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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

Y 955662

*1506-147226/18
 Ambuda Sam
 two contain six capitals
 for 400 for capital.*

Certified that the document is admissible to registration. The Signature Sheet and endorsement Sheet Attached to the document are the parts of the document.

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

31 JAN 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 31st day of January, Two Thousand Eighteen

BETWEEN

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25/1/18
A194
P.K. BANDYOPADHYAY
Advocate
HIGH COURT, QAE-1

কাম্বিশ্বাস প্রাপ্ত স্ট্যাম্প
কাম্বিশ্বাস প্রাপ্ত স্ট্যাম্প

কাম্বিশ্বাস প্রাপ্ত স্ট্যাম্প

19 JAN 2018

360000



Addl. District Sub-Registrar
Cossipore Dum-Dum 24 Pgs

31 JAN 2018

Pradip Mallick
3/0, Late Sarat Ch. Mallick
Kalyandra Nagar
Nimta, Kol-49

: 2 :

MR. DURGA PADA BANERJEE (PAN AFWPB3988F), son of Late Jnanandra Chandra Banerjee, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 8/1/38/1, Arabinda Sarani, P.O. & P.S. Dum Dum, Kolkata – 700028, District: North 24-Parganas, hereinafter referred to as the '**OWNER**' (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

A N D

DHAR CONSTRUCTION (PAN - BAZPD3715K), a Proprietorship firm having its registered Office at 8/1/26D, Arabinda Sarani, (West Kamalapur), P.O. & P.S. Dum Dum, Kolkata – 700028, District : North 24-Parganas, West Bengal, represented by its sole Proprietress **MRS. RINA DHAR (PAN BAZPD3715K)**, wife of Sri Atanu Dhar, by faith Hindu, by occupation business, residing at 8/1/26D, Arabinda Sarani, (West Kamalapur), P.O. & P.S. Dum Dum, Kolkata – 700028, District : North 24-Parganas, West Bengal, hereinafter referred to as the '**PROMOTER/DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS Durgapada Banerjee, son of Late Jnanandra Chandra Banerjee, the Owner herein, absolutely seized and possessed **ALL THAT** piece and parcel of homestead land measuring **2 cottah 6 chittaks 0 sq.ft. more or less** along with one storied building standing thereon lying and situated at **Holding/Premises No. 8/1/38/1, Arabinda Sarani, Kolkata – 700028**, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 150/A, S.P. No. 75/1, C.S. Dag No. 2027 (P), L.R. Dag No. 2027 under L.R. Khatian No. 415, within the municipal limits of Dum Dum Municipality, Ward No. 14, P.S. Dum Dum, District : North 24-Parganas, by virtue of a free hold title Deed which was executed and registered by the R.R. & R. Department, Government of West Bengal on 27.07.1993 and the same was recorded in Book No. I, Volume No. 9, Pages 109 to 112, Being No. 628, for the year 1993 at the Office of Addl. District Registrar, Barasat, North 24-Parganas, by mutating his name and by paying taxes and revenues to the competent authority. The aforesaid property is free from all encumbrances and charges and fully described in the Schedule 'A' herein below.

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AND WHEREAS the Owner is desirous of developing the said premises by constructing multi-storied building in accordance with the sanctioned building plan.

AND WHEREAS upon the aforesaid representation of the owner and subject to verification of title of the owner concerning the said premises, the Promoter/Developer has agreed to develop the said premises by constructing a multi-storied building on the land measuring **2 cottah 6 chittaks 0 sq.ft. more or less** in accordance with the sanctioned building plan on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the Parties hereto as follows :

- 1.a) **OWNER** shall mean **DURGAPADA BANERJEE**, his heirs, executors, administrators, and legal representatives.
- .b) **PRMOTER/DEVELOPER** shall mean **DHAR CONSTRUCTION** and her heirs executors administrators assigns successors.
- 1.c) **TITLE DEED** shall mean all the documents referred to herein above and all documents of title in respect of the aforesaid property.
- 1.d) **PREMISES** shall mean the **Holding No. 8/1/38/1, Arabinda Sarani, Kolkata – 700028**, P.S. Dum Dum, within the municipal limits of Dum Dum Municipality more fully and particularly described in the schedule 'A' hereunder written along with building delineated the plan or map annexed hereto and bordered in red thereon.
- 1.e) **BUILDING** shall mean the multi-storied building to be constructed on the said premises.
- 1.f) **COMMON FACILITIES AND AMENITIES** shall include corridors, stairways, passage ways, drive ways, overhead reservoir, meter, pump and motor, lift, lift well, lift machineries, lift room and other facilities which may be mutually agreed upon between the parties and required for the establishment location enjoyment provisions roof and terrace of the building maintenance and/or management of the building.

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1.g) **SALEABLE SPACE** shall mean the space excepting the owner's allocation in the building available for independent use and occupation after making the provisions for common facilities and the space required that for.

1.h) **OWNER'S ALLOCATION** shall mean **Owner, Durgapada Banerjee** will get **1 (one) No. self contained flat on Third Floor at front side** having covered area **950 sq.ft.** more or less, **1 (one) No. self contained flat on Third Floor at back side** having covered area **750 sq.ft.** more or less **1 (one) No. self contained flat on First Floor** having covered area **750 sq.ft.** more or less in the building to be constructed on the said premises which is fully described in the Schedule "B" herein below and which shall be allocated to the owner free of any costs expenses and charges of the owner in accordance with the terms and conditions of these presents including proportionate share in the common facilities and amenities on pro rata basis as fully and particularly set out in Schedule 'B' hereunder written. The Owner will also get a sum of **Rs.1,001.00 (Rupees One thousand One) only** from the Promoter/ Developer at the time of signing of this Agreement which is non-refundable.

1.i) **DEVELOPER'S/PROMOTER'S ALLOCATION** shall mean the remaining of the area in the building to be constructed in the said premises after allocating to the owner as aforesaid including proportionate share in the common facilities and amenities on pro rata basis.

2. THE OWNER DECLARES AS FOLLOWS :

a) That the owner above named is absolutely seized and possessed of and/or well and sufficiently entitled to the said premises.

b) That the said premises is free from all encumbrances charges and owner had a marketable title in respect of the said premises.

c) That the said premises is free from all encumbrances charges and liens, lispendents attachments trust acquiasance requisitions whatsoever or howsoever.

d) That there is no excess vacant land of the said premises within the meaning of Urban Land (Ceiling & Regulation) Act, 1976.

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3. The Owner and the Developer/Promoter do hereby declare and covenant as follows:

(a) That the Owner hereby grant exclusive right to the Developer/Promoter to prepare building plan and to have sanctioned or re-sanctioned of the same at her own costs and to undertake make construction after demolishing the existing structure standing on the said premises in accordance with the plan to be sanctioned by the Dum Dum Municipality.

(b) That all applications, plans, completion certificate other papers and documents as may be prepared by the Developer/Promoter for the purpose of obtaining necessary sanction from the appropriate authority shall be prepared and submitted by the Developer/Promoter on behalf of the owner at the Developer/Promoter's own cost and expenses and the owner shall sign all the necessary papers for the same at the request of the Developer/Promoter as and when required.

(c) That nothing herein contained shall be construed as demised or assignment or conveyed or as creating any right title or interest in respect of the said premises in favour of the Developer/Promoter other than an exclusive licence or right to the Developer/Promoter to do or refrain from doing the acts and things in terms whereof and to deal with the Developer/Promoter's allocation.

(d) That the Owner immediately execution of these present shall hand over the vacant peaceful possession of the aforesaid property.

(e) That the Owner shall grant to the Developer/Promoter a Development Power of Attorney for the purpose of obtaining the sanctioned/re-sanctioned plan and all necessary permission and obtain completion certificate and sanction from different authorities in connection with the construction of the building and also for pursuing the following of the matters with the Dum Dum Municipality and other authorities and to negotiate and to take earnest money and/ or total consideration money from the intending purchaser/s of the flat/flats/garage of the building to be constructed and to execute and register the same before the Addl. Dist. Sub-Registrar, Dist. Registrar and Registrar of Assurances, Kolkata.

(f) That upon completion of the new building the Developer/Promoter shall put the owner in undisputed possession of the Owner's allocation completed as per specification given in Schedule 'C' together with the rights in common facilities and amenities.

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(g) That the Owner and the Developer/Promoter shall exclusively entitled to their respective share of allocation in the building with right to transfer or otherwise deal with or dispose of the same without any right or claim of others or interest therein whatsoever of the other and the owner shall not in any interfere with or disturb the quite and peaceful possession of the Developer/Promoter's allocation.

(h) That in so far as necessary dealings with the Developer/Promoter in respect of the building including agreement for sale or transfer concerning the Developer/Promoter's allocation shall in the name of the Owner for which purpose the owner undertakes to give the Developer/Promoter a Development Power of Attorney in a form and manner required by the Developer/Promoter provided however the same shall not create any financial liabilities upon the Owner in any manner whatsoever.

(i) That Owner shall execute and register deed of conveyance or conveyances in favour of the Developer/Promoter or her nominee or nominees or such part or parts as shall be required by the Developer/Promoter in respect of the Developer/Promoter's allocation and all costs and expenses including stamp duty and registration charges shall be borne and paid by the Developer/Promoter or her nominee or nominees.

(j) That the Developer/Promoter shall at her own cost construct and complete the new multi-storied building at the said premises accordance with the sanctioned plan confirming to such specification as are mentioned in Schedule 'C' hereunder written and as may be recommended by the Architect of the Developer/Promoter. The Owner shall not be responsible or liable for any deviation from sanctioned plan in the construction of new building by the Developer/Promoter.

(k) That the Developer/Promoter shall install in the said building at her own cost pump, overhead reservoir, lift, electric wiring and installation and other facilities as are required to be provided in the new building constructed for sale do flats therein on ownership basis and as mutually agreed.

(l) That the Developer/Promoter shall be authorised to negotiate with the intending Purchaser or Purchasers for sale of the Developer/Promoter's allocation and to enter into any agreement with the intending Purchaser or Purchasers and to receive earnest money against

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valid receipts put the same shall not create any financial liability upon the owner in any manner whatsoever.

(m) That the Developer/Promoter shall at her own cost and expenses and without creating any financial or other liabilities on the Owner construct and complete the said multi-storied building in accordance with the sanctioned plan and any amendment thereto or modifications thereof made or cause to be made by the Developer/Promoter.

(n) That as from the date of sanction of the construction plan by the Dum Dum Municipality, the municipal rates and taxes as also other out goings in respect of the said premises and till such time as the possession of the said Owner's allocation are made shall be borne and paid by the Promoter/Developer and all outstanding dues on account of municipal rates and taxes as also other outgoings upto the date of delivery of possession to the Developer/ Promoter shall remain the liabilities of the Owner and shall be borne by the owner.

4. That the Owner hereby agreed and covenant with the Developer/Promoter as follows:

(a) Not to cause any interference or hindrance in the construction of the said building at the said premises by the Developer/Promoter.

(b) Not to do any act, deed or thing what by the Developer/Promoter may be prevented from selling assigning or disposing of any of the Developer/Promoter's allocated portion in the building as the said premises.

(c) Not to let out grant lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer/Promoter during the period of the said construction.

(d) To remain bound to execute all agreements for sale or transfer concerning the Developer/Promoter's allocation and shall remain bound to execute a Development Power of Attorney empowering the Developer/Promoter to execute all such Agreement or Agreements for sale or transfer and to execute and register all such deed or deeds for sale or transfer for and on behalf of the Owner's concerning the Developer/Promoter's allocation of the building of the said premises on receipt of the consideration money and/or earnest money and to grant valid receipt by the Developer/Promoter and/or cancel or repudiate the same by the Developer/Promoter.

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(e) That neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor used thereof for any purpose which may cause any nuisance, annoyance or hazards to the other purchaser or purchasers of the apartments of the building.

(f) To pay all the arrear outstanding electricity charges if any till the date of delivery of peaceful vacant possession to the Promoter/Developer failing which the Developer/Promoter will pay the same to the proper authority from deducting the Owner's allocation.

(g) To use the existing electricity meter after obtaining the owner's allocation and to pay the electricity charges according to consumption to the CESC Limited.

5. THE DEVELOPER/PROMOTER HEREBY AGREE AND COVENANT WITH THE OWNER AS FOLLOWS :

(a) To complete the construction of the multi-storied building within **36 (thirty six)** months approx from the date of obtaining sanctioned building plan;

(b) To hand over the Owner's allocation to the Owner within **36 (thirty six)** months approx from the date of obtaining sanctioned building plan;

(c) That the Developer/Promoter will complete the construction and /or hand over the Owner's allocation within **36 (thirty six)** months approx from the date of obtaining sanctioned building plan;

(d) Not to violet or contravene any of the provisions or rules applicable to the construction of the said building.

(e) To keep the owner indemnified against all third party claims and actions arising out of any sort of the act of commission of the Developer/Promoter in relative to the construction of the said building.

(f) To keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer/Promoter's action with regard to the development of the said premises and in the matter of construction of the said building and/or for any defects therein.

(h) To pay monthly rent @ **Rs.6,500.00 (Rupees Six thousand five hundred) only** towards alternative accommodation of the Owner herein and to demolish the existing building and remove all broken materials from the site at her own cost;

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6. THE OWNER AND THE DEVELOPER/PROMOTER ALSO HEREBY COVENANTS AS FOLLOWS :

(a) The Owner hereby undertakes that the Promoter/Developer shall be entitled to construct and shall enjoy its allocated space of the building without any interference or disturbance provided the Developer/Promoter performed and fulfill all the terms and conditions herein contained.

(b) That Owner and the Developer/Promoter hereby declare that they have entered into this agreement purely as a contract basis and as a joint venture in any manner nor shall the parties hereto constitute as association of persons.

(c) The Owner shall do or execute or caused to be done or executed all such further deeds matters and things not herein specified as may be required to be done by the Developer/Promoter and for which the Developer/Promoter meet the authority of the Owner including any such additional power of attorney and/or authorisation as may be required for the purpose provided that all such acts deeds matters and things shall not in any way infringe on the rights of the owner and/or go against the spirit of these presence.

(d) The Owner shall not be liable for any Income Tax or any other taxes in respect of the Developer/Promoter's allocation which shall be liability of the Developer/Promoter who shall keep the Owner indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

(e) That the Developer/Promoter frame scheme for the management and administration of the said building or buildings and/or common part thereof and agree to abide by all the rules and regulations to be framed by any society or association who will be in charge of such nominee or nominees of the affairs of the buildings or common part thereof.

(f) The name of the building shall be determined later on.

(g) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof to the Developer/Promoter by the owner or as creating any right title or interest in respect thereof in favour of the Developer/Promoter to do the acts and things expressly provided hereto as also in the Power of Attorney to be given for the purpose **PROVIDED HOWEVER THE** Developer/Promoter

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be entitled to raise fund from any Bank or Banks without creating any financial liability on the owner or affecting his estate and interest in the said premises and for that purpose the Developer/Promoter shall keep the Owner indemnified against all acts suits proceedings and costs charges and expenses in respect thereof.

(h) As and from the date of completion of the building the Developer/Promoter and/or her transferees and the Owner and/or his transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of his respective spaces. The top roof of the building will be used by the Land owner with other flat owner/occupiers commonly.

(i) The Owner shall deliver or cause to be delivered to the Developer/Promoter all the original title deeds relating to the said premises simultaneously with the execution of these presents.

(j) Save and except what has been specifically stated hereunder all disputes and differences between the parties arising out of the meaning construction or import of this agreement or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the arbitration and the award of the Arbitrator shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and Conciliation Act, 1996 and its statutory modification and/or reenactments thereof in force from time to time.

(k) The Promoter/Developer will obtain separate electricity meter for the owner herein and the owner will pay for said electricity meter to the Promoter/Developer herein and the owner will also use the existing electricity meter.

(l) That the Promoter/Developer may amalgamate the aforesaid property with other neighbour plots/holdings and in that event the Owner shall have no objection.

(m) That the Owner herein hereby shall be bound to pay GST, and other taxes as and when to be imposed by the State/Central Govt. through the Promoter/Developer herein.

(n) That the Promoter/Developer will pay monthly rent @ **Rs.6,500.00 (Rupees Six thousand and five hundred) only** to the Owner herein towards alternative accommodation

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of the Owner herein and will demolish the existing building and remove all broken materials from the site at her own cost.

(o) Notwithstanding the foregoing provisions, the rights to sue for specific performance of this contract by one part against the other as per the terms of this Agreement shall remain in force.

(p) Save and except what are herein before provided rights and liabilities of the parties shall be governed by the law in force.

SCHEDULE 'A' REFERRED TO ABOVE

ALL THAT piece and parcel of homestead land measuring **2 cottah 6 chittaks 0 sq.ft. more or less** along with one storied building standing measuring **400 sq.ft. more or less with neat cement finished floor** standing thereon lying and situated at **Holding No. 8/1/38/1, Arabinda Sarani, Kolkata - 700028**, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 150/A, S.P. No. 75/1, C.S./R.S. Dag No. 2027 (P), L.R. Dag No. 2027 under L.R. Khatian No. 415, within the municipal limits of Dum Dum Municipality, Ward No. 14, P.S. Dum Dum, District : North 24-Parganas, Addl. District Sub-Registration Office Cossipore Dum Dum. The aforesaid property is butted and bounded as follows:-

On the North : By E.P. No. 150;
On the South : By E.P. No. 150/B,
On the East : By Road (Arabinda Sarani),
On the West : By Common Passage.

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Durga Kola Banerjee

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**SCHEDULE 'B' REFERRED TO ABOVE
(SRI DURGA PADA BANERJEE, OWNER'S ALLOCATION)**

ALL THAT piece and parcel of 1 (one) No. self contained flat on Third Floor at front side having covered area 950 sq.ft. more or less, 1 (one) No. self contained flat on Third Floor at back side having covered area 750 sq.ft. more or less, 1 (one) No. self contained flat on First Floor having covered area 750 sq.ft. more or less in the building to be constructed on the said premises at Holding No. 8/1/38/1, Arabinda Sarani, Kolkata – 700028, P.S. Dum Dum, within the municipal limits of Dum Dum Municipality, Ward No. 14, District : North 24-Parganas, and along with proportionate undivided share of the land fully described in the Schedule 'A' herein above and all rights of common areas and facilities and amenities. The Owner will also get a sum of Rs.1,001.00 (Rupees One thousand and One) only from the Promoter/ Developer here at the time of signing of this Agreement which is non-refundable.

Durga Pada Banerjee

**SCHEDULE 'C' REFERRED TO ABOVE
(SPECIFICATION OF WORKS OF FLAT)**

ALL THAT the specification of the building and flat as stated above : -

i) NATURE OF CONSTRUCTION :

R.C.C. Column, structure , inside will be finished by cement plaster with plaster of paris.

ii) DOORS :

Frames of good quality wood and flash doors of commercial quality. Main Door will be provided of wooden panel with one eye piece with one primar coating.

iii) WINDOWS :

All windows will be made of Aluminium sliding and protected with grill.

iv) KITCHEN :

Cooking platform built in black stone and the dado of cooking platform will be built in black stone and plain white glazed tile upto 2'-0" height on the black stone table and one steel sink with one bib cock. Floor will be made with marble.

v) TOILET :

Toilet of flat on Indian type with shower, basin, bib cock and marble in the floor. The dado of the toilet will be built in plaint white glazed tiles upto 6'-0".

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vi) FLOOR :

Flooring of Marble with 4" skirting on all side with MARBLE.

vii) ELECTRIC : Full concealed copper wiring (ISI & Switch – Anchor) :

- In Bed Rooms : 1 Fan Point, 2 light points, One 5 AMP plug point; one AC point in one bed room.

Living-cum-dining : 1 Fan Point, 2 light points, One 15 AMP plug point for Refrigerator, 1 T.V. and cable point.

Kitchen : 1 exhaust Fan point or 1 chimney point, One 15 AMP plug point, 1 light point.

Toilet : 1 exhaust Fan Point, 1 light point and one 15 AMP plug point for gizzar (only common toilet) .

Balcony : 1 light point and one 5 Amp point;

Calling Bell : 1 calling bell point in outside the main entrance of the flat;

viii) WATER SUPPLY :

Water supply to the flat shall be round the clock.

ix) INTERIOR WALL COATS :

All interior wall will be finished with cement plaster and plaster of paris.

x) Stair to be made with marble.

xi) Lift : Made by reputed Company as per choice of Promoter.

xii) EXTRA CHARGES :

Owner shall have to pay in advance for any type of extra work in addition to the total consideration of the flat together with common areas and proportionate share of land.

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures on this agreement on the day month and year first above written.

SIGNED SEALED AND DELIVERED

In the presence of :

- 1) *Jayanta Banerjee*
B, Kamalapur West.
Dan Dan.
Kolkata - 700028.
- 2) *Pradip Mallik*
Rajendra Nagar
Mirata, Kol- 49

Durga Lada Banerjee
SIGNATURE OF THE OWNER

For DHAR CONSTRUCTION

Rina Dhar

Proprietor

SIGNATURE OF PROMOTER/DEVELOPER

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: 15 :

R E C E I P T

RECEIVED a sum of **Rs.1,001.00 (Rupees One thousand One)** only from the Promoter/Developer herein as per memo below :

MEMO OF CONSIDERATION

Cash/ Cheque No.	Date	Bank	Amount
Cash	30.01.2018	--	Rs.1,001.00
Total			Rs.1,001.00

(Rupees One thousand One) only

WITNESSES ;

1) *Jayanta Banja*

2) *Pradip Mallick*











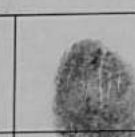











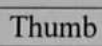
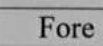
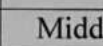
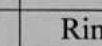
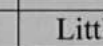
Durga Pada Banerjee
SIGNATURE OF THE OWNER

Prepared by :

P. K. Sanyal

**Advocate,
High Court, Calcutta
File No. WB/2653/1999**

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/Presentants						
	 <i>Durga Pada Banerjee</i>						
		(Left Hand)					
							
		(Right Hand)					
	 <i>Rina Dhar</i>						
		(Left Hand)					
							
		(Right Hand)					
		(Left Hand)					
							
		(Right Hand)					

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFWPB3988F



नाम /NAME

DURGAPADA BANERJEE

पिता का नाम /FATHER'S NAME

JNANENDRA CHANDRA BANERJEE

जन्म तिथि /DATE OF BIRTH

02-11-1934

हस्ताक्षर /SIGNATURE

Durgapada Banerjee

K. Das

आयकर आयुक्त, प.व. - III

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

Durga Pada Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RINA DHAR
SUDHIR KUMAR DAS
01/01/1970
Permanent Account Number
BAZPD3715K

Rina Dhar
Signature



Rina Dhar

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटाएं :
आयकर पैन सेवा यूनिट, UTTISL
प्लॉट नं. 3, सेक्टर 11, सीडीबीएल,
नवी मुंबई-400 614.

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

GRN: 19-201718-016467643-1

GRN Date: 31/01/2018 10:57:44

BRN: IK00LRRYH4

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 31/01/2018 10:58:42

DEPOSITOR'S DETAILS

Name: Ashok Chowdhury

Contact No.:

E-mail:

Address: s.s pally

Applicant Name: Mrs RINA DHAR

Office Name:

Office Address:

Status of Depositor: Others

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

Id No. : 15060000147226/2/2018

[Query No./Query Year]

Mobile No. : +91 9830142268

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060000147226/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	15060000147226/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	71

Total

6992

In Words : Rupees Six Thousand Nine Hundred Ninety Two only

Major Information of the Deed

Deed No :	I-1506-00708/2018	Date of Registration	31/01/2018
Query No / Year	1506-0000147226/2018	Office where deed is registered	
Query Date	30/01/2018 4:18:08 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	RINA DHAR 8/1/26D, Arabinda Sarani, (West Kamalapur), Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9331002187, Status .Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,001/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 50,49,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 71/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Arabinda Sarani, Mouza: Dumdum cantt, Ward No. 14, Holding No:8/1/38

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-2027	RS-415	Bastu	Bastu	2 Katha 6 Chatak	1/-	47,49,999/-	Property is on Road Adjacent to Metal Road.
Grand Total :					3.9188Dec	1 /-	47,49,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	3,00,000 /-	



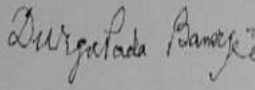
Major Information of the Deed :- I-1506-00708/2018-31/01/2018

01/02/2018 Query No:-15060000147226 / 2018 Deed No :I - 150600708 / 2018, Document is digitally signed.

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Lord Details :



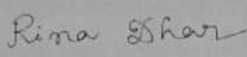


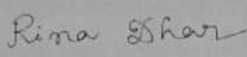


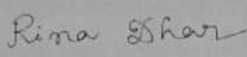
Name,Address,Photo,Finger print and Signature

No	Name	Photo	Fingerprint	Signature
1	Mr DURGA PADA BANERJEE Son of Late Jnanandra Chandra Banerjee Executed by: Self, Date of Execution: 31/01/2018 , Admitted by: Self, Date of Admission: 31/01/2018 ,Place : Office	 31/01/2018	 LTI 31/01/2018	 31/01/2018
8/1/38/1, Arabinda Sarani, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFWPB3988F, Status :Individual, Executed by: Self, Date of Execution: 31/01/2018 , Admitted by: Self, Date of Admission: 31/01/2018 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DHAR CONSTRUCTION 8/1/26D, Arabinda Sarani, (West Kamalapur), P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: BAZPD3715K, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs RINA DHAR (Presentant) Wife of Mr Atanu Dhar Date of Execution - 31/01/2018, , Admitted by: Self, Date of Admission: 31/01/2018, Place of Admission of Execution: Office </td> <td>  Jan 31 2018 12:11PM </td> <td>  LTI 31/01/2018 </td> <td>  31/01/2018 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs RINA DHAR (Presentant) Wife of Mr Atanu Dhar Date of Execution - 31/01/2018, , Admitted by: Self, Date of Admission: 31/01/2018, Place of Admission of Execution: Office	 Jan 31 2018 12:11PM	 LTI 31/01/2018	 31/01/2018
Name	Photo	Finger Print	Signature						
Mrs RINA DHAR (Presentant) Wife of Mr Atanu Dhar Date of Execution - 31/01/2018, , Admitted by: Self, Date of Admission: 31/01/2018, Place of Admission of Execution: Office	 Jan 31 2018 12:11PM	 LTI 31/01/2018	 31/01/2018						
8/1/26D, Arabinda Sarani, (West Kamalapur), P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAZPD3715K Status : Representative, Representative of : DHAR CONSTRUCTION (as sole proprietor)									

Major Information of the Deed :- I-1506-00708/2018-31/01/2018

01/02/2018 Query No:-15060000147226 / 2018 Deed No :I - 150600708 / 2018, Document is digitally signed.

Pradip Mallick
 Son of Late Sarat Chandra Mallick
 Rabindranagar, P.O:- Nimta, P.S:- Nimta, North Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr DURGA PADA BANERJEE, Mrs RINA DHAR

31/01/2018

Pradip Mallick

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DURGA PADA BANERJEE	DHAR CONSTRUCTION-3.91875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DURGA PADA BANERJEE	DHAR CONSTRUCTION-400.00000000 Sq Ft

Endorsement For Deed Number : I - 150600708 / 2018

On 31-01-2018

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:34 hrs on 31-01-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs RINA DHAR ..

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 50,49,999/-

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

Execution is admitted on 31/01/2018 by Mr DURGA PADA BANERJEE, Son of Late Jnanandra Chandra Banerjee, 8/1/38/1, Arabinda Sarani, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person

Identified by Mr Pradip Mallick, , Son of Late Sarat Chandra Mallick, Rabindranagar, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Major Information of the Deed :- I-1506-00708/2018-31/01/2018

01/02/2018 Query No:-15060000147226 / 2018 Deed No :I - 150600708 / 2018, Document is digitally signed.

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

Execution is admitted on 31-01-2018 by Mrs RINA DHAR, sole proprietor, DHAR CONSTRUCTION (Sole Proprietorship), 8/1/26D, Arabinda Sarani, (West Kamalapur), P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Mr Pradip Mallick, , Son of Late Sarat Chandra Mallick, Rabindranagar, P.O: Nimta, Thana: Nimta, City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

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

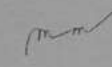
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2018 10:58AM with Govt. Ref. No: 192017180164676431 on 31-01-2018, Amount Rs: 71/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00LRRYH4 on 31-01-2018, Head of Account 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 100/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4194, Amount: Rs.100/-, Date of Purchase: 25/01/2018, Vendor name: R Paul
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/01/2018 10:58AM with Govt. Ref. No: 192017180164676431 on 31-01-2018, Amount Rs: 6,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00LRRYH4 on 31-01-2018, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1506-00708/2018-31/01/2018

01/02/2018 Query No:-15060000147226 / 2018 Deed No :I- 150600708 / 2018, Document is digitally signed.

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2018, Page from 40907 to 40931
Being No 150600708 for the year 2018.



Mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2018.02.01 12:43:27 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 01/02/2018 12:43:09
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)