

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

27.02.19
13.59
13.59

DEVELOPMENT AGREEMENT

Verified that the Document
is Authentic & Correct
Signature of the
Person is
Document is the
Document.

A.D.S.E. Officer
Burdwan

DISTRICT : Burdwan presently Paschim
Bardhaman
MOUZA : Kururia
P.S. : Durgapur
AREA OF LAND : 10 (Ten) Katha

27 FEB 2019

Ray
(ADW)

4828

Date 2.6.12

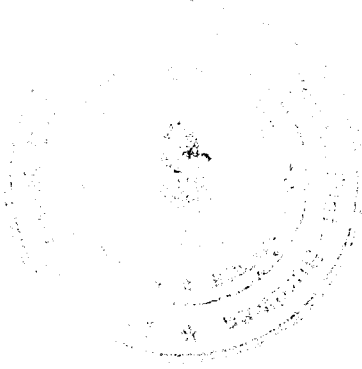
N.N. Construct

Durgapur-6

500/-

Stamp
Name of the person from Where
Purchased: Durgapur

JITENDRANATH MONDAL
Stamp Vender
Durgapur Court, Durgapur-68
Licence No-1/69



AM. Dkt. 12/12/12
Durgapur. Panch. 12/12/12

THIS DEVELOPMENT AGREEMENT IS MADE ON 27TH DAY OF FEBRUARY 2019

BETWEEN

SMT. TULSI CHOWDHURY @ SMT. TULSI RANI CHOWDHURY [PAN-BYNPC6143E]
wife of Late Nirodh Chowdhury @ Late Nirod Baran Chowdhury , by faith-Hindu by
nationality Indian, by occupation housewife, resident of Vill-Kururia, P.O-Amrai P S-
Durgapur, Dist-Pachim Bardhaman, W.B, India, PIN-713203 (hereinafter refereed to
and called as "**LANDOWNER**" (which term and expression shall unless excluded by or
repugnant to the subject or context be deemed to mean and include their respective
heirs, representatives, executors, administrators, successors and assigns) of the **FIRST**
PART.

AND

N.N. CONSTRUCTION [PAN:- ADFPH3818M] (a Proprietorship firm) having its
office at Balaka Park, Bidhannagar, Durgapur, pin:713206, Paschim Burdwan
represented by its **Proprietor MR. BIKRAM HAZRA [PAN: ADFPH3818M]** S/o Sri.
Nirad Baran Hazra by faith hindu, by occupation business residing at OCD-2, North JN
Avenue, Durgapur, Dist-Pachim Bardhaman, hereinafter referred as the "**DEVELOPER**"
(which terms or expression shall unless excluded by or repugnant to the context be
deemed to mean and include its successor-in-office legal representatives,
administrators, executors and assigns) of the **SECOND PART.**

WHEREAS the present landowner owning and possessing of a land measuring about
10 kataha under Mouza-Kururia,,Dag No-L.R-1094,R.S-1612 Khatian No-376,J.L No-56
Recorded in BLRO. Under Durgapur Municipal Corporation, Dist-Burdwan presently
Pachim Bardhaman. The property particularly mentioned and described in the first
scheduled is L.R recorded property of the present owner .She purchased the scheduled
mentioned the land vide deed no-1480& 1481 for the year 1967 of joint sub-registrar
raniganj and after that mutated her name at L.R.R.O.R.

AND WHEREAS the first part desire to develop the first schedule property by
construction of multistoried building up to maximum limit of floor consisting of so
many flats and parking space etc as approved by Durgapur municipal corporation but
the owner has not the sufficient fund for the development work and for this reason first
part is in search of a developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part And whereas the
Second part after considering various aspects of execution of the project and proposals
of the Owners, has decided to construct multistoried building there- at, consisting of
apartments and flat with the object of selling such flats/apartments to the prospective
purchasers and the Second Part has accepted the proposal of First Part.

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

I-DEFINITION

(Signature)
(Name)

- 1.1 OWNER/LANDLORD:- SMT.TULSI RANI CHOWDHURY [PAN-BYNPC6143E]**
wife of Late Nirod Baran Chowdhury , by faith-Hindu, by nationality Indian by occupation housewife, resident of Vill-Kururia,P.O-Amrai,P.S-Durgapur.Dist-Pachim Bardhaman,W.B,India,PIN-713203, .
- 1.2 DEVELOPER:-**Shall mean **N.N Construction [PAN:-ADFPH3818M](a proprietorship firm)**having its office at Balaka Park,Bidhanagar Durgapur. pin:713206, Paschim Burdwan represented by its proprietor **Sri Bikram Hazra[Pan:ADFPH3818M]** s/o Sri Nirad Baran Hazra by faith Hindu occupation business, residing at Vill-Bandra,P.O-Gopalpur, Durgapur 713212 Dist- Paschim Burdwan, hereinafter referred as the "DEVELOPER"(which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns)
- 1.3 LAND:-** Shall mean land measuring 10 (TEN) Katha under under Mouza-Kururia,,Dag No-R.S-1612,L.R.-1094,Khatian No-LR-376,J.L No-56 Under P.S-Durgapur,P.O-Durgapur-13,and the Jurisdiction of Durgapur Municipal Corporation ,Dist-Burdwan presently Pachim Bardhaman .W.B
- 1.4 BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE
- 1.5 ARCHITECT(S)-**Shall mean such Architect.(s) whom the Developer may appoint time to time as the architect of the Building
- 1.6 MUNICIPAL CORPORATION :-** Shall mean the Durgapur Municipal Corporation and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Durgapur Municipal Corporation and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any
- 1.8 OWNERS AREA:-** Shall mean as per D.M.C. approved area one Two BHK flat more and less 800(Eight Hundred)sq ft (Super build up) and Two 3BHK Flat measuring more or less 1050sq.ft.(Super build-up) each and 3 nos of shed/covered parking spaces 120 sq ft each. .
- 1.9 DEVELOPER'S AREA:** Shall mean entire area of the Multistoried building s together with the undivided impartiable proportionate share and/or interest in the said land and the common portions after providing owner area as mentioned in clause 1.8 of this agreement and remain car parking spaces in the Ground Floor of the Building

(Signature)
(Adv)

- 1.10 BENEFIT ARISING OUT OF PROJECT:** Shall mean Rs. 6,00,000/- (Six Lakhs) only and Rs. 2,00,000/- (Two Lakhs) only for flat adjustment. Which shall be paid by the Developer to the land owner.
- 1.11 UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat
- 1.12 PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers..
- 1.13 FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations,
- 1.14 PURCHASER/S** shall mean and include:
- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns
 - C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
 - D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
- 1.15 MASCULINE GENDER:** Shall include the feminine and neuter gender and vice versa.
- 1.16 SINGULAR NUMBER:** Shall include the plural and vice-versa.


(A.R.V.)

II- COMENCMENT: - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned herein above at the commencement of this agreement

III- EFFECTIVENESS: - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

IV: - DURATION: - This agreement is made for a period of 36 months from the date of it become effective with a grace Period of 1 Month.

V: - SCOPE OF WORK: - **The Developer shall construct a multistoried building according to sanctioned plan of Durgapur Municipal Corporation over and above the First Schedule Land.If Owner find any illigility in respect in this respect ,all liabilities carry by Developer**

VI:- OWENER DUTY & LIABILITY:-

1. The owners have offered total land of 10(ten) katha for development and construction of housing complex consisting of flats/apartments, & parking spaces.
2. That the owner shall vacate the land within 15 days from this agreement and deliver the developer peacefully possession of the 1st scheduled property to the second party subject to the terms and condition of this agreement.
3. The Owners hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
 - c) There is no agreement between the Owners and any other party (except N.N. **Construction**) proprietor Mr.Bikram Hazra trade registration no- JGP/451/2017-2018 issued by Jemua Gram Panchayet either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
4. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e receive sanctioned plan from the Durgapur Municipal

(Signature)
(Adv)

Corporation , such other statutory authority or authorities received No objection certificate from Asansol Durgapur Development Authority to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sign agreement for sale or sale deed on behalf of the land owner of flats/apartments to the prospective buyers and produce the same before the registering authority and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owner shall not be responsible for any unlawful activities of the Developer.

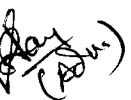
5. The owner shall responsible to resolved all the legal dispute related to land within 3 months from the getting the knowledge the same.
6. That the owner have agreed that they are personally present before the registration office to sign all the agreement.
7. That the owner also agreed that she shall give a development power of attorney in favour of Developer with in seven days from this agreement .

VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The developer NN CONSTRUCTION Confirms accepts and assures the owners that they are fully acquainted with, aware of the process/formalities related to similar project in Corporation area.and fully satisfied with the papers /documents related to the ownership, physical measurement of the land litigation free possession ,suitability of the land viability of the said project and will raise not objection with regard and thereto.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof


(Signature)

3. The developer has agreed to carry out the total project by entrusting the entire lot of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/municipal/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the municipal/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
4. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
5. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement and in future. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
6. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses within 36 months from the date of sanction of the plan effectiveness of this agreement with further additional period of 6 months if needed
7. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly


(ADW)

construct the Flats and/or to deliver correctly the same to the intending purchasers and in such case the Developers shall be the entire responsibility.

8. That the developer shall agree to indemnify the land owner from the obligation of paying Income tax, sales tax or any other duties levies either by the state GOVT. or Central GOVT. or statutory local authorities from his part which are required to pay for the profits which he derived after selling the flats to the prospective buyer. In case the developer fails to deliver the possession of the flats to the prospective buyers then the developers himself shall be responsible and answerable for the same. In case for any default in the part of developer any legal action will take, then the developer shall personally liable for the said consequences under any circumstances the owner are not responsible for the same.

VIII- DEVELOPER ALLOCATION:-

Developer allocations shall mean all entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the land owner allocation as mentioned in this deed.

IX-Cancellation

1. The Owner have every right to cancel and/or rescind this agreement after 60 months, and Grace period of 6 months if the Developer shall unable to complete the Construction work or fail to make payment according to Second Schedule, for that Owner has to give a one month clear notice to the Developer.

IX-Miscellaneous:-

1. Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
2. Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
3. Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time

10/11/2017
(Date)

to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate if the parties in dispute so agree otherwise two or more arbitrator to be nominated by both the parties and their legal advisors.

4. Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
5. The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt Or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
6. The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
7. The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the owner will be free from all financial or legal obligation
8. A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their own cost/expense for a guarantee period of next six months after handing over of physical possession of the flats to the customers.


(Adv.)

9. That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
10. The owners shall have no right, title, interest; claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
11. The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
12. That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same
13. That both the parties can seek specific performance of this agreement through court.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

That piece and parcel of a **Bastu** land measuring about land measuring 10(ten)cattah under **Mouza- Kururia,,** J.L no.-56, R.S. Plot no-**1612 L.R Plot No—1094, L.R. Khatian no: -376.** Under the jurisdiction of Durgapur Municipal Corporation Dist-Pachim Bardhaman,P.S-Durgapur,P.O-Durgapur-13,W.B. butted and bounded :-

By North- 18 feet Wide road,	By South—Plot
By East— 30 feet wide road	By West—Plot

(Signature)
(ADW)

Payment Sheduled

1st installment –at the time of Registration Rs. 3,00,000/- (Three Lakhs)only

2nd installment—After three months from the date of Registration---Rs. 1,50,000/- (One Lakhs Fifty Thousand)only

3rd Installment-After 6months from the date of registration-Rs. 1,50,000/- (One Lakh Fifty Thousand)only.

That the Developer will be given another Rs. 2,00,000/--(Two Lakhs) only for flat adjustment at the time of flat handover.

THIRD SCHEDULE

Specification of Building

STRUCTURAL	RCC Framed with anti-termite treatment in foundation.
WATER SUPPLY	Ground Water.
WALLS	Conventional brickwork/ Outer wall of 10 inch and Inner wall will be 5 Inch.
WALL FINISH	Interior - Wallputty
Exterior	Combination of weather coat.


(A.S.R.)

FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony
KITCHEN	Kitchen Floor made of Anti skit Tiles and platform made of Granite Slab. Glazed tiles, up to the height of three feet from the Kitchen platform, one stainless steel sinks will be provided.
TOILET	Anti skit Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary (Parryware /Hindware) and CP fittings (as per supply), one western type commode, and one Indian type. Concealed plumbing and pipe work.
DOORS	Door frame made of Sal wood. Front Decorative panel Door. Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	Sliding anodized grill glass window.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRINGS	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK & 30(Thirty) Points for 3 BHK, Telephone and television point, Modular switches belong to superior brands, 2 no. of 15 Amp point to be provided for each unit and A.C point will be provided only in Bedroom.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for common areas, services, Lift provided for every floor in the building.

Am
(Adv)

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED AND DELIVERED by the OWNERS/FIRST PART at DURGAPUR in the presence of:

Tulsi chowdhury. (A)
Tulsi Rani chowdhury.

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

WITNESSES:

① Sujit kr. chowdhury.
S/o Lt. Nirod Baran chowdhury
4/22 Dayananda Rd
Durgapur. 713204

























Biswan Hena.

② Nilima Chowdhury
w/o Late Ashit Chowdhury
B-22 Milon Pally
Durgapur - 713203

Drafted and Typed at my office & I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.

Supratim Ray (Advocate)
Em. No. F/385/2005
Durgapur Court.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation 	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature of the Executants/presentation 	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Tulsi chandhuri (a) Tulsi Dani chandhuri</i>					
Signature of the Executants/presentation 	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature of the Executants/presentation 	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Bisham Harna</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
Signature of the Executants/presentation	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
Signature:-					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
Signature of the Executants/presentation	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb

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

GRN: 19-201819-036332861-1 Payment Mode Online Payment
GRN Date: 27/02/2019 12:51:36 Bank : HDFC Bank
BRN : 727886853 BRN Date: 27/02/2019 12:53:37

DEPOSITOR'S DETAILS

Id No. : 02060000324762/3/2019

[Query No./Query Year]

Name : N N Construction
Contact No. : Mobile No. : +91 8170017961
E-mail :
Address : New Township Durgapur PIN 713206
Applicant Name : Mr BIKRAM HAZRA
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060000324762/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	02060000324762/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	8014

Total

10025

In Words : Rupees Ten Thousand Twenty Five only

ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

DVM0621052



নির্বাচকের নাম : সুজিত কুমার
চৌধুরী
Sujit Kumar Chowdhury
পিতার নাম : নিরোদ বরন চৌধুরী
Father's Name : Nirod Baran Chowdhury
লিঙ্গ/সঙ্গ : পুং/M
জন্ম তারিখ : 09/07/1956
Date of Birth



DVM0621052

ঠিকানা:

4/22, DAYANANDA ROAD, A-ZONE, DURGAPUR, BURDWAN-713204

Address:

4/22, DAYANANDA
ROAD, A-ZONE, DURGAPUR, BURDWAN-713
204

Date: 23/07/2019

এই কার্ডটি ভারতের নির্বাচন কমিশনের দ্বারা প্রস্তুত করা হয়েছে।

Facsimile Signature of the Electoral

Registration Officer for

276-Durgapur Purba Constituency

নিজস্ব পরিচয় কার্ডে নিজস্ব ঠিকানা পরিবর্তন করতে সময়ের মধ্যে নির্বাচন কমিশনের কাছে পরিচয় কার্ডে নিজস্ব ঠিকানা পরিবর্তন করে নিবন্ধিত করে এই পরিচয় কার্ডটি পুনর্নির্মিত করা হবে।

In case of change of address mention this Card No. in the application form for including your name in the roll. It will be re-issued and you will obtain the card with your new address.

23/07/2019

23/07/2019
(Admin)

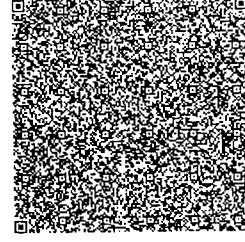
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BYNPC6143E



नाम / Name
TULSI CHOWDHURY

पिता का नाम / Father's Name
RAMANI MOHAN DAS


जन्म की तारीख / Date of Birth
07/07/1937

Tulsi chowdhury
हस्ताक्षर / Signature

Tulsi chowdhury. @
Tulsi Rani chowdhury.

आयकर विभाग
INCOME TAX DEPARTMENT
BIKRAM HAZRA
NIRAD BAHAN HAZRA
01/06/1984
Permanent Account Number
ADFPH3818M

भारत सरकार
GOVT. OF INDIA



Signature

Bikram Hazra.

Major Information of the Deed

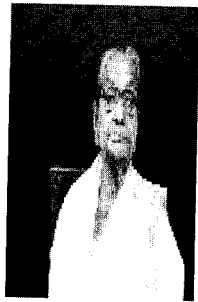

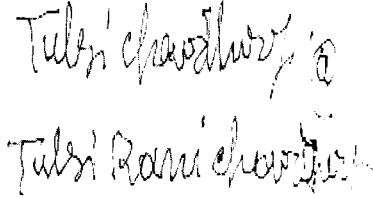
Deed No :	I-0206-01105/2019	Date of Registration	28/02/2019
Query No / Year	0206-0000324762/2019	Office where deed is registered	
Query Date	25/02/2019 2:33:25 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	BIKRAM HAZRA OCD-2, North JN Avenue, Durgapur, Thana : Burdwan, District : Burdwan, WEST BENGAL, PIN - 713206, Mobile No. : 8170017961, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]. [4311] Other than Immovable Property, Receipt [Rs : 8,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 51,56,250/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 8,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (over area)		

Land Details :

District: Burdwan, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Kururia More To Kururia Village Road, Mouza Kururia Pin Code : 713203

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1094	LR-376	Vastu	Vastu	10 Katha	1/-	51,56,250/-	Width of Approach Road: 48 Ft. Adjacent to Meta Road,
Grand Total :					16.5Dec	1 /-	51,56,250 /-	

Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mrs TULSI CHOWDHURY, (Alias: Mrs TULSI RANI CHOWDHURY) Wife of Late NIRODH CHOWDHURY Executed by: Self, Date of Execution: 27/02/2019 , Admitted by: Self, Date of Admission: 27/02/2019 ,Place : Office	 27/02/2019	 LTI 27/02/2019	 27/02/2019


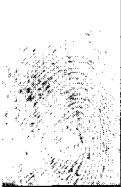
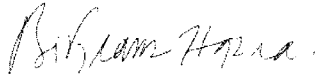
Major Information of the Deed :- I-0206-01105/2019-28/02/2019

Vill Kururia, P.O:- AMRAI, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713203 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BYNPC6143E, Status :Individual, Executed by: Self, Date of Execution: 27/02/2019 , Admitted by: Self, Date of Admission: 27/02/2019 ,Place : Office



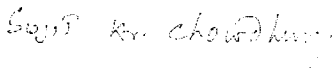
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	N.N Construction P.O:- ABL TOWNSHIP, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 , PAN No.:: ADFPH3818M, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bikram Hazra (Presentant) Son of Mr Nirad Baran Hazra Date of Execution - 27/02/2019, , Admitted by: Self, Date of Admission: 27/02/2019, Place of Admission of Execution: Office			
		Feb 27 2019 5:11PM	LTI 27/02/2019	27/02/2019
OCD-2,North JN Avenue, P.O:- AMARABATI, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713214, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: ADFPH3818M Status : Representative, Representative of : N.N Construction (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUJIT KUMAR CHOWDHURY Son of Late Nirod Baran CHOWDHURY VILLAGE KURURIA, P.O:- AMRAI, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713203			
	27/02/2019	27/02/2019	27/02/2019

Identifier Of Mrs TULSI CHOWDHURY, Mr Bikram Hazra

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs TULSI CHOWDHURY	N.N Construction-16.5 Dec

Endorsement For Deed Number : I - 020601105 / 2019

Major Information of the Deed :- I-0206-01105/2019-28/02/2019

On 27-02-2019

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

Presented for registration at 13:59 hrs on 27-02-2019, at the Office of the A.D.S.R. DURGAPUR by Mr Bikram Hazra

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 51,56,250/-

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

Execution is admitted on 27/02/2019 by Mrs TULSI CHOWDHURY, Alias Mrs TULSI RANI CHOWDHURY, Wife of Late NIRODH CHOWDHURY, Vill Kururia, P.O: AMRAI, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession House wife

Indetified by Mr SUJIT KUMAR CHOWDHURY, , , Son of Late Nirod Baran CHOWDHURY, VILLAGE KURURIA P O AMRAI, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713203, by caste Hindu, by profession Retired Person

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

Execution is admitted on 27-02-2019 by Mr Bikram Hazra, PROPRIETOR, N.N Construction (Sole Proprietorship) P.O:- ABL TOWNSHIP, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206

Indetified by Mr SUJIT KUMAR CHOWDHURY, , , Son of Late Nirod Baran CHOWDHURY, VILLAGE KURURIA P O AMRAI, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713203, by caste Hindu, by profession Retired Person

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,014/- (B = Rs 8,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W.B Online on 27/02/2019 12:53PM with Govt. Ref. No: 192018190363328611 on 27-02-2019, Amount Rs: 8,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 727886853 on 27-02-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4829, Amount: Rs.5,000/-, Date of Purchase: 26/02/2019, Vendor name: Jitendra Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W.B Online on 27/02/2019 12:53PM with Govt. Ref. No: 192018190363328611 on 27-02-2019, Amount Rs: 2,011/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 727886853 on 27-02-2019, Head of Account 0030-02-103-003-02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Major Information of the Deed :- I-0206-01105/2019-28/02/2019

28/02/2019 Query No:-02060000324762 / 2019 Deed No :I - 020601105 / 2019, Document is digitally signed.

On 28-02-2019

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

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



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Major Information of the Deed :- I-0206-01105/2019-28/02/2019

On 28-02-2019

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

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



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Major Information of the Deed :- I-0206-01105/2019-28/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0206-2019, Page from 23825 to 23850
being No 020601105 for the year 2019.**



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.02.28 17:14:42 +05:30
Reason: Digital Signing of Deed.

**(Partha Bairaggya) 28-02-2019 17:14:32
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.**

(This document is digitally signed.)