

Development Agreement

23rd December 2019

BETWEEN

M/s New Balaji Construction

And

Smt. Debarati Das

**Site: 17, Behala Para Lane, Police Station
Baranagar, Kolkata – 700035,**

12443/19

I-11762/2019



पश्चिम बङ्ग पश्चिम बंगाल WEST BENGAL

AC 421889

23/12
11-00am
B-1945448
3 Ki
+ 60000
[Signature]

Certified that the document is subject to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

[Signature]
Additional Director Sub-Registrar
Calcutta, Dist. Dirn. 24-Pgs. (North)

23 DEC 2019

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 23rd day of December Two
Thousand Nineteen BETWEEN

046852

Sl. No.....Date.....

Name.....

Add.....

AMT.....100.....

27 AUG 2019

27 AUG 2019

Dipak Kumar Saha
Advocate
High Court, Calcutta

স্বাক্ষরিত স্মারক-সংক্রান্ত
স্বাক্ষরিত স্মারক-সংক্রান্ত
স্বাক্ষরিত স্মারক-সংক্রান্ত

৳১০০

10

SOUMITRA CHAN
Licensed Stamp Vender
44, Bay Road, ...



Dipak Kr. Saha
S/o. L.A.K. Saha
2/1, Lamulal Agamwal Lane
P.S. Baranagar, Kol-50

Additional District Sub-Registrar
Canning, North-24 Parganas

23 DEC 2019

SMT. DEBARATI DAS, (PAN-AKXPD9176B), (Aadhaar No.8678 7573 5345), wife of Sri Kuntal Das, daughter of Late Dilip Kumar Roy Chaudhury, by faith Hindu, by occupation Housewife, residing at 17, Behala Para Lane, P. O. Alambazar, Police Station Baranagar, Kolkata – 700 035, hereinafter called and referred to as the “OWNER” (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include her heirs, executors, legal representatives, administrators and assigns) of the FIRST PART.

A N D

M/S. NEW BALAJI CONSTRUCTION, (PAN-AAQFN3913P), a partnership firm having its office at 3B, Gopal Chandra Bose Lane, P.O. & Police Station Sinthee, Kolkata – 700 050, represented by its partners namely (1) SRI SHUVENDU SAHA, (PAN- AUJPS6876P), (Aadhaar No.8947 1875 7593), son of Sri Sailendra Nath Saha, residing at 48F, B. T. Road, P.O. & Police Station Sinthee, Kolkata – 700 050, and (2) SRI ANINDA NAG, (PAN- ADAPN8584F), (Aadhaar No.9396 7043 2221), son of Sri Rabin Nag, residing at 3/37, East Mall Road, P.O. Mall Road, Police Station Baguiati, Kolkata – 700 080, both by faith Hindu, by occupation Business, by nationality Indian, hereinafter called and referred to as “DEVELOPER” (which term or expression shall excluded by or repugnant to the context or subject be deemed to mean and include its representatives, future partners, successor in office and assigns) of the SECOND PART.

WHEREAS one Ganesh Chandra Mondal was the sole and absolute owner of ALL THAT piece and parcel of land measuring 3 (three) Cottahs more or less, lying and situate in Mouza Bonhooghly, comprised in R.S. Dag No.2167, under Khatian No.154, J.L. No.6, R.S. No.5, Touzi No.3027, being Premises No.17, Behala Para Lane, P. O. Alambazar, Police Station Baranagar, Kolkata – 700 035.

AND WHEREAS while seized and possessed of the said property said Ganesh Chandra Mondal died intestate leaving behind his one son namely Sri Purna Chandra Mondal,

being the son of his first wife and one son namely Sri Sambhu Nath Mondal, being the son of his second wife, as his only legal heirs and successors to jointly inherit the said property left by him.

AND WHEREAS said Sambhu Nath Mondal thereafter died intestate as bachelor leaving behind his mother Smt. Radha Rani Dasi as his only legal heiress and successor to inherit the undivided share of the said property left by him.

AND WHEREAS as per mutual settlement and amicable partition and understanding said Sri Purna Chandra Mondal took control of the northern half of the said property measuring 1 (one) Cottah 8 (eight) Chittaks more or less and said Smt. Radha Rani Dasi took control of the southern half of the said property measuring 1 (one) Cottah 8 (eight) Chittaks more or less and they had been possessing and residing in their said respective portion without any interruption and hindrances.

AND WHEREAS one Gopi Nath Roy purchased the northern portion of the said property from Sri Purna Chandra Mondal by virtue of a Kobala dated 13/03/1963, registered in the office of the Sub Registrar at Cossipore Dum Dum in Book No.I, Volume No.19, Pages from 139 to 142, Being No.2005 for the year 1963, and the southern portion from Smt. Radha Rani Dasi by virtue of a Kobala dated 13/03/1963, registered in the office of the Sub Registrar at Cossipore Dum Dum in Book No.I, Volume No.33, Pages from 194 to 197, Being No.1983 for the year 1963, measuring in all 3 (three) Cottahs more or less togetherwith one storied building standing thereon.

AND WHEREAS on the basis of the above purchase said Gopi Nath Roy became the sole and absolute owner of the said property measuring in all 3 (three) Cottahs more or less togetherwith one storied building standing thereon and while thus seized and possessed of the said property said Gopi Nath Roy sold and conveyed the said entire property to Sri Dilip Kumar Roy Chaudhury by virtue of a Bengali Kobala dated 20/04/1964, registered in the office of the Sub Registrar at Cossipore Dum Dum in Book No.I, Volume No.45, Pages from 194 to 201, Being No.2727 for the year 1964.

AND WHEREAS after the said purchase said Dilip Kumar Roy Chaudhury got the said property in his name in the records of Baranagar Municipality, wherein it was numbered and assessed and Premises No.17, Behala Para Lane, P. O. Alambazar, Police Station Baranagar, Kolkata – 700 035, and while in use and occupation of the said property said Dilip Kumar Roy Chowdhury died intestate on 28/09/2018 leaving behind his one daughter Smt. Debarati Das as his only legal heirs and successors to inherit the said entire property solely.

AND WHEREAS upon the death of said Dilip Kumar Roy Chaudhury his said daughter Smt. Debarati Das, the First Part herein became the sole and absolute owner of the said property having an area of land measuring 3 (three) Cottahs more or less togetherwith one storied building standing thereon being known and numbered as Premises No.17, Behala Para Lane, P. O. Alambazar, Police Station Baranagar, Kolkata – 700 035 and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the same as lawful owner thereof.

AND WHEREAS in order to make proper use and commercial gain out of and from the said premises / property the Land Owners herein made out a scheme for multi-storied project but due to lack of expertise and paucity of sufficient fund to undertake and complete the said project decided to engage, appoint and entrust the said development work to a capable and reputed Developer who could skillfully raise and complete the said proposed multi- storied building at his costs and responsibilities and having so decided offered the Developer to undertake the said project and the Developer agreed to take up the said project and upon such agreement the parties hereto entered into this Development Agreement under mutual terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. This agreement shall be deemed to have commenced with effect from the date of execution of these presents.

2. The Owner is absolutely seized and possessed of the property morefully mentioned in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as the "SAID PROPERTY" and that the Said Property is free from all encumbrances, charges, liens, attachments, trust, lispensens, mortgages and other defects in title and the Said Property is not subject to any order of compulsory acquisitions or requisition whatsoever from any corner and / or under any law for the time being in force. The Developer has entered into this Agreement relying on the aforesaid representation and / or assurances of the Owner and is acting on good faith thereof.
3.
 - i. The Owner declares that she is entitled to enter into this agreement with the Developer and she has full right and absolute authority to sign and execute the same.
 - ii. That the Owner has not agreed, committed or contracted or entered into any agreement for sale or Lease or Development of the Said Property or any part thereof with any person or persons prior to this agreement and she has not created any mortgage, charge or any other encumbrances on the Said Property as mentioned herein.
 - iii. That the Owner has not done any act, deed, matter or thing whereby or by reason whereof, the Development of the Said Property may be prevented or affected in any manner whatsoever.
4. The Owner and the Developer have entered into this agreement purely as a contract and under no circumstances this shall be treated as partnership as between the parties and / or be treated as association of persons.
5. That in pursuance of the aforesaid intention the Owner will deliver possession of the Said property to the Developer within four months from the date of execution of this agreement and thereby grant, subject to what has been

hereunder provided, exclusive right to the Developer to enter into the Said Property and to promote, develop and construct the multi-storied building thereon after amalgamation of the said property with the adjacent properties / associated properties / premises, consisting of several flats, units and spaces in accordance with the proposed building plan to be sanctioned by the Baranagar Municipality for the amalgamated property / holding with or without such amendment with / or modification that may be advised by the Architect / Engineer and thereafter sell the flats, units and spaces etc. of the Developer's allocation to the prospective Purchasers and appropriate the sale proceeds.

6. Upon taking possession of the Said Property or part thereof the Developer shall measure and survey the Said Property and then amalgamate it with the adjacent / associated properties being Premises No.122/1 & 122/1/A, Gopal Lal Tagore Road, and 18, Behala Para Lane, P. O. Alambazar, Police Station Baranagar, Kolkata - 700 035 and other adjacent properties at its cost and then prepare or cause to be prepared a feasible building plan for the entire amalgamated property, specifications, sections, elevations etc. and sign the same and get the same approved and sanctioned from the Baranagar Municipality. The Owner hereby give her consent to the Developer for the said amalgamation. If required by the Appropriate Authority, the Owner will give No Objection for amalgamation separately. The Developer will deliver copy of all papers and documents of the adjacent properties to the owner herein. Be it further mentioned here that if after amalgamation the name and number of premises is changed and or altered then the enforceability and effectiveness of this agreement will not be extinguished or altered, but the same shall be continued to be in force and effective as between the parties herein in the said new premises.
7. All application, plans, revised plan and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owner and the Developer shall pay and bear all fees including fees

of the Architects / Engineers / L.B.S. and charges and expenses required to be paid or deposited for the purpose of sanction / development of the Said Premises. The Developer shall be at liberty to make necessary application for the purpose to the authorities concerned at its costs and expenses in the name of the Owner and the Owner shall, if necessary, join in such application.

8. The Developer shall demolish the existing old structure at its costs and responsibilities and the materials / salvages obtained upon demolition of the existing building shall be obtained by the Developer. The Owner will be shifted to temporary accommodation and will also provide one open car parking space / open garage and the Developer will bear the rent of the said accommodation and car parking space / garage till completion of the Owner's allocation.
9. The Developer shall commence the construction of the proposed building in the amalgamated property in accordance with the sanctioned building plan and shall complete the construction in all respect within 30 (thirty) months from the date of sanction of the building plan, subject to force majeure (i.e. flood, earth-quake, riot, war, storm, tempest, civil commotion, strike or any prohibitory order from any court, Baranagar Municipality or any other authority / authorities and / or other act or commission beyond the control of the Developer such as non availability of cement, steel and other building materials statutes and ordinances or orders of the Government).
10. The Developer shall at its costs construct, erect and complete the proposed building at the Said Premises with good and standard quality of materials and with such specification as are mentioned in the specification of the building and as may be recommended by the Architect / Engineer from time to time.
11. The Developer shall at it cost install and erect in the said building standard pump etc. overhead tanks, common electric wiring and installations and other facilities as are required to be provided in a residential building having self contained apartments and other units.

12. The Developer shall apply for and obtain temporary and permanent connections of water, drains, sewerage and / or other facilities, if any, available to the new building and other facilities required for the construction or enjoyment of the building at the entire cost of the Developer.
13. The Developer shall at its costs and expenses and without creating any financial or other liabilities on the Owner, construct and complete the said proposed building and various units and / or flats, shops, spaces therein and all costs, charges and expenses in relation thereto shall be discharged and paid by the Developer and the Owner will have no responsibility in respect thereof.
14. The Developer shall upon the execution of this agreement be at liberty to advertise, fix hoarding or sign board of any kind relating to the publicity for and / or inviting the intending purchasers for the sale of flats, units of the Developer's allocation with exclusive right and authority to negotiate for the sale of such flats, units and spaces together with proportionate share of land to any prospective buyers before, after or in course of construction of work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the entire consideration money for such transfer or transfers as aforesaid including earnest money or part payments thereof shall be received by the Developer. The Owner herein will have no right and share and will not be entitled to any portions thereof.
15. ALLOCATION : That in lieu and in consideration of the Owner allowing the Developer to construct a single multi-storied building in the said amalgamated property and in lieu of the Developer's allocation and / or interest and benefits as provided herein the Developer shall give the Owner herein total covered area of 2700 sq. ft. more or less comprising of four self contained independent flats. Amongst which two numbers of 3BHK flats, each measuring 875 sq. ft. covered area, either on the first or second floor. Two numbers of 2BHK flats each

measuring 475 sq. ft. covered area, and both the flats will be provided on any floor except the top floor as per Developer's choice.

Balance constructed area of the said entire building (after providing allocation to all other owners) will be the Developer's allocation and the Developer as lawful beneficial owner thereof shall be entitled to sale, transfer or otherwise alienate the said portion / allocation on its / their own motion / volition and appropriate the sale proceed.

16. The Owner shall not obstruct or withheld or in any way interfere in the process of construction of the said building by the Developer. The Owner hereby authorize the Developer to do, execute and perform all acts, deeds, matters and things for the purpose of or relating to the construction of the said building.
17. The Owner shall not do any act or thing whereby the Developer shall be prevented from constructing and completing and / or doing any other act relating to the said building and selling, assigning and / or disposing of the Developer's allocation in the said building to the intending buyers / transferees.
18. The Owner above-named shall always co-operate the Developer for commercial exploitation of the said plot of land and premises and at the request of the Developer shall at all times sign necessary applications, affidavits, documents, deeds and agreements and shall at the like request of the Developer appear in all such office or offices as may be required for the purpose of implementation of the scheme of the said development on the Said Premises.
19. The Owner herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of their Said property or any portion thereof at any time during the subsistence of this agreement nor shall let out, lease out, mortgage, charge or deliver possession of the Said property or the owner's allocation hereby agreed and settled or any

portion thereof to any third party without the consent in writing of the Developer on and from the date of execution of this agreement.

20. The Owner shall keep the Developer indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by the Owner in respect of the Said Property or for the act and conduct of the Owner or otherwise and vice versa.
21. That the Owner by separate registered Development Power of Attorney, shall appoint, nominate and constitute the Developer as her Attorney to do all acts, deeds and things as required for the purpose of commercial exploitation of the Said Premises including the authority to enter into agreement for sale of flats, spaces and units either in complete or in incomplete condition of the Developer's allocated share and receive the earnest money and the entire consideration without creating charge over the Owner's allocated portion or the land. The Owner shall furnish all relevant papers and documents and all necessary information in respect of the Said Property.
22. The Owner hereby authorize and empower the Developer to construct the said proposed building in the Said Premises at its costs and expenses or sum procured from the intending Purchasers and outside sources with power to sell and / or transfer in anywise the flats, units and spaces therein constructed save and except the Owner's allocation to any intending transferees at such amount as the Developer may deem fit and proper and to appropriate the entire sale / transfer proceeds by it.
23. The original papers and documents and title deeds in respect of the Said property / Premises and the sanctioned building plans during the period of construction shall be kept with the Developer so that interested persons / intending buyers shall be entitled to have inspection and upon completion of the building the same

shall be handed over to the Owner or the Apartment Owners Association on its formation.

24. The Developer shall on completion of construction of the Owner's allocated portion / flat put the Owner or her nominated person/s in undisputed possession of the Owner's allocation Together with the rights in common to the Owner, facilities and amenities relating to the building and Premises. The Owner will be entitled to transfer or otherwise deal with the Owner's allocation as per her absolute discretion. The Owner will be entitled to and enjoy the common rights similar to the other flat owners of the proposed building at the said premises. The Developer will obtain Completion Certificate of the proposed building at its costs.
25. That after completion of the building and after selling out all or any of the flats and units the Co-Owners of the building shall form an Association and the said Association shall manage and maintain all the affairs of the said building / premises. The Owner shall join the said association and each member shall abide by the bye-laws and regulations of the Association.
26. That as from the date of taking possession of the Owner's allocation, the Owner shall be responsible to pay proportionate share of all common expenses.
27. That the Developer shall have the exclusive right to use and enjoy the top roof of the proposed building for commercial purpose like fixing of hoarding, installing telecommunication tower and avail of and have the full monetary benefit therefrom and to which neither the Owner nor the Purchasers shall have any right of objection nor raise any objection nor they will be entitled to any monetary benefit therefrom.

28. That the death of any party shall not have the effect of termination of this agreement but in such case the nominees of the parties shall automatically step into the binding and shares of the respective side to all intent and purpose.
29. That if any dispute crops up in respect of the title of the Property at the beginning or during the course of development, the same shall be set right by the Owner at her own costs and expenses and the Owner shall take responsibility of persons in respect of the Said Property or having any sorts of direct or indirect interest in the Said Property.
30. Any notices required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivered by hand duly acknowledge or sent by prepaid registered post with acknowledgement due to address given above and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post to the address of the Developer herein.
31. The Court having jurisdiction will have due authority to try and determine any dispute / differences between the parties hereof out of the terms of the present Agreement.

FIRST SCHEDULE:

(Description of the property)

ALL THAT piece and parcel of land measuring 3 (three) Cottahs more or less togetherwith with 55 years old one storied building standing thereon having a covered area of 600 sq. ft. more or less with cemented floor, lying and situate in Mouza Bonhooghly, comprised in R.S. Dag No.2167 under Khatian No.154, J.L. No.6, R.S. No.5, Touzi No.3027, being Premises No.17, Behala Para Lane, P. O. Alambazar, Police Station Baranagar, Kolkata - 700 035, Holding No.58, in Ward No.13 within the local limits of Baranagar Municipality; butted and bounded by:

- ON THE NORTH : 6' wide Common Passage;
 ON THE SOUTH : 10' wide Behala Para Lane;
 ON THE EAST : Premises No.16, Behala Para Lane;
 ON THE WEST : Premises No.18, Behala Para Lane.

THE SECOND SCHEDULE

(Specification)

GENERAL : The building shall be of brick work and partly R.C.C framed structure as per design of the registered Engineer and properly approved by the Baranagar Municipality.

BRICK WALL: All exterior brick wall shall be of 200 m.m thick with brick of good quality. All partition wall shall be of 75 m.m / 125 m.m thick with brick of good quality, balcony railing will be of partly brick and grill (stainless steel or iron).

ROOM : Floor – Vitrified Tiles. Wall & Ceiling Putty Finish.

KITCHEN : Counter – Granite Countertable Top; Wall & Ceiling – Tiles upto 3 feet above counter label; Floor – Vitrified tiles; Fittings & Fixture – Stainless Steel Sink and provision for exhaust fan; CP Fittings – Superior Quality ISI marked wall & ceiling Putty finish.

TOILETS : Walls – Designer tiles upto door height; Floor – White Marble / Vitrified tiles; CP fittings – Superior Quality; Sanitary – Hindware / Parryware sanitary ware.

DOORS & WINDOWS : Main entrance door – wooden door frame & door will be made of teak wood with all fittings; other doors – wooden door frame with good quality flush door shutters; PVC door Branded quality PVC Door in toilets; Windows – Aluminium sliding window fitted with grill.

ELECTRICAL : Switches – Modular of reputed brand with Finolex / Havells copper wiring; A.C. / Electric Points – Five electric Points in each room and three AC Point in each unit; T.V. Point – At living Room; extra charges for the extra electrical points will be paid by the buyers.

LIFT : One standard quality four passenger lift.

EXTRA WORK : The payment will be paid in advance for any extra work.

IN WITNESS whereof the parties hereto put their respective sign, seal and signature hereunto on the day, month and year first above written.

WITNESSES:

1. Indrajit Podder.
1/B. S. M. N. Leon
Kal- 30

Sebarati Das

Signature of the Land Owner

2. Dipak Kumar Saha
Adv.

M/s. NEW BALAJI CONSTRUCTION

Sheerendu Saha Aninda Das
Partner Partner

Signature of the Developer

Drafted and prepared by:

Dipak Kumar Saha

Dipak Kumar Saha

Advocate

High Court, Calcutta

W.B. No.319/1991.

SPECIMEN FORM FOR TEN FINGERPRINTS



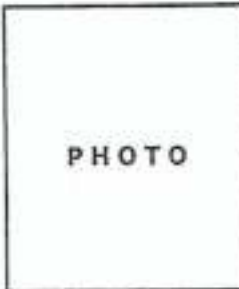
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



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



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



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

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

N: 192019200126025141

Payment Mode Online Payment

N Date: 20/12/2019 16:31:03

Bank : Central Bank of India

N: CBI201219541035

BRN Date: 20/12/2019 16:32:23

DEPOSITOR'S DETAILS

Id No. : 15060001945448/2/2019

(Query No./Query Year)

Name : Mookherjee Consultancy

Contact No. :

Mobile No. : +91 9831359397

Email :

Address : 104 Dum Dum Road Kolkata 30

Applicant Name : Mr Dipak Kumar Saha

Office Name :

Office Address :

Status of Depositor : Others

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

PAYMENT DETAILS

Sr. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060001945448/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	15060001945448/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

6941

Words : Rupees, Six Thousand Nine Hundred Forty One only

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQFN3913P



नाम / Name
NEW BALAJI CONSTRUCTION

14042019

निगमन/गठन की तारीख
Date Of Incorporation/Formation
05/04/2019

M/s. NEW BALAJI CONSTRUCTION

Sheerand. Sehe

Partner

Ananda Nig

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHUVENDU SAHA

SAILENDRA NATH SAHA

18/01/1976
Permanent Account Number

AUJPS6876P

Shuvendu Saha
Signature



24092014

Shuvendu Saha



भारत सरकार
GOVERNMENT OF INDIA



শুভেন্দু সাহা
Shuvendu Saha
পিতা : শৈলেন্দ্র নাথ সাহা
Father : Shailendra Nath Saha
জন্ম বর্ষ / Year of Birth : 1976
পুরুষ / Male



8947 1875 7593

আধার - সাধারণ মানুষের অধিকার

Shuvendu Saha



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
48F, বি.টি রোড, সিন্ধী, সিন্ধী,
কোলকাতা, পশ্চিমবঙ্গ, 700050

Address:
48F, B.T ROAD, SINTHEE,
Sinthee S.O, Sinthee,
Kolkata, West Bengal,
700050

1547
1850 120 1547

help@uidai.gov.in

www.uidai.gov.in

PC Box No 1547,
Bengaluru-560 031



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1111/30703/00036

To
ANINDA NAG

29/06/2015
3/37 EAST MALL ROAD
Dumdum (m)
Mali Road, North 24 Parganas
West Bengal - 700080
9830078226



KH472581973FT

47258197



आपका आधार क्रमांक / Your Aadhaar No. :

9396 7043 2221

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



ANINDA NAG

DOB: 10/10/1975
Male

9396 7043 2221



आधार - आम आदमी का अधिकार

Aninda Nag

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANINDA NAG
RABINDRA NAG
10/10/1975

Permanent Account Number
ADAPN8584F

Aninda Nag
Signature



Aninda Nag



ভারত সরকার
Government of India



দেবারতি দাস
Debarati Das
পিতা : দিলীপ রায় চৌধুরী
Father : Dilip Roy Chowdhury
জন্মতারিখ / DOB : 28/02/1970
সহিতা / Female



8678 7573 5345

আধার - সাধারণ মানুষের অধিকার
Debarati Das

Debarati Das



ভারতীয় বিদ্যুৎ পরিচয় কার্ড
Unique Identification Authority of India

ঠিকানা:
17, বেহালা পাড়া লেন, বরানগর
(এম), উত্তর ২৪ পরগনা, আলম
বাজার, পশ্চিম বঙ্গ, 700035

Address:
17, BEHALA PARA LANE,
Baranagar (m), North 24
Parganas, Alam Bazar, West
Bengal, 700035

8678 7573 5345

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Debarati Das

Debarati Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBARATI DAS

DILIP ROY CHOUDHURY

28/02/1970

Permanent Account Number

AKXPD9176B

Debarati Das
Signature



87000007

Debarati Das

Debarati Das

Major Information of the Deed

Deed No :	I-1506-11762/2019	Date of Registration	23/12/2019
Query No / Year	1506-0001945448/2019	Office where deed is registered	
Query Date	20/12/2019 4:25:10 PM	A.D.S.R. COSSIPORE DUMDUM, District: N 24-Parganas	
Applicant Name, Address & Other Details	Dipak Kumar Saha 2/1, Ramlal Agarwal Lane, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9830219513, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 35,81,252/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(U area)		

Land Details :



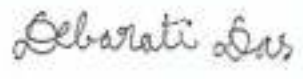
District: North 24-Parganas, P.S.- Baranagar, Municipality: BARANAGAR, Road: Bahal Para Lane, Mouza: Bon-Hoogly, Premises No: 17, , Ward No: 13, Holding No:58 JI No: 0, Pin Code : 700035

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L1	RS-2167	RS-154	Bastu	Bastu	3 Katha	1/-	33,00,002/-	Width of Appro Road: 10 Ft.,
Grand Total :					4.95Dec	1/-	33,00,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	2,81,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1/-	2,81,250 /-	



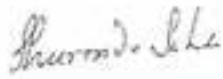
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs DEBARATI DAS Wife of Mr Kuntal Das Executed by: Self, Date of Execution: 23/12/2019 , Admitted by: Self, Date of Admission: 23/12/2019 ,Place : Office	 <small>23/12/2019</small>	 <small>LTI 23/12/2019</small>	 <small>23/12/2019</small>
17, Behala Para Lane, P.O:- Alambazar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700035 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKXPD9176B, Aadhaar No: 86xxxxxxxx5345, Status :Individual, Executed by: Self, Date of Execution: 23/12/2019 , Admitted by: Self, Date of Admission: 23/12/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	NEW BALAJI CONSTRUCTION 3B, Gopal Chandra Bose Lane, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN 700050 , PAN No.:: AAQFN3913P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			




Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHUVENDU SAHA (Presentant) Son of Mr Sailendra Nath Saha Date of Execution - 23/12/2019 , , Admitted by: Self, Date of Admission: 23/12/2019, Place of Admission of Execution: Office	 <small>Dec 23 2019 2:17PM</small>	 <small>LTI 23/12/2019</small>	 <small>23/12/2019</small>
48F, B. T. Road, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUJPS6876F Aadhaar No: 89xxxxxxxx7593 Status : Representative, Representative of : NEW BALAJI CONSTRUCTION (as partner)				

2

Name	Photo	Finger Print	Signature
Mr ANINDA NAG Son of Mr Rabin Nag Date of Execution - 23/12/2019, , Admitted by: Self, Date of Admission: 23/12/2019, Place of Admission of Execution: Office			
	Dec 23 2019 2:16PM	LTI 23/12/2019	23/12/2019
3/37, East Mall Road, P.O:- Mall Road, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India PIN - 700080, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADAPN8584F, Aadhaar No: 93xxxxxxxx2221 Status : Representative, Representative of : NEW BALA. CONSTRUCTION (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPAK KUMAR SAHA Son of Late A. K. Saha 2/1, Ramlal Agarwal Lane, P.O:- Sinterhe, P.S:- Baranagar, District:-North 24- Parganas, West Bengal, India, PIN - 700050			
	23/12/2019	23/12/2019	23/12/2019

Identifier Of Mrs DEBARATI DAS, Mr SHUVENDU SAHA, Mr ANINDA NAG

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs DEBARATI DAS	NEW BALAJI CONSTRUCTION-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs DEBARATI DAS	NEW BALAJI CONSTRUCTION-600.00000000 Sq Ft

Endorsement For Deed Number : 1 - 150611762 / 2019

On 23-12-2019

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:00 hrs on 23-12-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr SHUVENDU SAHA .

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 35,81,252/-

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

Execution is admitted on 23/12/2019 by Mrs DEBARATI DAS, Wife of Mr Kuntal Das, 17, Behala Para Lane, P.O: Alambar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession House wife

Identified by Mr DIPAK KUMAR SAHA, , Son of Late A. K. Saha, 2/1, Ramial Agarwal Lane, P.O: Sinthee, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-12-2019 by Mr SHUVENDU SAHA, partner, NEW BALAJI CONSTRUCTION (Partnership Firm), 3B, Gopal Chandra Bose Lane, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050

Identified by Mr DIPAK KUMAR SAHA, , Son of Late A. K. Saha, 2/1, Ramial Agarwal Lane, P.O: Sinthee, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

Execution is admitted on 23-12-2019 by Mr ANINDA NAG, partner, NEW BALAJI CONSTRUCTION (Partnership Firm), 3B, Gopal Chandra Bose Lane, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050

Identified by Mr DIPAK KUMAR SAHA, , Son of Late A. K. Saha, 2/1, Ramial Agarwal Lane, P.O: Sinthee, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2019 4:32PM with Govt. Ref. No: 192019200126025141 on 20-12-2019, Amount Rs: 21/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI201219541035 on 20-12-2019, Head of Account 0030-03-104-0016

Payment of Stamp Duty

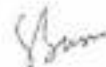
Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,920/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 46852, Amount: Rs.100/-, Date of Purchase: 27/08/2019, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2019 4:32PM with Govt. Ref. No: 192019200126025141 on 20-12-2019, Amount Rs: 6,920/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI201219541035 on 20-12-2019, Head of Account 0030-02-103-00302



Suman Basu

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2019, Page from 551951 to 551979

being No 150611762 for the year 2019.



Suman

Digitally signed by SUMAN BASU
Date: 2019.12.26 11:29:39 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2019/12/26 11:29:39 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)