

7396/2019

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4313/19 ~~4313/19~~



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 183682

*[Handwritten signature]*

Date: 16th August 2019

A.R.A. III

*[Handwritten signature]*

I hereby certify that the above is admitted to registration. The Assessor Sheet and the assignment sheets attached to this document are the parts of this Document.

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances III Kolkata

16 AUG 2019

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 16th day of August Two Thousand Nineteen BETWEEN

72927

Dipak Kumar Saha  
Advocate  
High Court, Calcutta

NAME	_____
ADD.	_____
Rs.	200
18 JUL 2019	
<b>SURANJAN MUKHERJEE</b>	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Ray Road, Kal-1	

18 JUL 2019



*[Handwritten Signature]*

Additional Registrar of Assurances in Kolkata
16 AUG 2019

(1) SRI SWAPAN KUMAR DEY, (PAN-ADLPD4035C), son of Late Abani Bhusan Dey, by occupation Business, and (2) SMT. SUKLA DEY, (PAN-CDPPD4699L), wife of Sri Swapan Kumar Dey, by occupation Housewife, both by faith Hindu, by nationality Indian, residing at 122/1/A, Gopal Lal Tagore Road, P. O. Alambazar, Police Station Baranagar, Kolkata - 700 035, hereinafter jointly called and referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective 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), 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), 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 by virtue of a deed of settlement dated 12/12/1923, registered in the office of Registrar of Assurances, Calcutta in Book No.1, Volume No.147, Pages from 91 to 100, Being No.5124 for the year 1923, one Kshitish Chandra Motilal by creating a trust appointed Jyotish Chandra Matilal and Harish Chandra Matilal as trustees and granted and transferred unto the Trustees all that the properties lying and situate at and being Premises Nos.5 and 6, Wellington Street and the divided half part of Premises No.1, Banerjee Lane along with other movable and immovable properties.



AND WHEREAS by a deed of appointment dated 18/02/1937 said Jyotish Chandra Matilal and Harish Chandra Matilal retired from the post of trustees and in their place Smt. Tulsi Debi was appointed as sole trustee of the said in relation to the said deed of settlement.

AND WHEREAS by another deed of appointment dated 08/02/1945 said Smt. Tulsi Debi retired from the post of trustee and in her place Smt. Lila Bati Debi was appointed as sole trustee of the said trust in relation to the said deed of settlement.

AND WHEREAS during enjoyment said Kshitish Chandra Motilal died on 23/03/1944 leaving behind his wife Smt. Lila Bati Debi, the trustee and two sons namely Falguni Motilal and Abani Mohan Motilal, the beneficiaries, who were entitled to the ultimate benefit of the trust properties in terms of the provisions contained the said deed of settlement and his daughter was already given in marriage.

AND WHEREAS by a deed of conveyance dated 28/06/1946 the said trustee namely Smt. Lila Bati Debi sold and conveyed the said Premises No.1, Banerjee Lane and out of the sale proceeds thereof and also out of money borrowed by the trustees in course of administration of the trust property purchased the property being Premises No.122/1, Gopal Lal Tagore Road, P. O. Alambazar, Police Station Baranagar, Kolkata - 700 035, which formed the part of the trust properties. The said property was thereafter mutated in the records of Settlement Office in Dag No.2169 under R.S. Khatian No.246.

AND WHEREAS under the terms of the said deed of settlement, the trustee namely, Smt. Lila Bati Debi as the widow of the said Kshitish Chandra Motilal was entitled to the right of residence in the trust properties until death.

AND WHEREAS said Abani Mohan Motilal as beneficiary and said Falguni Motilal as confirming party requested said trustee Smt. Lila Bati Debi to transfer to the beneficiary, Abani Mohan Motilal, the said property being Premises No.122/1, Gopal Lal Tagore Road, P. O. Alambazar, Police Station Baranagar, Kolkata - 700 035, which was by actual physical measurement 4 (four) Kattahs 14 (fourteen) Chittaks 5 (five) sq. ft. more or less [5 (five) Kattahs more or less as per document] subject to the right of residence of said Smt. Lila Bati Debi until death. Accordingly a deed of transfer dated 05/10/1959 in respect of transfer of Premises No.122/1, Gopal Lal Tagore Road, P. O. Alambazar, Police Station Baranagar, Kolkata - 700 035 was executed in favour of said Abani Mohan Motilal and the said deed was duly registered in the office of Sub Registrar at Cossipore Dum Dum in Book No.I, Volume No.108, Pages 60 to 65, Being No.7421 for the year 1959.

AND WHEREAS thereafter said Smt. Lila Bati Debi died intestate in December, 1989 and accordingly the said property devolved upon the said Abani Mohan Motilal absolutely and forever.

AND WHEREAS on becoming the owner as aforesaid, said Abani Mohan Motilal got the said property mutated in his name in the records of Baranagar Municipality and thus seized and possessed of the said property absolutely and by paying taxes thereto said thereafter said Abani Mohan Motilal died intestate on 27/12/1998 leaving behind his one son Sri Anup Kumar Matilal and one married daughter Smt. Anushree Bhattacharya as his only legal heirs and successors to jointly inherit the said property left by him.

AND WHEREAS said Sri Anup Kumar Matilal and Smt. Anushree Bhattacharya while enjoying the said property sold and conveyed a portion of the ground floor of the two storied building thereat, measuring 742 sq. ft. more or less covered area togetherwith undivided proportionate share of land comprised in the said premises with usual restrictions to Sri Swapan Kumar Dey and Smt. Sukla Dey by virtue of a deed of

conveyance dated 10/10/2002, registered in the office of A.D.S.R. Cossipore Dum Dum in Book No.1, Volume No.27, pages 7 to 18, Being No.1074 for the year 2003 for valuable consideration mentioned therein.

AND WHEREAS by virtue of the above purchase the First Part herein became the absolute joint owners and possessors of the property being the portion of the ground floor of the two storied building at the mother Premises No.122/1, Gopal Lal Tagore Road, P. O. Alambazar, Police Station Baranagar, Kolkata - 700 035, measuring 742 sq. ft. more or less covered area togetherwith undivided proportionate share of land comprised in the said premises attributable to the said covered area, which is equivalent to 794.4 sq. ft. more or less and got the same mutated in their names in the records of Baranagar Municipality wherein it was independently recorded and assessed as Premises No.122/1/A, Gopal Lal Tagore Road, P. O. Alambazar, Police Station Baranagar, Kolkata - 700 035, Holding No.482/1, in Ward No.13, morefully mentioned in the Second Schedule hereunder written.

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 Owners are absolutely seized and possessed of 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, lispendens, 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 Owners and is acting on good faith thereof.
3.
  - i. The Owners declare that they are entitled to enter into this agreement with the Developer and they have full right and absolute authority to sign and execute the same.
  - ii. That the Owners have 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 they have not created any mortgage, charge or any other encumbrances on the Said Property as mentioned herein.
  - iii. That the Owners have 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 Owners 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 Owners 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 / mother 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 and mother premises being Premises No.122/1, Gopal Lal Tagore Road, 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 Owners hereby give their consent to the Developer for the said amalgamation. If required by the Appropriate Authority, the Owners will give No Objection for amalgamation separately. The Developer will deliver copy of all papers and documents of the adjacent properties to the owners herein.
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 Owners 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 Owners and the Owners 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.
9. The Developer shall commence the construction of the proposed building in accordance with the sanctioned building plan and shall complete the construction in all respect within 24 (twenty four) 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 Owners, 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 Owners 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 Owners 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 Owners allowing the Developer to construct a single 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 Owners herein one self contained flat to be located on the South-East side of the First floor or Second floor of the proposed building at the said amalgamated property, having not less than 1300 sq. ft. covered area as Owners' allocation. The flat will consist of two balconies each measuring 3' by 5'.
- Balance constructed area of the said entire building 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 Owners shall not obstruct or withheld or in any way interfere in the process of construction of the said building by the Developer. The Owners 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 Owners 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 Owners 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<sup>s</sup> or offices as may be required for the purpose of implementation of the scheme of the said development on the Said Premises.
19. The Owners 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 Owners 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 Owners in respect of the Said Property or for the act and conduct of the Owners or otherwise and vice versa.



21. That the Owners by separate registered Development Power of Attorney, shall appoint, nominate and constitute the Developer as their 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 Owners' allocated portion or the land. The Owners shall furnish all relevant papers and documents and all necessary information in respect of the Said Property.
22. The Owners 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 Owners' 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 Owners or the Apartment Owners Association on its formation.
24. The Developer shall on completion of construction of the Owners' allocated portion / flat put the Owners or their nominated person/s in undisputed possession of the Owners' allocation Together with the rights in common to the Owners, facilities and amenities relating to the building and Premises. The Owners will be entitled to transfer or otherwise deal with the Owners' allocation as per their absolute discretion. The Owners 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 within one year from the date of delivery of possession of the Owners' allocation.

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 Owners 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 Owners' allocation, the Owners shall be responsible to pay proportionate share of all common expenses.
27. 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.
28. 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 Owners at their own costs and expenses and the Owners shall take responsibility of persons in respect of the Said Property or having any sorts of direct or indirect interest in the Said Property.
29. 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 Owners 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.

30. 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 original / mother property)

ALL THAT piece and parcel of homestead land which is by actual physical measurement 4 (four) Kattahs 14 (fourteen) Chittaks 5 (five) sq. ft. more or less [5 (five) Kattahs more or less as per deed] togetherwith with partly two storied 60 years old building standing thereon having a covered area 3282 sq. ft. more or less with cement floor lying and situate in Mouza Bonhooghly, comprised in C.S. Dag No.2169(P) under C.S. Khatian No.310, R.S. Dag No.2169 under modified R.S. Khatian No.246, J.L. No.6, R.S. No.5, being Premises No.122/1, Gopal Lal Tagore Road, P. O. Alambazar, Police Station Baranagar, Kolkata - 700 035, in Ward No.13 within the local limits of Baranagar Municipality; butted and bounded by:

ON THE NORTH : Premises No.122, Gopal Lal Tagore Road;

ON THE SOUTH : Behala Para Lane;

ON THE EAST : Premises No.18, Behala Para Lane;

ON THE WEST : Gopal Lal Tagore Road.



**THE SECOND SCHEDULE**

(Description of the Owners' Property)

**ALL THAT** ground floor flat having a covered area of 742 (Seven Hundred Forty Two) Sq.ft. more or less with cement floor together with undivided proportionate share of land beneath lying in Mouza Bonhooghly, comprised in C.S. Dag No. 2169(P) under C.S. Khatian No. 310, R.S. Dag No. 2169 under modified R.S. Khatian No. 246, J.L. No. 6, R.S. No. 5, in Ward No. 13 within the local limits of Baranagar Municipality, which has been independently assessed and numbered as Premises No. 122/1/A, Gopal Lal Tagore Road, P.O. Alambazar, P.S. Baranagar, Kolkata-700035, Holding No. 482/1.

**THIRD 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. *Scherrabonf*  
65/5E, Baghbaran St  
KOT - 700003.

*Swapan Kumar Dey*  
*Sukla Dey.*

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Signature of the Land Owners

2. *Dipak Kumar Saha*  
*Adv.*

M/s. NEW BALAJI CONSTRUCTION  
*Shreendu Saha. Ananda Nay*  
Partner Partner

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Signature of the Developer

Drafted and prepared by:

*Dipak Kumar Saha*

Dipak Kumar Saha  
Advocate

High Court, Calcutta

W.B. No.319/1991.



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

RN: 19-201920-005963002-1  
RN Date: 16/08/2019 13:35:27  
RN: 15560942  
Payment Mode: Online Payment  
Bank: United Bank  
BRN Date: 16/08/2019 13:34:06

DEPOSITOR'S DETAILS

Id No. : 19030001303193/11/2019

[Query No./Query Year]

Name: Dipak Kumar Saha  
Contact No.: Mobile No. : +91 9804857047  
Address: 21 Ramlal Agarwal Lane Kolkata50  
Applicant Name: Mr DIPAK KUMAR SAHA  
File Name:  
File Address:  
Profession of Depositor: Advocate  
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement  
Payment No 11

PAYMENT DETAILS

Sr. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
	19030001303193/11/2019	Property Registration- Stamp duty	0030-02-103-003-02	4520
	19030001303193/11/2019	Property Registration- Registration Fees	0030-03-104-001-18	101

Total

Words: Rupees Four Thousand Six Hundred Twenty One only

4621

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Shuren Singh*

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



*Shuren Singh*

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



*Suraj Kumar Dey*

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



*Sakya Dey*

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



ভারতীয় পরিচয় পরিষদ  
**ভারত সরকার**  
 Unique Identification Authority of India  
 Government of India

চালিকাভুক্তির আইডি / Enrolment No. : 1111/38475/03696

To  
 Dipak Kumar Saha  
 দীপক কুমার সাহা  
 2/1  
 RAMLAL AGARWALA LANE  
 Baranagar (m)  
 Sinthee, North 24 Parganas  
 West Bengal - 700050



KL936980423FT  
 93698042



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3585 7462 7101**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
 Government of India

দীপক কুমার সাহা  
 Dipak Kumar Saha  
 পিতা : অজিত কুমার সাহা  
 Father : Ajit Kumar Saha

জন্মতারিখ / DOB : 05/01/1964  
 লিঙ্গ / Male

**3585 7462 7101**



আধার - সাধারণ মানুষের অধিকার

*Dipak Kumar Saha*





M/s. NEW BALAJI CONSTRUCTION

*Shreerendu Lake Anirudh Nag*

Partner

Partner



भारत सरकार  
GOVERNMENT OF INDIA



শভেন্দু সাহা  
Shovendu Saha  
পিতা : শৈলেন্দ্র নাথ সাহা  
Father : Shailendra Nath Saha  
জন্ম সাল / Year of Birth : 1976  
পুরুষ / Male



8947 1875 7593

আধার - সাধারণ মানুষের অধিকার

*Shovendu Saha*



ভারতীয় পরিচয়-প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা  
48F, বি.টি রোড, সিন্ধি, কলকাতা,  
কোলকাতা, পশ্চিমবঙ্গ, 700050

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

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

आयकर विभाग		भारत सरकार
INCOME TAX DEPARTMENT		GOVT OF INDIA
SHUVENDU SAHA		
SAILENDRA NATH SAHA		
18/01/1975		
Permanent Account Number		
AUJPS6876P		
<i>Shuvendu Saha</i>		
Signature		

*Shuvendu Saha*

If you have lost your Permanent Account Number Card, please inform return officer.  
 Income Tax PAN Services Unit, NSDI  
 5th Floor, Market Street,  
 Plot No. 34, Survey No. 97/18,  
 Model Colony, Near Derry Bazaar, Coimbatore.  
 Pin - 641 016.  
 Tel: 91 20 2718900, Fax: 91 20 2718351  
 e-mail: [nsdi@nsdi.gov.in](mailto:nsdi@nsdi.gov.in)





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No. : 1111/30703/00036

To  
ANINDA NAG

28/06/2015  
3/37 EAST MALL ROAD  
Dumdum (m)  
Mall Road, North 24 Parganas  
West Bengal - 700080  
8830078226



KH472581972FT

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  
INCOMETAX DEPARTMENT

भारत सरकार  
GOV OF INDIA

ANINDA NAG  
RABINDRA NAG  
10/10/1975

Form No. PAN Card  
ADAPN8564F

*Aninda Nag*  
Signature



*Aninda Nag*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADLPD4035C



नाम /NAME

SWAPAN KUMAR DEY

पिता का नाम /FATHER'S NAME

ABANI BHUSAN DEY

जन्म तिथि /DATE OF BIRTH

22-02-1956

हस्ताक्षर /SIGNATURE

Swapan Kumar Deo

*B. K. Das*

आयकर अधिकारी, प.ख.खि

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

Swapan Kumar Deo

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

In case this card is lost/damaged, kindly inform/return to the issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),  
F-7,  
Chowringhee Square,  
Calcutta- 700 069.



आयकर विभाग  
INCOME TAX DEPARTMENT  
SUKLA DEY  
BHUSAN BIDHU BHOWMIK  
15/11/1961  
Permanent Account Number  
CDPED4699L  
Sukla Dey  
Signature



भारत सरकार  
GOVT. OF INDIA



Sukla Dey.



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No. : 1108/77742/00438

To  
Sukla Dey

20/06/2014

W/O Swapan Kumar Dey  
122/1  
GOPAL LAL TAHAR ROAD  
BARANAGAR, BONHOOGLY  
Baranagar (m)  
Alambazar, North 24 Paraganas, North 24 Parganas,  
West Bengal - 700035  
8274977336



KA441162131FH

44116213



आपका आधार क्रमांक / Your Aadhaar No. :

**9338 2282 0566**

मेरा आधार, मेरी पहचान

Sukla Dey



भारत सरकार  
Government of India



Sukla Dey  
Father : BIDHUBHUSAN BHOWMIK  
DOB: 15/11/1961  
Female  
9338 2282 0566



मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

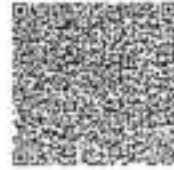
Enrollment No.: 1108/77742/00610

To  
Swapn Kumar Dey  
S/O Abani Bhuvan Dey  
122/1 G.L.T. ROAD  
NEAR OLD CENTRAL MODERN SCHOOL  
BARANAGAR  
Baranagar (m)  
Alambazar  
North 24 Parganas North 24 Parganas  
West Bengal 700035  
8274977336

20/05/2014  
92501959



MD929019590FH



*Swapn Kumar Dey*

आपका आधार क्रमांक / Your Aadhaar No. :

**6580 6187 5385**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Swapn Kumar Dey  
Father : Abani Bhuvan Dey  
DOB : 22/02/1956  
Male



**6580 6187 5385**

मेरा आधार, मेरी पहचान



### Major Information of the Deed




Deed No :	I-1903-04313/2019	Date of Registration	16/08/2019
Query No / Year	1903-0001303193/2019	Office where deed is registered	
Query Date	09/08/2019 2:26:20 PM	A.R.A. - III KOLKATA, District: Kolkata	
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. : 9804857047, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 24,05,700/-		
Stampdut / Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Apartment Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Mouza: Bon-Hoogly Road: Gopal Lal Thakur Road, Premises No: 122/1/A, Ward No: 013, Holding No: 482/1, JI No: 0 Pin Code : 700035

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	RS - 2169	RS - 246	Covered : 742, Super Built-up Area: 891	1/-	24,05,700/-	Apartment Type: Flat/Apartment Residential Use, Floor Type: Cemented, Age of Flat:60 <sup>th</sup> Year, Property is on Road>Status of Completion : Completed

#### Land Lord Details :



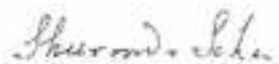


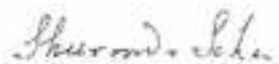


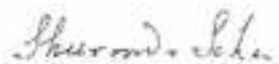
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SWAPAN KUMAR DEY</b> Son of Late ABANI BHUSAN DEY Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office	 <small>16/08/2019</small>	 <small>LTI 16/08/2019</small>	 <small>16/08/2019</small>
122/1/A, GOPAL LAL TAGORE ROAD, P.O:- ALAMBAZAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700035 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADLPD4035C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	<b>Mrs SUKLA DEY</b> Wife of Mr SWAPAN KUMAR DEY Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office	 <small>16/08/2019</small>	 <small>LTI 16/08/2019</small>	 <small>16/08/2019</small>
122/1/A, GOPAL LAL TAGORE ROAD, 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.:: CDPPD4699L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>NEW BALAJI CONSTRUCTION</b> 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, 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> <b>Mr SHUVENDU SAHA (Presentant)</b>            Son of Mr SAILENDRA NATH SAHA            Date of Execution - 16/08/2019 , , Admitted by: Self, Date of Admission: 16/08/2019, Place of Admission of Execution: Office         </td> <td>   <small>Aug 16 2019 3:27PM</small> </td> <td>   <small>LTI 16/08/2019</small> </td> <td>   <small>16/08/2019</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SHUVENDU SAHA (Presentant)</b> Son of Mr SAILENDRA NATH SAHA Date of Execution - 16/08/2019 , , Admitted by: Self, Date of Admission: 16/08/2019, Place of Admission of Execution: Office	 <small>Aug 16 2019 3:27PM</small>	 <small>LTI 16/08/2019</small>	 <small>16/08/2019</small>
Name	Photo	Finger Print	Signature						
<b>Mr SHUVENDU SAHA (Presentant)</b> Son of Mr SAILENDRA NATH SAHA Date of Execution - 16/08/2019 , , Admitted by: Self, Date of Admission: 16/08/2019, Place of Admission of Execution: Office	 <small>Aug 16 2019 3:27PM</small>	 <small>LTI 16/08/2019</small>	 <small>16/08/2019</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.:: AUJPS6876P,Aadhaar No Not Provided Status : Representative, Representative of : NEW BALAJI CONSTRUCTION (as PARTNER)									



2

Name	Photo	Finger Print	Signature
<b>Mr ANINDA NAG</b> Son of Mr RABIN NAG Date of Execution - 16/08/2019, , Admitted by: Self, Date of Admission: 16/08/2019, Place of Admission of Execution: Office	 Aug 16 2019 3:27PM	 LTI 16/08/2019	 16/08/2019

3/37, EAST MALL ROAD, P.O.- MALL ROAD, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India. PIN - 700080, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AD^PN8584F, Aadhaar No Not Provided Status : Representative, Representative of : NEW BALAJI CONSTRUCTION (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr DIPAK MUMAR SAHA</b> Son of Late AJIT KUMAR SAHA 3/1, RAMLAL AGARWAL LANE, P.O.- SINTHI, P.S.- Baranagar, District:-North 24- Parganas, West Bengal, India, PIN - 700050	 16/08/2019	 16/08/2019	 16/08/2019

Identifier Of Mr SWAPAN KUMAR DEY, Mrs SUKLA DEY, Mr SHUVENDU SAHA, Mr ANINDA NAG

**Transfer of property for A1**

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR DEY	NEW BALAJI CONSTRUCTION-445.500000 Sq Ft
2	Mrs SUKLA DEY	NEW BALAJI CONSTRUCTION-445.500000 Sq Ft

**Endorsement For Deed Number : I - 190304313 / 2019**

On 16-08-2019

**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.

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

Presented for registration at 14:56 hrs on 16-08-2019, at the Office of the A.R.A. - III KOLKATA 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 24,05,700/-



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

Execution is admitted on 16/08/2019 by 1. Mr SWAPAN KUMAR DEY, Son of Late ABANI BHUSAN DEY, 122/1/A, GOPAL LAL TAGORE ROAD, P.O: ALAMBAZAR, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession Business, 2. Mrs SUKLA DEY, Wife of Mr SWAPAN KUMAR DEY, 122/1/A, GOPAL LAL TAGORE ROAD, P.O: ALAMBAZAR, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession House wife

Indetified by Mr DIPAK MUMAR SAHA, , Son of Late AJIT KUMAR SAHA, 2/1, RAMLAL AGARWAL LANE, P.O: SINTHI, 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 16-08-2019 by Mr SHUVENDU SAHA, PARTNER, NEW BALAJI CONSTRUCTION, 3B, GOPAL CHANDRA BOSE LANE, P.O:- SINTHEE, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050

Indetified by Mr DIPAK MUMAR SAHA, , Son of Late AJIT KUMAR SAHA, 2/1, RAMLAL AGARWAL LANE, P.O: SINTHI, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

Execution is admitted on 16-08-2019 by Mr ANINDA NAG, PARTNER, NEW BALAJI CONSTRUCTION, 3B, GOPAL CHANDRA BOSE LANE, P.O:- SINTHEE, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050

Indetified by Mr DIPAK MUMAR SAHA, , Son of Late AJIT KUMAR SAHA, 2/1, RAMLAL AGARWAL LANE, P.O: SINTHI, 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 101/- ( E = Rs 21/- , I = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2019 1:34PM with Govt. Ref. No: 192019200059630021 on 16-08-2019, Amount Rs: 101/-, Bank: United Bank ( UTBI00CH175), Ref. No. 15560942 on 16-08-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 4,520/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 73427, Amount: Rs.500/-, Date of Purchase: 18/07/2019, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2019 1:34PM with Govt. Ref. No: 192019200059630021 on 16-08-2019, Amount Rs: 4,520/-, Bank: United Bank ( UTBI00CH175), Ref. No. 15560942 on 16-08-2019, Head of Account 0030-02-103-003-02

**Probir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 180753 to 180787

being No 190304313 for the year 2019.



Digitally signed by PROBIR KUMAR  
GOLDER

Date: 2019.08.29 11:09:02 +05:30

Reason: Digital Signing of Deed.

*Handwritten signature of Probir Kumar Golder*

(Probir Kumar Golder) 8/29/2019 11:08:05 AM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)