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I-0029/2022



पश्चिमबङ्ग दक्षिण बंगाल WEST BENGAL

L 782981

9.2/2176709/21

3/1/22

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Add'l Registrar  
Rajapur New town, North 24-Pgs.

03 JAN 2022

### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 3rd day of January Two Thousand Twenty two (2022)

BETWEEN

4668

27 DEC 2021

স্বাঃ  
জাঃ  
মলা  
ফোর্সার নাম ও মাঃ  
চাকর  
বিধান মন্ত্রণালয়, সচিবালয়, ঢাকা  
মোট টাকার ক্রয় করা  
চলান মঃ  
মোট কত টাকা খরিদ  
টেকরী-বারাকপুর, ডেডার-মিতা দত্ত

507  
Amirana Reg-  
Dashadrone, Morjia Park  
404-186

14 DEC 2021

998000



ম  
আবুল কালাম আজাদ  
জাহাঙ্গীর নগর, নর্থ 24-পার

13 JAN 2022



Shri **AMITAVA REJ** (having PAN : ARFPR7752L, Aadhaar No. 2874 1979 7848) son of Late Dinesh Kumar Rej, residing at Dashadrone Majhi Para, P.O. Rajarhat Gopalpur, P.S. Baguiati, Kolkata- 700 136, District- North 24 Parganas, West Bengal, by faith Hindu, by occupation- Business, by Nationality – Indian, hereinafter called and referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators representatives nominees and assigns) of the **ONE PART.**

- AND -

**MAA TARA CONSTRUCTION** (having PAN : ABBFM0695H) having its business place at **Dasadrone, Bangalaxmi Abasan, Checkpost, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136**, represented by its Partners (1) **MR. BISWAJIT BHUIYA** (having PAN : AEWPB3143F, Aadhaar No. 9812 3940 5201) son of late Amarlal Bhuiya, residing at Dasadrone, School Math, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136 (2) **MR. SHYAM SUNDAR KUNDU** (having PAN : BQPPK0339A, Aadhaar No. 8275 4159 9253) son of late Khagen Kundu, residing at Dasadrone, Manicktala Play ground, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136 (3) **MR. SATISH JHA** (having PAN : AHFPJ3113K, Aadhaar No. 9636 6641 6134) son of Sri Kamala Kant Jha, residing at Dasadrone, Bangalaxmi Abasan, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136 (4) **MR. SUBHAS BISWAS** (having PAN : AZPPB7066F, Aadhaar No. 3710 0929 5295), son of late Karnadhar Biswas, residing at Dasadrone, Mandirbagan, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136 and (5) **MR. PRASANTA ADHIKARY** (having PAN : AERPA8041C, Aadhaar No. 5123 7220 6908) son of late Gour Chandra Adhikary, residing at 8/123, Arabinda Sarani (Kalidham Colony), Block-A, P.O. Dum Dum Cantonment, P.S. Dum Dum, Kolkata- 700028, (6) **SRI PRADIP BANERJEE** (having PAN: AFUPB9663H, Aadhaar No. 2068

9438 5183) son of Late Sanatan Banerjee, residing at Puspak Apartment, 2<sup>nd</sup> Floor, Flat No. 2D, 88, Motilal Colony, Milan Pally, Sultanpur, P.O. & P.S. Dum Dum, Kolkata- 700081, all by faith Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, representatives in its office for the time being in force and assigns) of the **OTHER PART**.

**WHEREAS:**

A) Smt. **Lili Rej** wife of Late Dinesh Kumar Rej, present resident of Dashadrone Majhi Para, P.O. Rajarhat Gopalpur, P.S. Baguiati, Kolkata- 700 136, District- North 24 Parganas, West Bengal and former resident of 33A, Nilmony Mitra Street, P.S. Beltala, Kolkata- 700006, West Bengal was the owner of bagan land measuring an area of 5(five) Cottahs 1(one) Chittack 9 (nine) sft. more or less comprised in C.S. Dag No. 209 corresponding to R.S./L.R. Dag No. 85 under C.S./R.S. Khatian No. 29, lying at Mouza- DASHADRONE, J.L. No. 4, Re Sa No. 150, Touzi No. 2998, at present Touzi No. 10, within the local limits of Rajarhat Gopalpur Municipality, having Holding No. RGM-8/359 Block-D, Dashadrone, Ward No. 8, Circle-No. 9, now Bidhannagar Municipal Corporation, within the jurisdiction of Rajarhat Police Station, now Baguiati Police Station, District North 24 Parganas by virtue of purchase from Shri Biswanath Mondal, son of late Bola Nath Mondal of 26, Bedon Street, P.S. Bartala, Kolkata- 6 at present Dashadrone, P.S. Rajarhat (now Baguiati), District North 24 Parganas, by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the S.R. office Cossipore Dum Dum and recorded in Book No. I, Volume No. 14, Pages from 171 to 176, Being No. 565 for the year 1980 on 30/01/1980 against valuable consideration mentioned thereon.



B) While seized and possessed of the said plot of land, the said Lili Rej duly recorded her name in the L.R. Settlement Record of Rights being L.R. Khatian No. 818 and the said BL & LR office authority recorded her name in respect of said land as 08 Decimals as 0.1127 share out of total 71 Decimals as absolute owner and possessor thereof and she had mutated her name in the local Rajarhat Gopalpur Municipality being Holding No. RGM-8/143, Block-G, Dashadrone, Ward No. 8, in the year 2014-2015 which comes from previous Holding No. RGM-8/359, Block- D, Circle No. 9, as absolute owner and ~~possessors~~ thereof.

C) While seized and possessed of the said plot of land, by virtue of above purchase and own L.R. Record of Rights, the said Lili Rej died on 24/03/2018 leaving behind her one son Shri **AMITAVA REJ** and one daughter Smt. **ADITI DAS** as her legal heirs to her estate and they become the owners of the said land measuring 8(eight) Decimals where each have entitled land measuring 4 (four) Decimals as  $\frac{1}{2}$  share out of 8(eight) Decimals, comprised in R.S. & L.R. Dag No. 85 under R.S. Khatian No. 29, at present L.R. Khatian No. 818 (in the name of Lili Rej, now deceased ), lying at Mouza- DASHADRONE, J.L. No. 4, Re Sa No. 150, Touzi No. 2998, at present Touzi No. 10, within the local limits of Rajarhat Gopalpur Municipality, having present Holding No. RGM-8/143, Block-G, Dashadrone, Ward No. 8, now Bidhannagar Municipal Corporation, within the jurisdiction of Rajarhat Police Station, now Baguiati Police Station, District North 24 Parganas.

D) By virtue of above inheritance from mother, the said Smt. **ADITI DAS** was the owner of land measuring an area of 4 (four) Decimals as undivided  $\frac{1}{2}$  share out of 8(eight) Decimals, comprised in **R.S. & L.R. Dag No. 85** under R.S. Khatian No. 29, at present **L.R. Khatian No. 818** (in the name of Lili Rej, now deceased ), lying at Mouza- DASHADRONE, J.L. No. 4, Re Sa No. 150, Touzi

No. 2998, at present Touzi No. 10, within the local limits of Rajarhat Gopalpur Municipality, having present Holding No. RGM-8/143, Block-G, Dashadrone, Ward No. 8, now Bidhannagar Municipal Corporation, within the jurisdiction of Rajarhat Police Station, now Baguiati Police Station, District North 24 Parganas by virtue of inheritance from their mother absolutely free from all encumbrances whatsoever.

E) While seized and possessed of the said plot of land, the said **ADITI DAS** referred therein as the Donor gifted her said land measuring an area of 4 (four) Decimals as undivided  $\frac{1}{2}$  share out of 8(eight) Decimals, comprised in **R.S. & L.R. Dag No. 85** under R.S. Khatian No. 29, at present **L.R. Khatian No. 818** (in the name of Lili Rej, now deceased), lying at Mouza- DASHADRONE, J.L. No. 4, Re Sa No. 150, Touzi No. 2998, at present Touzi No. 10, within the local limits of Rajarhat Gopalpur Municipality, having present Holding No. RGM-8/143, Block-G, Dashadrone, Ward No. 8, now Bidhannagar Municipal Corporation, within the jurisdiction of Rajarhat Police Station, now Baguiati Police Station, District North 24 Parganas to her brother namely Shri **AMITAVA REJ** son of Late Dinesh Kumar Rej (the **Owner** herein) referred therein as the Donee, by a registered Deed of Gift registered at the office of the Additional District Sub-Registrar Rajarhat New Town, North 24 Parganas and recorded in Book No. I, Being No. 1523 00015, dated 03/01/2022 against love and affection mentioned thereon.

F) By virtue of above inheritance from mother and Gift from sister, the said Shri **AMITAVA REJ** (the owner herein) is seized and possessed of total land measuring an area of 8(eight) Decimals as 0.1127 share out of total 71 Decimals comprised in **R.S. & L.R. Dag No. 85**, under R.S. Khatian No. 29, at present **L.R. Khatian No. 818** (in the name of Lili Rej, now deceased), lying at Mouza-



DASHADRONE, J.L. No. 4, Re Sa No. 150, Touzi No. 2998, at present Touzi No. 10, within the local limits of Rajarhat Gopalpur Municipality, having present Holding No. RGM-8/143, Block-G, Dashadrone, Ward No. 8, now Bidhannagar Municipal Corporation, within the jurisdiction of Rajarhat Police Station, now Baguiati Police Station, District North 24 Parganas absolutely free from all encumbrances whatsoever and has been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever and has the full right to sell, convey, transfer, mortgage, lease, enter into various agreement including **Development Agreement** as the Owner herein shall think fit and proper.

G) Now, the land Owner herein intend to develop the said property by raising construction of multi storied building thereon, but due to paucity of funds and lack of experience, he could not proceeds further and finding no other alternative, but he decided to appoint a developer who will be able to undertake the aforesaid job with responsible for constructional works of the proposed building on the aforesaid land.

H) On hearing such intention of the Owner, the present developer approached him that the present Developer agreed to undertake the aforesaid job, where the Owner accepted the said ~~proposal~~ under some terms and conditions mentioned hereinafter written for such development works of the aforesaid plot of land by raising construction of multi storied building.

I) Now, both the parties herein have agreed to enter into this AGREEMENT stating the terms and conditions in details to avoid any litigations which may or may not be arise in future by and between the parties herein.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :**

1. The Land Owner shall hand-over the **original documents** of title deed, Parcha, tax receipt and other necessary papers of the aforesaid property to the Developer at the time of execution of this Agreement, which shall keep under the custody of the Developer and during the course of construction, Owner shall not be entitled to claim the same. And the land Owner will mutate, record, conversion his name to the BL & LR office in respect of the said land at the cost of the Owner.
2. It is agreed by the parties that the Owner shall hand over the vacant and peaceful possession of the schedule mentioned land to the Developer within **2 (two) days** from the date of execution of this development agreement and subsequently the Developer shall take all necessary steps for soil testing, plan preparation and other incidental purposes, so that the Building Plan shall be approve by the **Municipal Corporation** office authority at an early date.
3. The land Owner hereby permitted to the Developer to construct a multi storied building on the schedule mentioned property in accordance with the sanctioned plan, which to be sanctioned by the **Bidhannagar Municipal Corporation** or any other competent authority in the name of the present Owner and the total cost and expenses which shall be incurred for sanction and constructional purpose shall be exclusively borne by the Developer.
4. It is agreed by the Parties that ~~the~~ **Owner** shall be entitled to get **40% (forty percent)** constructed areas including stair, lift, lobby, common areas and others (as per sanctioned plan) from the Developer.



5. The aforesaid **40% constructed areas** will be handed over as complete and habitable nature by the developer to the land Owner within **3 (three)** years from the date of sanction of building plan. But if the developer will not able to hand over the same as habitable nature to the owner, then further **6 (six) months** will be extended by the Owner. The Developer will paid a total sum of Rs. 50,00,000/- (Rupees fifty lakhs only) to the land owner as refundable security money. From which, a sum of Rs. 30,00,000/- (Rupees thirty lakhs only) at the time of registration of this Development Agreement and balance Rs. 20,00,000/- (Rupees twenty lakhs only) within **6(six) months** from the date of execution/ registration of this Development Agreement.

It is needless to mention herein that the aforesaid **40% constructed areas** and said **Refundable Deposit Money** will be treated as a total consideration of the schedule mentioned property of the Owner and the owner has the full rights to sell, convey and transfer the **40% constructed areas** to others at any consideration or under any terms and conditions as the land Owner shall think fit and proper and in that case the Developer shall never raise any objection thereto in any manner whatsoever and the Owner shall never be entitled to claim any amount or areas from the Developer in any manner whatsoever and the **remaining 60% constructed areas** of the proposed building (mentioned in the **Schedule- 'B'** of the Second Schedule hereinafter written) will be **exclusively belong with the Developer** together with rights to sell, convey and transfer the same to others at any consideration or under any terms and conditions as the Developer shall think fit and proper and in that case the Owner shall never raise any objection thereto in any manner whatsoever.

6. It is agreed by the parties that the Developer shall complete the total constructional works of the proposed building within **36 (thirty six) months** from

the date of sanction of the aforesaid proposed building plan except natural calamities. If it is not possible within the said time period, then the owner will extend further 6 (six) months to the Developer for the same. The Developer will **hand over the vacant and peaceful possession of the Land Owner allocation** within the said period and after handing over the same, the land Owner will pay the monthly maintenance charges to the Flat Owner Association or the authority concern.

7. It is agreed that the cost of obtaining of building sanction plan, the revised sanctioned plan, its amendments and modifications of the entire building including Architect's Fees are to be borne by the said Developer, all **Municipal Corporation** rents and taxes of the said property prior to handing over of the vacant possession of the said land to the Developer for construction of the building shall be borne by the Owner, but the Developer shall pay the **Municipal** rents rates and taxes from the date of taking over the possession of the said property.

8. The land Owner hereby declare that the said land is absolutely free from all encumbrances and previously he has not entered into any agreement with others in any manner whatsoever.

9. It is agreed by the parties that the **Developer** shall be entitled to enter into any Agreement for Sale in respect of their (Developer) allocated portion to different prospective buyer and simultaneously to sale out those portions either in a manner of flats or covered areas to different buyers against such monetary consideration which the Owner shall not be entitled to interest in any manner whatsoever.



10. It is agreed by the parties that the **Owner** shall be entitled to enter into any Agreement for Sale in respect of his (Owner) allocated portion to different prospective buyer and simultaneously to sale out those portions either in a manner of flats or shops to different buyers against such monetary consideration which the Developer shall not be entitled to interest in any manner whatsoever.

11. It is agreed by and between the parties that after completion of the said building, the Developer shall hand-over the allocated portions to the Owner at first time, and thereafter the Developer shall be entitled to hand-over to others prospective buyers against their (developer) allocated portion. But before hand over the said land owner's allocation by the Developer, the land owner will **return back deposit money of Rs. 50,00,000/- (Rupees fifty lakhs only) to the Developer.**

12. The Owner shall not be entitled to claim any other portion or portions of the constructed and covered areas of the proposed building. Further the Owner shall not be entitled to claim any amount of sale proceeds received by the Developer from the purchaser of the different other portions, areas, flats including proportionate share of the land belongs to the Developer for their (Developer) allocated portion.

13. The Developer shall be entitled to fix a Sign Board, named as '**NILIMA APARTMENT**' on the said property for Advertisement and inserting in News papers for advertisement media for the purpose of transfer their (developer) allocated portion and the Developer has the liberty to choose the same of the said building which to be constructed by them on the schedule mentioned property.

14. The Developer shall has the absolute right to appoint Architect for supervision of the structural construction of the foundation, basements pillars, structures, basements beams, concretes, overhead reservoir, electrical and plumbing fixtures and materials used for constructions, sewerage etc. shall do so exclusively at their (Developer) own costs and expenses however the Owner shall also have option to choose any Architect/Supervision of them (Owner) own costs and expenses against his (Owner) allocated portion only and shall also be entitled to give good materials to the Developer for that purpose.

15. The Owner shall extend and offer all necessary facilities and co-operation to the Developer for obtaining permanent connection of water supply, electric connection with Main meter(s), Electric Transformer, drainage, sewerage, telephones and similar other installations needed for completion of the proposed building in which the building will be in fully complete in all respects and in habitable nature at the costs of the Developer exclusively.

16. For the purpose of construction for the said building, the Architects, Engineers, other Technical experts and all workmen shall be appointed by the Developer and the Developer shall be responsible for making payments to each and every one of them. The Owner shall have no liability or responsibilities for making such payment during the construction period. During the constructional period, if any local problem shall arise, then the Developer will solve the same at the cost of the Developer, but the land Owner will co-operative with the Developer.

17. It is agreed that god not do the same, in the event of any damage or injury arising out from accident of carelessness of the workmanship and subsequently victimizing such work men or any other persons whatsoever of causing any harm



to the property during the course of construction, the Developer shall bear the responsibility and liability thereof and shall keep the Owner his estate and effect save and harmless and indemnify against all suits, cases, claims, demands rights and actions in respect of such eventualities.

18. It is agreed that no portions of the constructed building shall be used by either party to this agreement for any unlawful illegal immoral otherwise that those described/depicted in the sanctioned building plan, such as shop room, car parking space or Garage or Residential flats, mentioned in the Ground floor plan or on the user floors. The land Owner and the Developer shall abide by the restrictions regarding use of the said units.

19. It is agreed that the Owner whenever it becomes lawfully necessary shall bound to sign on papers and execute documents in connection with obtaining mutation/conversion, sanctioned plan or any modification thereof during the course of construction period of the proposed building till complete of the total constructional works of the building or for disposal and sale of any and/or all portions of the Developer allocated portions/areas without raising any objection thereto in any manner whatsoever. And it is agreed that the Developer whenever it becomes lawfully necessary shall bound to sign on papers and execute documents in connection with the construction period of the proposed building till complete of the total constructional works of the building or for disposal and sale of any and/or all portions of the Owner' allocated portions/areas without raising any objection thereto in any manner whatsoever.

20. Both the parties hereto agreed that the terms and conditions contained in this agreement and shall be adhered to the most cordial and friendly manner. If any

complication beyond the agreed terms and conditions incorporated in this agreement both parties shall try to settle the said dispute by mutually.

21. However, if any dispute or differences arises between the parties in this agreement for effective interpretation of the terms and conditions herein, the same shall be referred either to an Advocate or Arbitrator chosen jointly by the parties hereto or to such separate Advocate or Arbitrator who will be appointed by one of such party together with rights to appoint an umpire and whose decision shall be final and binding on both the parties.

**THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**  
(Description of entire land)

**ALL THAT** piece or parcel of a plot of a plot of rayati dakhli swattiya **bagan** land measuring an area of **8(eight) Decimals** as 0.1127 share out of total 71 Decimals comprised in **R.S. & L.R. Dag No. 85** (eighty five) under R.S. Khatian No. 29, at present **L.R. Khatian No. 818** (in the name of Lili Rej, now deceased), lying at Mouza- **DASHADRONE**, J.L. No. 4, Re Sa No. 150, Touzi No. 2998, at present Touzi No. 10, local area/road – **Majhi Para (Dashadrone)**, within the local limits of Rajarhat Gopalpur Municipality, having present Holding No. RGM-8/143, Block-G, Dashadrone, Ward No. 8, now Bidhannagar Municipal Corporation, now Ward No. 5, within the jurisdiction of Rajarhat Police Station, now Baguiati Police Station, Kolkata- 700 136, under A.D.S.R. office Rajarhat New Town, in the District North 24 Parganas, in the State of West Bengal. *there is no structure in the said land.*

It is clearly stated herein that the land owner hereby entered into this Development Agreement with the present Developer in respect of land measuring an area of total 8(eight) Decimals which is butted and bounded as under :-



ON THE NORTH BY : 10'-0" wide common passages.

ON THE SOUTH BY : Land of Sukumar Majhi

ON THE EAST BY : Land and House of Sambhu Nath Chatterjee

ON THE WEST BY : 14'-0" wide B.M.C. Road.

**SECOND SCHEDULE ABOVE REFERRED TO:**

**Schedule – 'A'**

**(Description of Owners allocation)**

That the Owner shall be entitled to get **40%(forty percent)** constructed areas as per sanctioned plan as habitable nature together with the facilities of water and electricity connection together with proportionate undivided interest or share on the land along with all proportionate rights on all common areas and facilities of the said building and the **Owner have the full rights to use, enjoy or sell, convey, transfer, Mortgage, lease etc. the same to others at any consideration or under any terms and conditions as the land Owner shall think fit and proper** on the said allocated portion of the land Owner and in that case the Developer shall never raise any objection or claim thereto in any manner whatsoever. The owner shall also be entitled to get a total sum of Rs. 50,00,000/- (Rupees fifty lakhs only) from the said Developer as refundable Deposit money from which a sum of Rs. 30,00,000/- will be paid on or before registration of this Development Agreement and remaining amount of Rs. 20,00,000/- within 6(six) months from the date of execution/registration of this Development Agreement.

**Schedule – 'B'**  
**(Description of Developer's portion)**

The Developer shall be entitled to get the balance **60% (sixty percent)** **constructed areas** of the said building as per sanctioned plan (except the Owner's portion as mentioned in Schedule-A of the Second schedule) together with the facilities of water and electricity connection together with proportionate undivided interest or share on the land along with all proportionate rights on all common areas and facilities of the said building which to be allocated proportionately on each floor of the said proposed building and the **Developer have the full rights to use, enjoy or sell, convey, transfer, Mortgage, lease etc. the same to others at any consideration or under any terms and conditions as the Developer shall think fit and proper** on the said allocated portion of the Developer and in that case the land owner shall never raise any objection or claim thereto in any manner whatsoever.

**SPECIFICATION of the building:-**

1. **Structure** : Building designed with R.C.C. framed structure which rest on individual column, design approved by the competent Authority.
2. **External Wall**: 5" thick brick wall and plastered with cement mortar.
3. **Internal Wall** : 3" thick brick wall and plaster with cement mortar, wall between two rooms/ will be 5".
4. **Flooring** : Flooring is of **vitified** with 6' skirting.
5. **Bath room** : Bath room fitted up to 5'-6" height with designer glazed tiles of standard brand. Bath room floor standard marble.
6. **Kitchen** : Cooking platform and sink will be of black STONE SINK AND 2'-6" height glazed standard tiles above the platform to protect the oil spot and flooring – standard vitified tiles .
7. **Toilet**: One toilet of white commode of standard brand with standard P.V.C. Cistern, another toilet of Orissa type white pan of standard brand with standard P.V.C. cistern. All fittings are standard type. One wash hand basin is in dining space of each flat.



8. **Doors:** All doors are good quality wooden frame and flash door shutter, main door shutter will be of shal wood frame and flash door with standard lock and peep hole on main entrance door, anodized aluminum tower bolt in all doors.

9. **Windows :** Sliding

10. **Water Supply :** Water supply round the clock is assured for which necessary deep tube well will be installed.

11. **Plumbing :** Toilet concealed wiring with two bib cock, one Shower in toilet all fitting are standard quality.

12. **Verandah :** Verandah grill will provide 1'-9" height from 1'0" top of floor.

13. **Electricity works :**

- a) full concealed wiring with copper conduct.
- b) In bed room two light points, only one 5 Amp plug point, one fan point.
- c) Living/Dining room : three light points, one fan point, one 5/15 Amp plug.
- d) Kitchen : one light point, one exhaust fan point and one 15 Amp. Plug point.
- e) Toilet : One light point, one exhaust fan point.
- f) Verandah : one light point.
- g) One light point at main entrance.
- h) Calling bell : one calling bell point at the main entrance.

**Painting :**

a) Inside wall of the flat will be finished with wall putti and external wall with super snowcem or equivalent.

b) All doors and windows frame and shutter painted with two coats white primer.

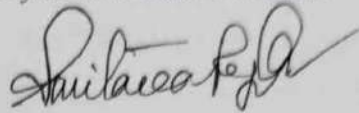
14. **Electric meter :** The cost of installation of individual meters shall be borne by the intending purchasers and the land Owner of his respective flats.

**Extra work :** Any work other than specified above would be regarded as extra work for which separate payment is required to be paid by the intending purchasers and land Owner also.

It is also stated herein that each purchaser/s will paid a sum of **Rs. 50,000/-** (Rupees fifty thousand only) for their purchased unit/flat to the Developer for installation of Electrical Transformer for the said building.

IN WITNESS WHEREOF the Owner and the Developer have hereunto set and subscribed their respective hands and seal after going through the contents of this Development Agreement on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**  
by the Parties at Kolkata in presence of :



**SIGNATURE OF THE OWNER**

1. Aditi Das  
Salua (Roy Para)  
P.S - Airport  
KOL - 136

MAA TARA CONSTRUCTION  
Bhaskar Bhattacharya  
Partner

MAA TARA CONSTRUCTION  
HITESH  
Partner

2. Karuna Rej Biswas  
Dachadhone  
kol - 136

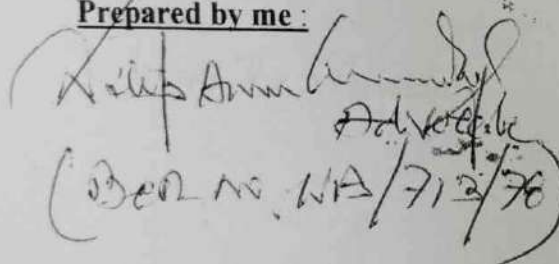
MAA TARA CONSTRUCTION  
SUBHAS BISWAS  
Partner

MAA TARA CONSTRUCTION  
Shyam Sundar Kundu  
Partner


MAA TARA CONSTRUCTION  
Prasanta Adhikari  
Partner

MAA TARA CONSTRUCTION  
Prasanta Banerjee  
Partner

**Prepared by me :**

  
Advocate  
(BEN NO. WA/712/76)

**Composed by:**

  
(Rahamat Shaikh)  
Typists' Association Room

**SIGNATURE OF THE DEVELOPER**



**MEMO OF CONSIDERATION :**

Received a sum of Rs. 30,00,000/- (Rupees thirty lakhs only) from the Developer as refundable security money in terms of this Development Agreement and payment received as per memo below :

Memo :

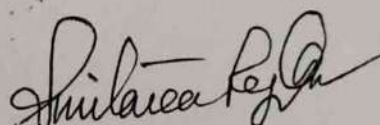
Mode of payment	Date	Details	Amount (Rs.)
Demand Draft No. 0000983	29/12/2021	Axis Bank Ltd	20,00,000/-
Cheque No. 022732	29/12/2021	Axis Bank Ltd	3,00,000/-
Cheque No. 022733	03/01/2022	Axis Bank Ltd	5,00,000/-
Cash	03/01/2022	RBI Notes	2,00,000/-
			Rs. 30,00,000/-

(Rupees thirty lakhs only)

Witnesses :-

1. Aditi Das

2. Kanika Reji Biswas



**SIGNATURE OF THE LAND OWNER**

**Govt. of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**GRIPS eChallan**

**Details**

GN:	192021220152832291	Payment Mode:	Online Payment
GRN Date:	03/01/2022 15:08:56	Bank/Gateway:	State Bank of India
BRN :	CKS4387400	BRN Date:	03/01/2022 15:01:26
Payment Status:	Successful	Payment Ref. No:	2002776709/3/2021
			[Query No./Query Year]

**Depositor Details**

Depositor's Name:	MAA TARA CONSTRUCTION
Address:	DASHADROME BANGA LAXMI ABASAN KOL 136
Mobile:	9836888151
Depositor Status:	Others
Query No:	2002776709
Applicant's Name:	Mr Tanay Naskar
Identification No:	2002776709/3/2021
Remarks:	Sale, Development Agreement or Construction agreement

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002776709/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	9521
2	2002776709/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	30021
<b>Total</b>				<b>39542</b>

**IN WORDS: THIRTY NINE THOUSAND FIVE HUNDRED FORTY TWO ONLY.**



### Major Information of the Deed

No / Year	I-1523-00029/2022	Date of Registration	03/01/2022
Deed Date	1523-2002776709/2021	Office where deed is registered	
Applicant Name, Address & Other Details	29/12/2021 7:06:38 PM	1523-2002776709/2021	
Transaction	Tanay Naskar Shikharpur, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9073260290, Status :Deed Writer		
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 61,09,092/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 30,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Majhipara(Dasodrone), Mouza: Dasadrone, JI No: 4, Pin Code : 700136

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-85 (RS :-)	LR-818	Bastu	Bagan	8 Dec	1/-	61,09,092/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :					8Dec	1 /-	61,09,092 /-	

### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Amitava Rej (Presentant)</b> Son of Late Dinesh Kumar Rej Executed by: Self, Date of Execution: 03/01/2022 , Admitted by: Self, Date of Admission: 03/01/2022 ,Place : Office			
		03/01/2022	LTI 03/01/2022	03/01/2022



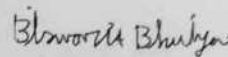


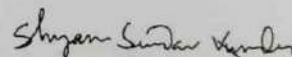


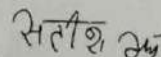


Zone Majhi Para, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx2L, Aadhaar No: 28xxxxxxxx7848, Status :Individual, Executed by: Self, Date of Execution: 03/01/2022  
Admitted by: Self, Date of Admission: 03/01/2022 ,Place : Office

#### Developer Details :



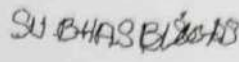


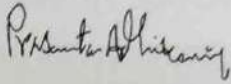


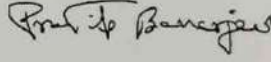
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MAA TARA CONSTRUCTION</b> Dashadrone Bangalaxmi Abasan, Checkpost, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: ABxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
<b>Mr Biswajit Bhuiya</b> Son of Late Amarlal Bhuiya Date of Execution - 03/01/2022, , Admitted by: Self, Date of Admission: 03/01/2022, Place of Admission of Execution: Office				
Jan 3 2022 4:22PM		LTI 03/01/2022	03/01/2022	
Dashadrone School Math, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24 -Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx3F, Aadhaar No: 98xxxxxxxx5201 Status : Representative, Representative of : MAA TARA CONSTRUCTION (as PARTNERS)				
2	Name	Photo	Finger Print	Signature
<b>Mr Shyam Sundar Kundu</b> Son of Late Khagen Kundu Date of Execution - 03/01/2022, , Admitted by: Self, Date of Admission: 03/01/2022, Place of Admission of Execution: Office				
Jan 3 2022 4:23PM		LTI 03/01/2022	03/01/2022	
Dashadrone , Manicktala Play Ground, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BQxxxxxx9A, Aadhaar No: 82xxxxxxxx9253 Status : Representative, Representative of : MAA TARA CONSTRUCTION (as PARTNERS)				
3	Name	Photo	Finger Print	Signature
<b>Mr Satish Jha</b> Son of Shri Kamal Kant Jha Date of Execution - 03/01/2022, , Admitted by: Self, Date of Admission: 03/01/2022, Place of Admission of Execution: Office				
Jan 3 2022 4:24PM		LTI 03/01/2022	03/01/2022	



One Bangalaxmi Abasan, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx3K, Aadhaar No: 96xxxxxxxx6134 Status : Representative, Representative of : MAA TARA CONSTRUCTION (as PARTNERS)

4	<b>Name</b> <b>Mr Subhas Biswas</b> Son of Late Kamadhar Biswas Date of Execution - 03/01/2022, , Admitted by: Self, Date of Admission: 03/01/2022, Place of Admission of Execution: Office	<b>Photo</b>  Jan 3 2022 4:27PM	<b>Finger Print</b>  LTI 03/01/2022	<b>Signature</b>  03/01/2022
Dashadrone , Mandirbagan, Block/Sector: A, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx6F, Aadhaar No: 37xxxxxxxx5295 Status : Representative, Representative of : MAA TARA CONSTRUCTION (as PARTNERS)				
5	<b>Name</b> <b>Mr Prasanta Adhikary</b> Son of Late Gour Chandra Adhikary Date of Execution - 03/01/2022, , Admitted by: Self, Date of Admission: 03/01/2022, Place of Admission of Execution: Office	<b>Photo</b>  Jan 3 2022 4:25PM	<b>Finger Print</b>  LTI 03/01/2022	<b>Signature</b>  03/01/2022
8/123, Arabinda Sarani , Kalidhan Colony, City:- Not Specified, P.O:- Dum Dum Cantonment, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1C, Aadhaar No: 51xxxxxxxx6908 Status : Representative, Representative of : MAA TARA CONSTRUCTION (as PARTNERS)				
6	<b>Name</b> <b>Mr Pradip Banerjee</b> Son of Late Sanatan Banerjee Date of Execution - 03/01/2022, , Admitted by: Self, Date of Admission: 03/01/2022, Place of Admission of Execution: Office	<b>Photo</b>  Jan 3 2022 4:26PM	<b>Finger Print</b>  LTI 03/01/2022	<b>Signature</b>  03/01/2022
Puspak Apartment , 2nd Floor , 88 , Motilal Colony, Milan Pally Sultanpur, Flat No: 2D, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3H, Aadhaar No: 20xxxxxxxx5183 Status : Representative, Representative of : MAA TARA CONSTRUCTION (as PARTNERS)				

Details :

	Photo	Finger Print	Signature
<b>Anika Biswas</b> Shri Amitava Rej Dasdrone Majhi Para, City:- Not ified, P.O:- Rajarhat Gopalpur, P.S:- Sugaiti, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			
	03/01/2022	03/01/2022	03/01/2022
Identifier Of Shri Amitava Rej, Mr Biswajit Bhuiya, Mr Shyam Sundar Kundu, Mr Satish Jha, Mr Subhas Biswas, Mr Prasanta Adhikary, Mr Pradip Banerjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Amitava Rej	MAA TARA CONSTRUCTION-8 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Majhipara(Dasodrone), Mouza: Dasadrone, JI No: 4, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 85, LR Khatian No:- 818	Owner:লিলি রেজ, Gurdian:দীনেশ , Address:নিজ , Classification:বাগান, Area:0.08000000 Acre,	Shri Amitava Rej



2022

**Date 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 of Indian Stamp Act 1899.

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

Presented for registration at 16.08 hrs on 03-01-2022, at the Office of the A.D.S.R. RAJARHAT by Shri Amitava Rej, Executant.

**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 61,09,092/-

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

Execution is admitted on 03/01/2022 by Shri Amitava Rej, Son of Late Dinesh Kumar Rej, Dashadrone Majhi Para, P.O: Rajarhat Gopalpur, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Indetified by Smt Kanika Biswas, , Wife of Shri Amitava Rej, Dashadrone Majhi Para, P.O: Rajarhat Gopalpur, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession House wife

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

Execution is admitted on 03-01-2022 by Mr Pradip Banerjee, PARTNERS, MAA TARA CONSTRUCTION (Partnership Firm), Dashadrone Bangalaxmi Abasan, Checkpost, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Smt Kanika Biswas, , Wife of Shri Amitava Rej, Dashadrone Majhi Para, P.O: Rajarhat Gopalpur, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession House wife

Execution is admitted on 03-01-2022 by Mr Biswajit Bhuiya, PARTNERS, MAA TARA CONSTRUCTION (Partnership Firm), Dashadrone Bangalaxmi Abasan, Checkpost, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Smt Kanika Biswas, , Wife of Shri Amitava Rej, Dashadrone Majhi Para, P.O: Rajarhat Gopalpur, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession House wife

Execution is admitted on 03-01-2022 by Mr Shyam Sundar Kundu, PARTNERS, MAA TARA CONSTRUCTION (Partnership Firm), Dashadrone Bangalaxmi Abasan, Checkpost, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Smt Kanika Biswas, , Wife of Shri Amitava Rej, Dashadrone Majhi Para, P.O: Rajarhat Gopalpur, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession House wife

Execution is admitted on 03-01-2022 by Mr Satish Jha, PARTNERS, MAA TARA CONSTRUCTION (Partnership Firm), Dashadrone Bangalaxmi Abasan, Checkpost, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Smt Kanika Biswas, , Wife of Shri Amitava Rej, Dashadrone Majhi Para, P.O: Rajarhat Gopalpur, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession House wife

Execution is admitted on 03-01-2022 by Mr Subhas Biswas, PARTNERS, MAA TARA CONSTRUCTION (Partnership Firm), Dashadrone Bangalaxmi Abasan, Checkpost, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Smt Kanika Biswas, , Wife of Shri Amitava Rej, Dashadrone Majhi Para, P.O: Rajarhat Gopalpur, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession House wife

Execution is admitted on 03-01-2022 by Mr Prasanta Adhikary, PARTNERS, MAA TARA CONSTRUCTION (Partnership Firm), Dashadrone Bangalaxmi Abasan, Checkpost, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Smt Kanika Biswas, , Wife of Shri Amitava Rej, Dashadrone Majhi Para, P.O: Rajarhat Gopalpur, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession House wife

Required Registration Fees payable for this document is Rs 30,021/- ( B = Rs 30,000/- , E = Rs 21/- ) and  
Fees paid by Cash Rs 0/-, by online = Rs 30,021/-  
Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
on 03/01/2022 3:10PM with Govt. Ref. No: 192021220152832291 on 03-01-2022, Amount Rs: 30,021/-, Bank:  
State Bank of India ( SBIN00000001), Ref. No. CKS4387400 on 03-01-2022, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 500/-,  
by online = Rs 9,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4668, Amount: Rs.500/-, Date of Purchase: 27/12/2021, Vendor name: MITA  
DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/01/2022 3:10PM with Govt. Ref. No: 192021220152832291 on 03-01-2022, Amount Rs: 9,521/-, Bank:  
State Bank of India ( SBIN00000001), Ref. No. CKS4387400 on 03-01-2022, Head of Account 0030-02-103-003-02

*Priya Mukherjee*

Priya Mukherjee  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 5369 to 5414

being No 152300029 for the year 2022.



Digitally signed by SANJOY BASAK  
Date: 2022.01.05 16:57:16 +05:30  
Reason: Digital Signing of Deed.

*Basak*

(Sanjoy Basak) 2022/01/05 04:57:16 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)



ভারত সরকার  
Government of India



অমিতাব রেজ  
Amlava Rej  
পিতা : দীনেশ কুমার রেজ  
Father : DENESH KUMAR REJ

জন্মতারিখ/DOB: 11/09/1977  
পুরুষ / Male



2874 1979 7848

— সাধারণ মানুষের অধিকার

*Signature*



Unique Identification Authority of India

ঠিকানা: দশদ্রোণ মাজি পারা  
রাজহাট, রাজহাট গোপালপুর  
উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ

Address: DASHADRONE  
MAJHI PARA, Rajarhat,  
Rajarhat Gopalpur, North 24  
Parganas, West Bengal,  
700136

2874 1979 7848

1847  
1800 300 1847

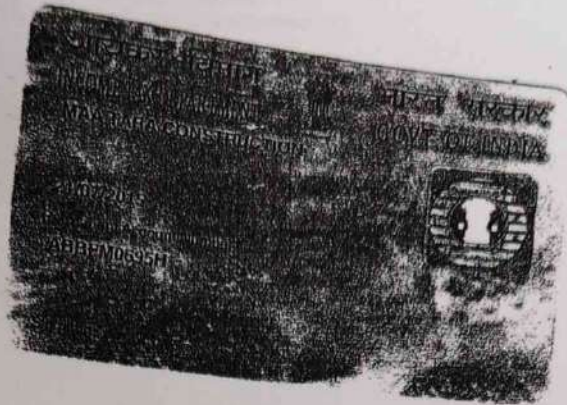
help@uidai.gov.in

www.  
www.uidai.gov.in

9836888151







*Edward Blodgett*  
*Edward Blodgett*





ভারত সরকার  
Government of India



বিস্বজিত ভূইয়া  
Biswajit Bhuiya  
পিতা : অমারনাথ ভূইয়া  
Father : Amarial Bhuiya  
জন্মতারিখ / DOB : 26/09/1964  
পুরুষ / Male



9812 3940 5201

আধার - সাধারণ মানুষের অধিকার

Biswajit Bhuiya  
Biswajit Bhuiya



ভারতের অনন্য চিহ্ন  
Unique Identification Authority of India

ঠিকানা:

দশড্রোন স্কুল পূর্ব, রাজারহাট  
গোপালপুর, দশড্রোন স্কুল মঠ,  
রাজারহাট, রাজারহাট গোপালপুর,  
উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ,  
700136

Address:

EAST DASHDRONE SCHOOL,  
RAJARHAT GOPALPUR,  
DASHDRONE SCHOOL MATH,  
Rajarhat, Rajarhat Gopalpur,  
North 24 Parganas, West Bengal,  
700136

9812 3940 5201

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AEWPB3143F



नाम / NAME  
BISWAJIT BHUIYA

पिता का नाम / FATHER'S NAME  
AMARLAL BHUIYA

जन्म तिथि / DATE OF BIRTH  
26-09-1964

हस्ताक्षर / SIGNATURE

*Biswajit Bhuiya*

*K. Das*

आयकर अधिकारी, प.स. 111

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

*Biswajit Bhuiya*  
*Biswajit Bhuiya*




  
 SATISH JHA  
 पिता : कमलकान्त झा  
 Father : KAMALAKANTA JHA  
 जन्मदिन / DOB : 06/05/1979  
 लिंग / Male

9636 6641 6134

आधार - माधारण मानुषेर अधिकार

सतीश जहा


सतीश जहा


  
 आधार  
 ठिकाना :  
 बंगलक्ष्मी, राजारहाट गोपालपुर,  
 राजारहाट, राजारहाट (गोपालपुर),  
 उत्तर २४ पारगना, पश्चिम बंगाल,  
 700136

Address:  
 BANGALAKSHMI, RAJARHAT  
 GOPALPUR, Rajarhat, Rajarhat  
 Gopalpur, North 24 Parganas,  
 West Bengal, 700136

9636 6641 6134

1947  
 1800 300 1947

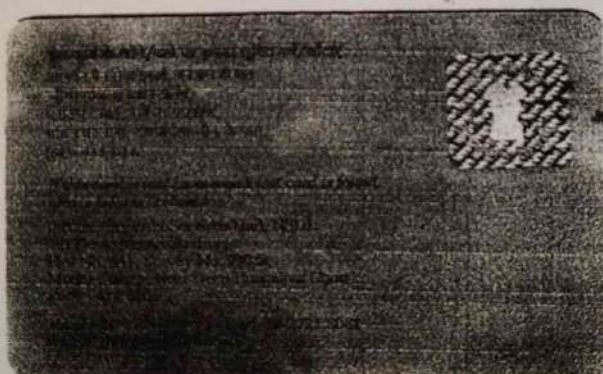
  
 help@uidai.gov.in

  
 www.uidai.gov.in



सतीश शर्मा

सतीश शर्मा







~~স্বাক্ষরিত~~ সরকার



সুবাস বিস্বাস

Subhas Biswas

জন্মতারিখ/ DOB: 15/01/1960

পুরুষ / MALE



3710 0929 5295

আধার-সাধারণ মানুষের অধিকার

SUBHAS BISWAS



~~স্বাক্ষরিত~~ বহুচান প্রাধিকরণ  
MINISTRY OF INDIA

ঠিকানা:

Address

রাজারহাট, উত্তর ২৪ পরগনা,  
পশ্চিমবঙ্গ - 700136

Rajarhat, North 24  
Parganas,  
West Bengal - 700136



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

SUBHAS BISWAS



SUBHAS BISWAS

SUBHAS BISWAS







*Adhikary*

*Prasanta Adhikary*





*Adhikary*

*Prasanta Adhikary*









ভারত সরকার

Unique Identification Authority of India

ভারত সরকার

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/55556/01457

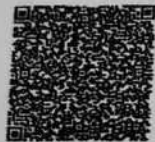
To

শ্যাম সুন্দর কুন্ডু  
Shyam Sunder Kundu  
DASHADRON  
KHALER MATH  
Rajarhat  
Rajarhat Gopalpur  
Rajarhat North 24 Parganas  
West Bengal 700136

323031933



MA230319337FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8275 4159 9253**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার



শ্যাম সুন্দর কুন্ডু  
Shyam Sunder Kundu  
পিতা : খসেন কুন্ডু  
Father : KHAGEN KUNDU  
জন্মতারিখ / DOB : 30/09/1970  
পুরুষ / Male



**8275 4159 9253**

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাল্টা করা হয়।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা:  
দশাদ্রোন, খেলার মাঠ, রাজারহাট,  
উত্তর ২৪ পরগনা, রাজারহাট  
গোপালপুর, পশ্চিমবঙ্গ, 700136

Address:  
DASHADRON, KHALER MATH,  
Rajarhat, North 24 Parganas,  
Rajarhat Gopalpur, West Bengal,  
700136

**8275 4159 9253**

1947  
1800 300 1947

help@uktel.gov.in

www.uktel.gov.in

Shyam Sunder Kundu  
Shyam Sunder Kundu





Shyam Sundar Kunder

Shyam Sunda Kunder



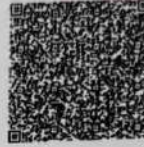
भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 1408/77501/01254

To  
Pradip Banerjee  
S/O Late Sanatan Banerjee  
PUSPAK APARTMENT, 2ND FLOOR, FLAT-2D 88,  
MOTILAL COLONY, MILAN PALLY  
SULTANPUR  
Dumdum (m)  
Rajbari Colony  
North 24 Paraganas North 24 Parganas  
West Bengal 700081  
9433065882

12/02/2014  
78684923

MD786849232FH



आपका आधार क्रमांक / Your Aadhaar No. :

**2068 9438 5183**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

Pradip Banerjee  
Father : Sanatan Banerjee  
DOB : 02/09/1967  
Male



**2068 9438 5183**

मेरा आधार, मेरी पहचान

*Pradip Banerjee*



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AFUPB9663H

नाम / NAME  
PRADIP BANERJEE

पिता का नाम / FATHER'S NAME  
SANATAN BANERJEE

जन्म तिथि / DATE OF BIRTH  
02-09-1967

हस्ताक्षर / SIGNATURE  
Pradip Banerjee

आयकर अधिकारी, प.अ. - III  
COMMISSIONER OF INCOME-TAX, W.B. - I

Pradip Banerjee





ভারত সরকার

Unique Identification Authority of India

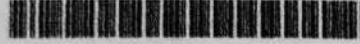
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No 1111/87708/17870

To,  
কনিকা বিশ্বাস  
Kanika Biswas

Paikpara  
Haroa Haroa North 24 Parganas  
West Bengal 743425

Ref: 4718 / 07W / 880175 / 881050 / P



SE296223020FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4337 6932 0108**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



কনিকা বিশ্বাস  
Kanika Biswas  
পিতা : অনিল বিশ্বাস  
Father : ANIL BISWAS  
জন্মতারিখ / DOB : 01/01/1989  
মহিলা / Female



**4337 6932 0108**

আধার - সাধারণ মানুষের অধিকার

*Kanika Biswas Regd*  
*8436805902*





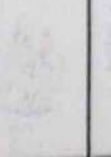








SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO












## UNDER RULE 44A OF THE I.R. ACT 1908

N.B.-












LH BOX-SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Shilata K. S.</i>	LH					
	RH.					

ATTESTED :-

 <i>Bhawjit Bhulja</i>	LH					
	RH.					

ATTESTED :-

 <i>Prasanta Adhikari</i>	LH					
	RH.					











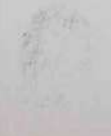
ATTESTED :-

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO












# UNDER RULE 44A OF THE I.R. ACT 1908

N.B.-

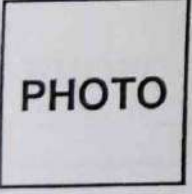
LH BOX-SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Shyam Sunder Kunder</i>	LH					
	RH.					

ATTESTED :- *Shyam Sunder Kunder*

 <i>Poojit Banerjee</i>	LH					
	RH.					

ATTESTED :- *Poojit Banerjee*

 PHOTO	LH					
	RH.					

ATTESTED :-



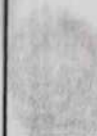
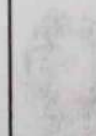
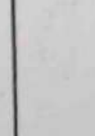
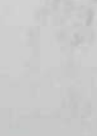



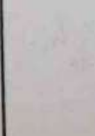
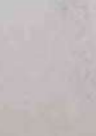


SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908




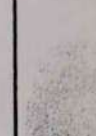


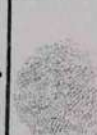


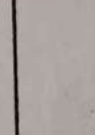

N.B.-

LH BOX-SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 SUBHAS BISWAS	LH					
	RH.					

ATTESTED :-

SUBHAS BISWAS

 24 7 21 21	LH					
	RH.					

ATTESTED :-

24 7 21 21

PHOTO	LH					
	RH.					

ATTESTED :-