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पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted for Registration. The 2 signature sheet/s and endorsement sheets attached with the document are the part of this documents.



Alip Kumar Mitra  
Alip Mitra

Alip Kumar Mitra

Alip Mitra

Dilip Kumar Mitra

Dilip Mitra

Debanjan Mitra

Debanjan Mitra

Addl. Dist. Sub-Registrar, Sadar  
Krishnagar, Nadia

05 MAR. 2020

**DEVELOPMENT AGREEMENT**

This Development Agreement is made on this 5th day of March, 2020.

1) Alip Kumar Mitra alias Alip Mitra S/o Late Dulal Chandra Mitra, PAN No. AEJPM0484K 2) Dilip Kumar Mitra alias Dilip Mitra S/o Late Dulal Chandra Mitra, PAN No. AEJPM0481N, both are residing at B.K. Modak Lane, Nagendranagar, P.O. Krishnagar, P.S. Kotwali, Dist. Nadia, Pin-741101. hereinafter referred to as the land owners (which expression shall unless exclude by or repugnant to the context or meaning thereof include their successors, legal heirs, representatives and agreed assigns) of the First Part.

AND

MITRATA the partnership firm having its office at Mitrata Building, M.G. Road, Golapati, P.O. Krishnagar, P.S. Kotwali, Dist. Nadia, Pin-741101, PAN No. ABMFM8636K, represented by its partner and its authorised signatory.

SD/Alip  
Kumar Mitra

Debanjan Mitra  
Partner

MITRATA  
Debanjan Mitra  
Partner

Partner

Contd... p/2



Alip Kumar Mitra  
@ Alip Mitra

-:2:-  
Dilip K. Mitra  
@ Dilip Mitra  
Debabrata Mitra  
Biswas Biswas

1) Debabrata Mitra S/o Kamal Kumar Mitra, PAN No. ANIPM6350J, by faith - Hindu, by profession - Buisness, residing at B.K. Modak Lane, Nagendranagar, P.O. Krishnagar, P.S. Kotwali, Dist. Nadia, Pin- 741101.

2) Biplab Biswas S/o Late Biswanath Biswas, PAN No. AYOPB7268D by faith - Hindu, by profession - Business, residing at Nagendranagar, P.O. Krishnagar, P.S. Kotwali, Dist. Nadia, Pin- 741101.

hereinafter referred to as the Developer (which expression shall unless exclude by or repugnant to the context or meanning thereof include its successors, legal heirs, representatives and agreed assigns) of the Second Part.

That the schedule property originaly belonged to Banshidhar Chettlangiya they sold out the property by dint of Registered Deed of Sale No. 2815/1993 and 2816/1993 in favour of present owners Alip Kumar Mitra and Dilip Kumar Mitra and delivered possession in their favour. After purchasing the said property Alip Kumar Mitra and Dilip Kumar Mitra began to possess the same and they duly recorded their name in the present L.R. R.O.R. and also mutated their name before the Krishnagar Municipality. Alip Kumar Mitra and Dilip Kumar Mitra also paid their all Rent and Taxes to the State of West Bengal and local Municipality and got receipts from them. We the 1st party are bonafide and absolute owners and possessor of the property in schedule by virtue of Deed of Sale No. 2815/1993 and 2816/1993. Our names have been duly recorded in the L.R. R.O.R. we the present owners have absolute right, title, interest and possession over the schedule property and now the developers are going to develop the said schedule land /property by constructing the multistoried building thereon.

And whereas the First Party land owner have decided to develop their property by way of constructing multistoried building thereon but due to insufficient fund and lack of knowledge they are in search of a well reputed developer and thereafter they made contact with the Second Party for developing their property and after getting satisfaction with the Second Parties because the Second Parties are

SD Mitra  
an

Debabrata Mitra  
Partner

MITRATA  
Biswas Biswas  
Partner



ALIP MITRA  
ALIP MITRA

DILIP K. MITRA  
DILIP MITRA

Debanu Mitra  
Bajant Biswas

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engaged in the business of construction and has core competence for managing and implementation of construction for large project and raising necessary resources require for this type of large projects, the First Party owners have decided to develop the same as per terms and conditions mentioned herein below.

1. The Developer shall construct multistoried building as per sanctioned building plan approved by the Krishnagar Municipality in the name of the owners and developers in respect of the schedule land/property.
2. The present owners apart from this agreement shall execute General Power of Attorney, in favour of the Developers after the registration of this Development agreement or its nominated person or persons and whole heartedly allow the Developers for construction of multi storied building according to the sanctioned building plan.
3. The Developers on the basis of the plan sanctioned by Krishnagar Municipality shall start the construction on the said land fully out of its own finance and in no way, shall make the premises owner for any type of financial involvement on that score. The entire financial liability and responsibility will rest on the developers and the construction shall be made out of the finance and management by the developers at their own cost and liability.
4. The owners hereby agree to allow the developers for sale of the flats/area of the newly constructed building over the said land and the entire sale price should be collected by the developers alone and transfer the same in favour of the owner's account according to their share/allocation.
5. It remains there an expressed fact that all types of transaction like payment negotiation, require to be exclusively made by the developers.
6. The developers shall have to built the multi storied building over the land as per schedule hereunder in tune with the plan duly sanctioned by the Krishnagar Municipality and/or Competent Authority in the name of owners and developers.
7. The materials to be used for the construction of the building must be quality product with proper specification of quality, followed by keen supervision of developers and the construction of the building must be solid and strongly built, so that

ADWA  
Adm.

MITRATA  
Debanu Mitra  
Partner

MITRATA  
Bajant Biswas  
Partner

Contd....p/4



ALIP WENHAT MITRATA  
@ ALIP MITRATA

DILEP K. MITRATA  
@ DILEP MITRATA

Debanjita MITRATA  
Bajab Bajab

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any crack or other defect in respect of the construction may not come in the picture, in near future and if any, the developers shall alone be responsible.

8. The Developers are required to complete the construction within 36 months (with 6 months grace for natural calamity) from the date of commencement of construction work according to the sanctioned building plan from the competent authority. Be it noted that the roof of the proposed multi storied building will be used in common. A possession certificate will be issued by the Developers to the owners for the owners allocated property at the time of giving/delivery of possession.

9. The Developers should complete the construction of the said building within the stipulated period as mentioned above, save and except as reason of any natural calamity.

10. The Developers shall have liberty to take booking money from the intending purchaser/purchasers for their specific portion of the building.

11. After the execution of this Agreement the Developers shall make prepare and casue to be made and prepared all plan or plans, design, drawings, specifications, elevation applications and all other papers and documents as may be necessary and/or required for the purpose of and/or for and/or in connection and/or in relation to the construction and/or erection of the proposed building by an Architect and/or Engineer of the Building at the entire costs, fees, charges to be borne by the Developers exclusively which shall be signed, executed, affirmed, endorsed by the owner and to be submitted and filed by the Developers in the name of the owners and developers before the Municipality for sanctioning thereof. Fire Brigade Authority, Police Authority, W.B.S.E.D.C.L. or any other appropriate Government, Semi Govt. or Quasi Govt. authority or authorities whomsoever and when required necessary from time to time at the entire costs charges and expenses of the Developer. The owner hereby declare that he would extend all sorts of co-operation necessary for such require acts, deeds and things to be done and/or cause to be done by the Developer. Builder on his/their part will constantly keep the owner well informed and exposed as regards to stages and extent of construction, building material being used which should be to his consent.

SD/ALIP  
Mitra

MITRATA  
Debanjita Mitra  
Partner

MITRATA  
Bajab Bajab  
Partner

Contd....p/5



ALIP MONGOL MITRA  
@ ALIP MITRA

DILIP K. MITRA  
@ DILIP MITRA

Debanjan Mitra  
Bijesh Mitra

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12. It is agreed and made clear that pending the completion of the construction of the said proposed building in the manner as herein agreed, the Developer shall be entitled to negotiate and/or to enter into all or any agreement or agreements for sale to and/or purchasers of the portion or portions of the buildings or spaces comprising the said building under the terms and conditions of this Agreement and the owners shall not claim or demand any portion of sale money of the Developers share thereof and/or such terms and conditions as the Developers shall think fit and proper and the owner shall not be liable in any way for executing any transaction between Developers and Third Party. Possible Assistance and co-operation to the construction of the building for obtaining permissions or sanctions and shall also execute such documents and papers, which may be required from time to time for the purpose of development of the multi storied building construction.

13. The Developers shall declare to the intending flat buyers and owners both that they have the right to the common enjoyment of (a) common stair cases and lifts, (b) underground reservoir, drainage system, sopkeet tank, water pump, Pump plumbing, and other common interest, (c) overhead water tank, (d) Right to use the top floor roof for fixing T.V. antena and for using same in case of any festival or function of the families of all subsequent purchaser / flat owners and the owners as well as save and except these rights, the flat owners and the Developer also cannot claim any right to construct any structure even quite temporarily nor can put any rubbish or anything else to then belongings on the roof or on common space or passage for common enjoyment.

14. The owners shall handover all relevant documents to the developer at the time of executions of this Agreement.

15. The owners shall not in any way interfere with any objection or obstruction in the matter of construction of the building over the land, as per sanctioned plan however the construction in question made with specified materials.

16. The owners will have full right of their allocation to transfer or to sell or to give as rent or using for any other legal purpose of the flat or flats out of his own discretion and to which the developer/promoter will have no right to stand on the way in any manner whatsoever.

Debanjan Mitra  
Partner

MITRATA  
Debanjan Mitra  
Partner

MITRATA  
Bijesh Mitra  
Partner

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Alip memory mitey  
@Alip mitey

Dilip K. Mitter

@ Dilip Mitter

Debnath mitey  
Biplob Bhow

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17. That the Developers will be entitled to borrow money from any Bank or any financial institution without creating any financial liability of the owners of effecting his estate and interest in the said premises. Be it expressly agreed and understood that in no event the owners or any of their estate shall be responsible and/or be made liable or payment of any dues to such bank or banks and the Developers shall keep the owners informed against all action, suits, proceedings, charges expenses in respect thereof.
18. All the litigations and other local disturbance in relation of the said construction will be settled by the Developers and active participation and co-operations to that effect by the land owners should be there, if required.
19. The owners are entitled to get 30% of the buildup area according to the sanctioned building plan issued by the local Krishnagar Municipality and the common space of the area does not include within 30% share of owners out of the buildup area.
20. The developers are entitled to get 70% of the buildup area will distributed/ allocated in every floor of the said building according to the sanctioned plan of the local Krishnagar Municipality.
21. As per requirement of the developers, owners have to supply original papers (Title deed, R.S. & L.R. parcha, Govt. Rent receipts, Municipality Tax receipt, Chain deed etc.) for the purpose of sale of the developed property for the time being.
22. Developers can open a Bank Account in any Nationalized Bank in their name to conduct their business for the purpose.
23. To transfer the land with construction either any part or as a whole by sale deed, duly prescribed in the law of the Transfer or Property Act, West Bengal and to receive the consideration money thereof as the case may be.
24. To execute and register any Agreement to that effect and to execute and register the Deed of Sale, lease, rent in favour of the prospective purchaser or purchasers, nominee/nominees by writing our name there to / what we could do it personally present.

Signature  
Date

MITRATA  
Debnath mitey  
Partner

MITRATA Contd....p/7  
Biplob Bhow  
Partner



ALIP KUMAR MITAL  
@ALIP MITAL

-:7:-  
DILIP K. MITAL  
@DILIP MITAL

Debanjit Mital  
Bijesh Biswas

#### OWNER'S ALLOCATION

The owners are entitled to get 30% of the total buildup area of multi storied buildings (after deducting the common space and two wheeler garage area) which will be distributed/allocated in every floor of the said multi storied building with every common right in/over all the common space/corridor and proportionate share of ownership right in/over the schedule land but mentioned for two wheeler garage and common space does not Count within 30% share of the owners and also not count within the 70% share of developers also. The space of garrage and all common space will be used as common with all others flat owners.

#### COMMON INTEREST/PORTION

- 1) Entrance and exists, common passage and space.
- 2) Boundary wall and main Gate.
- 3) Entrance lobby, Electric utility space, Common space electric connection.
- 4) Water Pump, Water Reservoir together with all common plumbing, over head water tank.
- 5) Staircase, Staircase landing and lift.
- 6) Drainage and sewerage lines/system.
- 7) Top floor Roof top right.
- 8) Two wheeler garage at ground floor.
- 9) Undivided proportionate ownership right in/over the schedule land/property.

#### DEVELOPER'S ALLOCATION

The developers are entitled to get 70% of the total buildup area of the said multi storied buildings (after deducting the common space and two wheeler garage area) which will be distributed/allocated in every floor of the side multi storied building according to the sanctioned plan of the local Krishnagar Municipality with every common right in/over all the common space/corridor and proportionate share of ownership right in/over the schedule land but the mentioned two wheeler garage in ground floor does not Count within the 70% share of developers and also not count

Debanjit Mital  
Partner

MITRATA  
Bijesh Biswas  
Partner

Contd...p/8

S. S. Mital  
Adv.



Alip Kumar Mitral  
Alip Mitral

- : 8 : -  
Dilip Kumar Mitral  
Dilip Mitral

Debasish Mitral  
Bijoy Biswas

within 30% share of the owners also. The space of garrage will be used as common for all flat owners.

#### COMMON INTEREST/PORTION

- 1) Entrance and exists, common passage and space.
- 2) Boundary wall and main Gate.
- 3) Entrance lobby, Electric utility space, Common space electric connection.
- 4) Water Pump, Water Reservoir together with all common plumbing, over head water tank.
- 5) Staircase, Staircase landing and lift.
- 6) Drainage and sewerage lines/system.
- 7) Top floor Roof top right.
- 8) Two wheeler garage at ground floor.
- 9) Undivided proportionate ownership right in/over the schedule land/property.

#### SCHEDULE OF THE PROPERTY

In the District of Nadia under P.S. Kotwali, within Mouza 93 Goari, Holding No. 54 at Baranashi Roy Road, Ward No. 22 within Krishnagar Municipality the following property :

<u>Khatian No.</u>	<u>Plot No.</u>	<u>Classification</u>	<u>Area</u>
R.S. 404, 405, 322, 1477	R.S. & L.R. 671	Bari	29 dec.
L.R. 1382, 1383	R.S. & L.R. 672	Dokan	01 dec.
	R.S. & L.R. 673	Dokan	01 dec.
	R.S. & L.R. 674	Viti	02 dec.
		Total -	33 dec.

#### BUTTED AND BONDED BY :-

- On the North - Property of Debasish Patra & Gopal Ghosh.  
On the South - Common Passage  
On the West - Baranashi Roy Road.  
On the East - Property Shefali and others.

Shivta  
Adv.

Debasish Mitral

Partner

MITRATA Contd... p/9

Bijoy Biswas  
Partner



AKIP KUMAR MITRA  
AKIP MITRA

- 9 -

DIP MITRA

DIP MITRA

Debanil Mitra  
Bepal Bhusan

One handsketch Map annexed herewith which is part & parcel of this agreement.

IN WITNESS WHEREOF we hereby execute these Development Agreement on understanding everything of it voluntarily and out of own accord in good health and mind on this 05th day of March, 2020.

Signed, sealed and delivered at Krishnagar

In the presence of :

Drafted and dictated by me :

*Somnath Datta*  
Advocate

Krishnagar Judges' Court

Krishnagar, Nadia.

Enrollment No. 1072/913/06

Typed by me -

Santanu Banga *Santanu Banga*

Krishnagar, Nadia.

Witness :-

1) *Kamal Mitra*  
*Krishnagar, Nadia*

2) *Tibo Bhusan*  
*Krishnagar, Nadia*

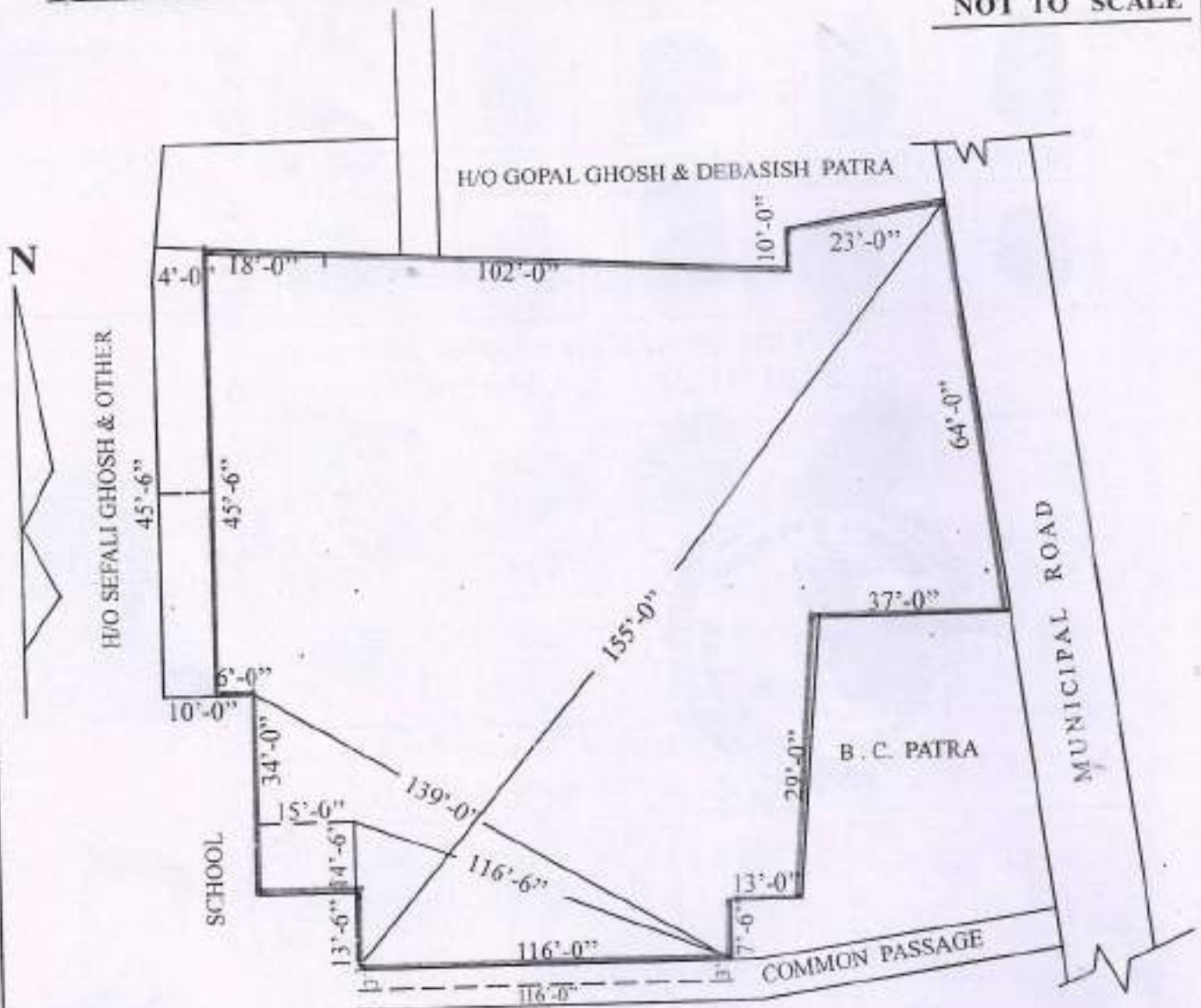
MITRATA  
*Debanil Mitra*  
Partner

MITRATA  
*Bepal Bhusan*  
Partner



**SITE PLAN MAP OF MOUZA GOARI J.L NO 93, ON PLOT NO R.S & L.R 671, 673  
672, 674, WARD NO - 22, HOLDING - 54, SITE AT- BARANASI ROY ROAD, P.S -  
KOTWALI, DIST NADIA UNDER KRISHNAGAR MUNICIPALITY AREA**

**NOT TO SCALE**



**LAND SCHEDULE**

**REF: AREA COLOUR IN RED**

NAME OF	MOUZA	PLOT	AREA
MITRATA	GOARI	R.S & L.R	29.00 DEC
1- DEBABRATA MITRA	J.L. NO 93	671	1.00 DEC.
2- BIPLAB BISWAS		672	1.00 DEC.
		673	2.00 DEC.
		674	

TRACED BY *Manas Das*  
**MANAS DAS (D/MAN/CIVIL)**  
 GR.NO.S/68206/073/05-06,  
 KRISHNAGAR, NADIA

MORE OR LESS  
*Alip Kumar Mitra*  
*Alip Mitra*

*Dipak K. Mitra*  
*Dipak Mitra*  
 SIGNATURE OF



দলিল দাখিলকারক/ দাতাগণের/ গ্রহীতাগণের ফটো ও দশ আঙ্গুলের ছাপ

ফটো



আমার দ্বারা উপরোক্ত টিপ ছাপ ও ছবি প্রত্যায়িত হইল-

Dilip Kumar Mitra      Dilip Mitra



আমার দ্বারা উপরোক্ত টিপ ছাপ ও ছবি প্রত্যায়িত হইল-

Dilip K. Mitra      Dilip Mitra



আমার দ্বারা উপরোক্ত টিপ ছাপ ও ছবি প্রত্যায়িত হইল-

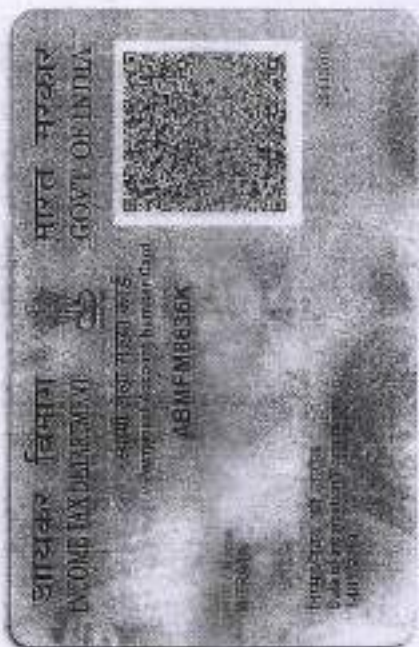
Debaraj Mitra



আমার দ্বারা উপরোক্ত টিপ ছাপ ও ছবি প্রত্যায়িত হইল-

Debaraj Mitra





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Papier Papiers

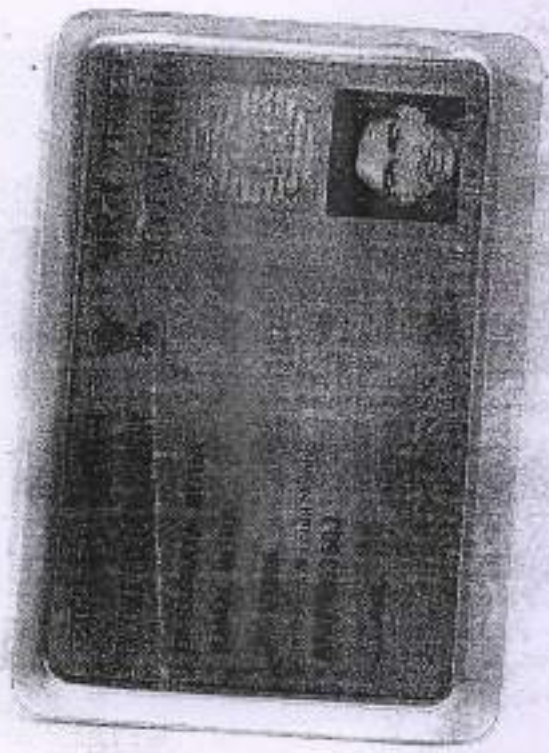




*राष्ट्रीय निधि*







Deborah with











Dilip Mitra

Dilip K. Mitra

PERMANENT ACCOUNT NUMBER AEJPM0451N		
NAME DILIP MITRA		
MOTHER'S FATHER'S NAME DUAL CHANDRA MITRA		
DATE OF BIRTH 22-10-1967		
SIGNATURE Dilip Mitra		
COMMISSIONER OF INDIAN ARMY		





E Aadhaar Letter

आधार  
 Aadhaar  
 4066 2052 8339



आधार नम्बर प्रमाण पत्र



- आधार नम्बर का उपयोग करके आप अपने आधार कार्ड को सक्रिय कर सकते हैं।
- आधार नम्बर का उपयोग करके आप अपने आधार कार्ड को अक्षरों में बदल सकते हैं।
- आधार नम्बर का उपयोग करके आप अपने आधार कार्ड को अक्षरों में बदल सकते हैं।

INFORMATION

- Aadhaar एक प्रमुख पहचान प्रमाण है।
- आधार नम्बर का उपयोग करके आप अपने आधार कार्ड को सक्रिय कर सकते हैं।
- आधार नम्बर का उपयोग करके आप अपने आधार कार्ड को अक्षरों में बदल सकते हैं।

- आधार नम्बर का उपयोग करके आप अपने आधार कार्ड को सक्रिय कर सकते हैं।
- आधार नम्बर का उपयोग करके आप अपने आधार कार्ड को अक्षरों में बदल सकते हैं।
- आधार नम्बर का उपयोग करके आप अपने आधार कार्ड को अक्षरों में बदल सकते हैं।



भारत सरकार  
 GOVERNMENT OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नाम: [Blank]  
 पता: [Blank]  
 आधार नम्बर: 4066 2052 8339



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आधार नम्बर प्रमाण पत्र

Aadhaar आप जीवन का आधार है

*Beed Rivers*







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



E-Aadhaar Letter

ভাপিকাভুক্তির নম্বর/Enrolment No.: 1062/78039/03004

Dilip Mitra (দিলীপ মিত্র)

B K MODAK LANE, Krishnagar - I, Nadia,  
 West Bengal - 741101

আপনার আধার সংখ্যা/ Your Aadhaar No.:

**5810 1071 3905**



আধার-সাধারণ মানুষের অধিকার



1800 300 3047

help@uidai.gov.in

www.uidai.gov.in

ভাষ্য

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

INFORMATION

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

*Dilip K. Mitra*

*Dilip Mitra*

Signature valid

Digitally signed by Dilip K. Mitra  
 Date: 2015.05.18 12:27:56 IST

- আধার সচরা সচর দেশে মানা
- আধার আধারের জন্য আপনার একবারই ভাপিকাভুক্তি করার অধ্যক্ষতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সম্ভব হবে।

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 UNIQUE IDENTIFICATION AUTHORITY OF INDIA



নিলীপ মিত্র  
 Dilip Mitra  
 জন্মতারিখ/ DOB: 22/10/1967  
 পুরুষ / MALE



ঠিকানা:  
 B K MODAK LANE, Krishnagar - I,  
 Nadia,  
 West Bengal - 741101  
 পশ্চিম বঙ্গ - 741101

Address:

B K MODAK LANE, Krishnagar - I,  
 Nadia,  
 West Bengal - 741101



5810 1071 3905

5810 1071 3905

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

Date: 18/05/2015





E-Aadhaar Letter

ভানিকাহুতির নম্বর/Enrolment No.: 1062/7828104293

DEBABRATA MITRA (দেবব্রত মিত্র)  
 NAGENDRA NAGAR 1ST LANE, Krishnagar - I, Nadia,  
 West Bengal - 741101

তথ্য

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

INFORMATION

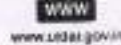
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

আপনার আধার সংখ্যা/ Your Aadhaar No.:

**5339 0935 8979**



আধার-সাধারণ মানুষের অধিকার



Signature valid

Digitally signed by Home Bhattacharya  
 Date: 2015.05.14 12:05 IST

- আধার সারা দেশে মাল্য
- আধার আধারের জন্য আপনার একবারই ভানিকাহুতি করার অপশনকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সম্ভব হবে।

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



দেবব্রত মিত্র  
 DEBABRATA MITRA  
 জন্মতারিখ/ DOB: 30/01/1986  
 পুরুষ / MALE



ঠিকানা:

নগর নগর প্রথম লেন,  
 কৃষ্ণনগর ১, নদিয়া,  
 পশ্চিম বঙ্গ - ৭৪১১০১

Address:

NAGENDRA NAGAR 1ST LANE,  
 Krishnagar - I, Nadia,  
 West Bengal - 741101



5339 0935 8979

5339 0935 8979

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

*Debabrata Mitra*

Date: 18/05/2015





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



E-Aadhaar Letter

ভালিকাঙ্কির নম্বর/Enrolment No.: 1062/78281/04295

Alip Mitra (অলিপ মিট্র)

NAGENDRA NAGAR 1ST LANE, Krishnagar - I, Nadia,  
West Bengal - 741101

আপনার আধার সংখ্যা/ Your Aadhaar No.:

**5917 9474 0288**



তথ্য

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

INFORMATION

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

আধার-সাধারণ মানুষের অধিকার

1047 1820 300 1047 help@uidai.gov.in www.uidai.gov.in

Signature valid  
Digitally signed by Animesh Bhattacharya  
Date: 2015.05.19 10:09:17 IST

- আধার সারা দেশে মান্য
- আধার আদায়ের জন্য আপনার একবারই ভালিকাঙ্কি করার আবশ্যিকতা আছে।
- অনুরূপ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সম্ভব হবে।

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



ভারত সরকার  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



অলিপ মিট্র  
Alip Mitra  
জন্মতারিখ/ DOB: 13/09/1967  
বুর্গ / MALE



ঠিকানা:

নগেন্দ্র নগর প্রথম লেন,  
কৃষ্ণনগর ১, নদিয়া,  
পশ্চিম বঙ্গ - 741101

Address:

NAGENDRA NAGAR 1ST LANE,  
Krishnagar - I, Nadia,  
West Bengal - 741101



5917 9474 0288

5917 9474 0288

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

Alip Kumar Mitra,  
Alip Mitra

Date: 18/05/2015

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

GRN: 192019200206090881  
GRN Date: 05/03/2020 14:31:42  
BRN : CKM4079319

Payment Mode Online Payment  
Bank : State Bank of India  
BRN Date: 05/03/2020 14:32:29

DEPOSITOR'S DETAILS

Id No. : 13021000418384/3/2020  
[Query No./Query Year]

Name : Somnath dutta  
Contact No. : Mobile No. : +91 9679488181  
E-mail :  
Address : krishnagar  
Applicant Name : Shri Somnath Dutta  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	13021000418384/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	35000
2	13021000418384/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	7
<b>Total</b>				<b>35007</b>

In Words : Rupees Thirty Five Thousand Seven only





### Major Information of the Deed

Deed No :	I-1302-02490/2020	Date of Registration	05/03/2020
Query No / Year	1302-1000418384/2020	Office where deed is registered	
Query Date	03/03/2020 6:40:40 PM	A.D.S.R. KRISHNANAGAR, District: Nadia	
Applicant Name, Address & Other Details	Somnath Dutta Thana : Krishnanagar, District : Nadia, WEST BENGAL, Mobile No. : 8900179074, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 4,40,000/-	Rs. 2,05,33,324/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urb area)		



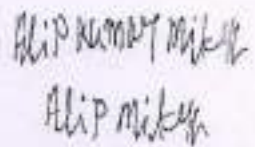


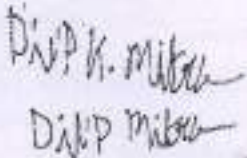
### Land Details :

District: Nadia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: Baranashee Roy Road, Mouza: Goari, JI No: 93, Pln Code : 741101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-671 (RS :-)	LR-1383	Viti	Bari	14.5 Dec	1,00,000/-	77,33,329/-	Property is on Road Adjacent t Metal Road,
L2	LR-671 (RS :-)	LR-1382	Viti	Bari	14.5 Dec	1,00,000/-	77,33,329/-	Property is on Road Adjacent t Metal Road,
L3	LR-672 (RS :-)	LR-1383	Viti	Dokan	0.5 Dec	10,000/-	10,00,000/-	Property is on Road Adjacent t Metal Road,
L4	LR-672 (RS :-)	LR-1382	Viti	Dokan	0.5 Dec	10,000/-	10,00,000/-	Property is on Road Adjacent t Metal Road,
L5	LR-673 (RS :-)	LR-1383	Viti	Dokan	0.5 Dec	10,000/-	10,00,000/-	Property is on Road Adjacent t Metal Road,
L6	LR-673 (RS :-)	LR-1382	Viti	Dokan	0.5 Dec	10,000/-	10,00,000/-	Property is on Road Adjacent t Metal Road,
L7	LR-674 (RS :-)	LR-1383	Viti	Viti	1 Dec	1,00,000/-	5,33,333/-	Property is on Road Adjacent t Metal Road,
L8	LR-674 (RS :-)	LR-1382	Viti	Viti	1 Dec	1,00,000/-	5,33,333/-	Property is on Road Adjacent t Metal Road,
		<b>TOTAL :</b>			33Dec	<b>4,40,000 /-</b>	<b>205,33,324 /-</b>	
		<b>Grand Total :</b>			33Dec	<b>4,40,000 /-</b>	<b>205,33,324 /-</b>	



**Land Lord Details :**



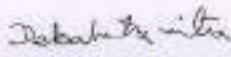


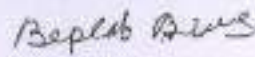
Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Shri Alip Mitra, (Alias: Shri Alip Kumar Mitra) (Presentant)</b>                      Son of Late Dulal Chandra Mitra                      Executed by: Self, Date of Execution: 05/03/2020                      , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office</p>	<p><b>Photo</b></p>  <p>05/03/2020</p>	<p><b>Finger Print</b></p>  <p>LTI 05/03/2020</p>	<p><b>Signature</b></p>  <p>05/03/2020</p>
<p>B K Modak Lane Nagendranagar, P.O:- Krishnagar, P.S:- Krishnanagar, Krishnanagar, District:- Nadia, West Bengal, India, PIN - 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEJPM0484K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Shri Dilip Mitra, (Alias: Shri Dilip Kumar Mitra)</b>                      Son of Late Dulal Chandra Mitra                      Executed by: Self, Date of Execution: 05/03/2020                      , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office</p>	<p><b>Photo</b></p>  <p>05/03/2020</p>	<p><b>Finger Print</b></p>  <p>LTI 05/03/2020</p>	<p><b>Signature</b></p>  <p>05/03/2020</p>
<p>B K Modak Lane Nagendranagar, P.O:- Krishnagar, P.S:- Krishnanagar, District:-Nadia, West Bengal, India, PIN - 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEJPM0481N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self Date of Execution: 05/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office</p>				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>MITRATA</b>                      Mitra Building M G Road Golapati, P.O:- Krishnagar, P.S:- Krishnanagar, District:-Nadia, West Bengal, India, PIN 741101 , PAN No.:: ABMFM8636K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Debabrata Mitra</b> Son of Kamal Kumar Mitra Date of Execution - 05/03/2020, , Admitted by: Self, Date of Admission: 05/03/2020, Place of Admission of Execution: Office	 Mar 5 2020 2:24PM	 LTI 05/03/2020	<b>Signature</b>  05/03/2020
B K Modak Lane Nagendranagar, P.O:- Krishnagar, P.S:- Krishnanagar, District:-Nadia, West Bengal, India, PIN - 741101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANIPM6350J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MITRATA (as Authorized Signatory/ Partner)				
2	<b>Name</b> <b>Shri Biplab Biswas</b> Son of Late Biswanath Biswas Date of Execution - 05/03/2020, , Admitted by: Self, Date of Admission: 05/03/2020, Place of Admission of Execution: Office	 Mar 5 2020 2:24PM	 LTI 05/03/2020	<b>Signature</b>  05/03/2020
Nagendranagar, P.O:- Krishnagar, P.S:- Krishnanagar, Krishnanagar, District:-Nadia, West Bengal, India, PIN - 741101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYOPB7268D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MITRATA (as Authorized Signatory/ Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Tito Biswas</b> Son of Shri Sujit Biswas Radhanagar, P.O:- Ghruni, P.S:- Krishnanagar, District:-Nadia, West Bengal, India, PIN - 741103	 05/03/2020	 05/03/2020	 05/03/2020
Identifier Of Shri Ailp Mitra, Shri Dilip Mitra, Shri Debabrata Mitra, Shri Biplab Biswas			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Alip Mitra	MITRATA-14.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Dilip Mitra	MITRATA-14.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Alip Mitra	MITRATA-0.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Dilip Mitra	MITRATA-0.5 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Alip Mitra	MITRATA-0.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri Dilip Mitra	MITRATA-0.5 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri Alip Mitra	MITRATA-1 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Shri Dilip Mitra	MITRATA-1 Dec

## Land Details as per Land Record

District: Nadia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: Baranashee Roy Road, Mouza: Goari, JIN 93, Pin Code : 741101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 671, LR Khatian No:- 1383	Owner: অলিপ কুমার মিত্র, Gurdian: দুলাল চন্দ্র মিত্র, Address: গোয়াড়ী কৃষ্ণনগর , Classification: বাড়ী, Area: 0.14500000 Acre,	Shri Alip Mitra
L2	LR Plot No:- 671, LR Khatian No:- 1382	Owner: দিলীপ কুমার মিত্র, Gurdian: দুলাল চন্দ্র মিত্র, Address: গোয়াড়ী কৃষ্ণনগর , Classification: বাড়ী, Area: 0.14500000 Acre,	Shri Dilip Mitra
L3	LR Plot No:- 672, LR Khatian No:- 1383	Owner: অলিপ কুমার মিত্র, Gurdian: দুলাল চন্দ্র মিত্র, Address: গোয়াড়ী কৃষ্ণনগর , Classification: দোকান, Area: 0.00500000 Acre,	Shri Alip Mitra
L4	LR Plot No:- 672, LR Khatian No:- 1382	Owner: দিলীপ কুমার মিত্র, Gurdian: দুলাল চন্দ্র মিত্র, Address: গোয়াড়ী কৃষ্ণনগর , Classification: দোকান, Area: 0.00500000 Acre,	Shri Dilip Mitra



L5	LR Plot No:- 673, LR Khatian No:- 1383	Owner:अलिप कुमर मित्र, Gurdian:दुलाल चन्द मित्र, Address:गोयाडी ब्कनगर , Classification:दोकान, Area:0.00500000 Acre,	Shri Alip Mitra
L6	LR Plot No:- 673, LR Khatian No:- 1382	Owner:दिलीप कुमर मित्र, Gurdian:दुलाल चन्द मित्र, Address:गोयाडी ब्कनगर , Classification:दोकान, Area:0.00500000 Acre,	Shri Dilip Mitra
L7	LR Plot No:- 674, LR Khatian No:- 1383	Owner:अलिप कुमर मित्र, Gurdian:दुलाल चन्द मित्र, Address:गोयाडी ब्कनगर , Classification:डिटी, Area:0.01000000 Acre,	Shri Alip Mitra
L8	LR Plot No:- 674, LR Khatian No:- 1382	Owner:दिलीप कुमर मित्र, Gurdian:दुलाल चन्द मित्र, Address:गोयाडी ब्कनगर , Classification:डिटी, Area:0.01000000 Acre,	Shri Dilip Mitra

On 03-03-2020

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,05,33,324/-



**Kashikanta Sarkar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. KRISHNANAGAR**  
**Nadla, West Bengal**

On 05-03-2020

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 13:17 hrs on 05-03-2020, at the Office of the A.D.S.R. KRISHNANAGAR by Shri Alip Mitra Alias Shri Alip Kumar Mitra, one of the Executants.

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

Execution is admitted on 05/03/2020 by 1. Shri Alip Mitra, Alias Shri Alip Kumar Mitra, Son of Late Dulal Chandra Mitra, B K Modak Lane Nagendranagar, P.O: Krishnagar, Thana: Krishnanagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 2. Shri Dilip Mitra, Alias Shri Dilip Kumar Mitra, Son of Late Dulal Chandra Mitra, B K Modak Lane Nagendranagar, P.O: Krishnagar, Thana: Krishnanagar, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business

Indetified by Shri Tito Biswas, , Son of Shri Sujit Biswas, Radhanagar, P.O: Ghruni, Thana: Krishnanagar, , Nadia, WEST BENGAL, India, PIN - 741103, by caste Hindu, by profession Others

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

Execution is admitted on 05-03-2020 by Shri Debabrata Mitra, Authorized Signatory/ Partner, MITRATA, Mitra Building M G Road Golapati, P.O:- Krishnagar, P.S:- Krishnanagar, District:-Nadia, West Bengal, India, PIN - 741101

Indetified by Shri Tito Biswas, , Son of Shri Sujit Biswas, Radhanagar, P.O: Ghruni, Thana: Krishnanagar, , Nadia, WEST BENGAL, India, PIN - 741103, by caste Hindu, by profession Others

Execution is admitted on 05-03-2020 by Shri Biplab Biswas, Authorized Signatory/ Partner, MITRATA, Mitra Building M G Road Golapati, P.O:- Krishnagar, P.S:- Krishnanagar, District:-Nadia, West Bengal, India, PIN - 741101

Indetified by Shri Tito Biswas, , Son of Shri Sujit Biswas, Radhanagar, P.O: Ghruni, Thana: Krishnanagar, , Nadia, WEST BENGAL, India, PIN - 741103, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/03/2020 2:32PM with Govt. Ref. No: 192019200206090881 on 05-03-2020, Amount Rs: 7/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKM4079319 on 05-03-2020, Head of Account 0030-03-104-001-16




**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 35,000/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 289, Amount: Rs.5,000/-, Date of Purchase: 04/03/2020, Vendor name: M Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/03/2020 2:32PM with Govt. Ref. No: 192019200206090881 on 05-03-2020, Amount Rs: 35,000/-, Bar State Bank of India ( SBIN0000001), Ref. No. CKM4079319 on 05-03-2020, Head of Account 0030-02-103-003-02



**Kashikanta Sarkar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. KRISHNANAGAR**  
**Nadia, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1302-2020, Page from 56631 to 56660

being No 130202490 for the year 2020.



*Kashi Kanta Sarkar*

Digitally signed by KASHI KANTA  
SARKAR

Date: 2020.03.18 15:43:58 +05:30

Reason: Digital Signing of Deed.

(Kashikanta Sarkar) 2020/03/18 03:43:58 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. KRISHNANAGAR  
West Bengal.

(This document is digitally signed.)