengal - 700126

5118 8675 9144

5118 8675 9144

স্বাক্ষর-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar



ভারতের নির্বাচন কমিশন
পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

CKW4506234



নির্বাচকের নাম : বুবাই সাহা

Elector's Name : Bubai Saha

পিতার নাম : নারায়ন চন্দ্র সাহা

Father's Name : Narayan Chandra Saha

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ / Date of Birth : 06/11/1987

CKW4506234

ঠিকানা:
বিজয়লক্ষী কলোনি, নবপল্লী, বারসাত, 67, বারসাত
উত্তর 24 পর্গানা 700125

Address:
BIJAYLAXMI KALONI, NABAPALLY,
BARASAT, 67, BARASAT NORTH 24
PARGANAS 700125

Date: 26/03/2008
99, বারসাত নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
স্বাক্ষরিতের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for
99-Barasat Constituency

বিজ্ঞপ্তি পরিবর্তন হলে নতুন ঠিকানায় ত্রুটিতে লিখে নাম
হোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দেশ করে এই পরিচয়পত্রের নকলটি উল্লেখ করুন।
In case of change in address mention the Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

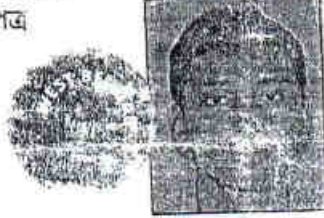
NET 04/12



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

KJM1427707



Elector's Name নির্বাচকের নাম	Sujit Ghosh সুজিত ঘোষ
Father's Name শিতার নাম	Bhupati ভূপতি
Sex লিঙ্গ	M পুং
Age বয়স	23 ২৩
১.১.২০০০-এ বয়স	

Sujit Ghosh

Address

Bhagyabantpur (Pashchimpara,
Pubrapara) Dadpur Barasat North 24 -
Parganas

ঠিকানা

ভাগ্যবন্তপুর (পশ্চিমপাড়া, পূর্বপাড়া) দাদপুর বারসাত
উত্তর ২৪ পরগণা

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

For 92-Deganga
Assembly Constituency

৯২-দেগঙ্গা

বিধানসভা নির্বাচন কেন্দ্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 21/10/2000

তারিখ ২১/১০/২০০০

Major Information of the Deed

Deed No :	I-1525-00844/2020	Date of Registration	03/02/2020
Query No / Year	1525-0000141761/2020	Office where deed is registered	
Query Date	24/01/2020 1:40:46 PM	D.S.R. - III NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Anindya Sengupta 1/1 Netaji Sarani, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9836596608, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 22,00,000/-]		
Set Forth value	Market Value		
Rs. 22,00,000/-	Rs. 40,00,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 22,053/- (Article:E, E. B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Shal Bagan Road, Mouza: Napara, JI No: 83, Pin Code : 700125

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1102	RS-342	Bastu	Bastu	4 Katha	22,00,000/-	40,00,003/-	Width of Approach Road: 22 Ft.,
Grand Total :					6.6Dec	22,00,000 /-	40,00,003 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Mihir Kumar Guha (Presentant) Son of Late Manindralal Guha Shalbagaan No. 2, P.O:- Noapara, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADKPG2167P, Aadhaar No: 20xxxxxxxx1890, Status :Individual, Executed by: Self, Date of Execution: 28/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence</p>
2	<p>Mr Kajal Chakraborty Son of Late Nirajan Chakraborty Shalbagaan No. 2 Sarani, P.O:- Noapara, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJSPC5540N, Aadhaar No: 75xxxxxxxx2711, Status :Individual, Executed by: Self, Date of Execution: 28/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	B.N.S. Construction Shalbagaan No. 2 Sarani Beside Bngiyo Gramin Bikas, P.O:- Napara, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125 , PAN No.:: BSKPS6154E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Bubai Saha Son of Mr Narayan Chandra Saha Bijoy Laxmi Colony, Colony More, P.O:- Nabapally, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BSKPS6154E, Aadhaar No: 51xxxxxxx9144 Status : Representative, Representative of : B.N.S. Construction (as sole proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUJIT GHOSH Son of Mr Bhupati Ghosh Barasat Court, P.O:- Barasat, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124			
Identifier Of Mr Mihir Kumar Guha, Mr Kajal Chakraborty , Mr Bubai Saha			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Mihir Kumar Guha	B.N.S. Construction-3.3 Dec
2	Mr Kajal Chakraborty	B.N.S. Construction-3.3 Dec

On 24-01-2020

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 40,00,003/-

Nandi

Ananda Mohan Nandi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 28-01-2020

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

Presented for registration at 19:00 hrs on 28-01-2020, at the Private residence by Mr Mihir Kumar Guha , one of the Executants.

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

Execution is admitted on 28/01/2020 by 1. Mr Mihir Kumar Guha, Son of Late Manindralal Guha, Shalbagaan No. 2, P.O: Noapara, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by Profession Retired Person, 2. Mr Kajal Chakraborty , Son of Late Nirnanjan Chakraborty, Shalbagaan No. 2 Sarani, P.O: Noapara, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by Profession Retired Person

Indetified by Mr SUJIT GHOSH, , , Son of Mr Bhupati Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 28-01-2020 by Mr Bubai Saha, sole proprietor, B.N.S. Construction (Sole Proprietoship), Shalbagaan No. 2 Sarani Beside Bngiyo Gramin Bikas, P.O:- Napara, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125

Indetified by Mr SUJIT GHOSH, , , Son of Mr Bhupati Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Nandi

Ananda Mohan Nandi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 03-02-2020

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,053/- (B = Rs 22,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2020 1:24PM with Govt. Ref. No: 192019200166791831 on 28-01-2020, Amount Rs: 22,053/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AKYNTV2 on 28-01-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 6,521/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 4639, Amount: Rs.500/-, Date of Purchase: 24/01/2020, Vendor name: J Biswas

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 28/01/2020 1:24PM with Govt. Ref. No: 192019200166791831 on 28-01-2020, Amount Rs: 6,521/-, Bank:

State Bank of India (SBIN0000001), Ref. No. IK0AKYNTV2 on 28-01-2020, Head of Account 0030-02-103-003-02

Ananda

Ananda Mohan Nandi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1525-2020, Page from 24889 to 24942
being No 152500844 for the year 2020.



Digitally signed by ANANDA MOHAN
NANDI
Date: 2020.02.04 13:41:59 +05:30
Reason: Digital Signing of Deed.

Anandi

(Ananda Mohan Nandi) 2020/02/04 01:41:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)