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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AG 194619

Certified that the Document is admitted to Registration. The stamp and the endorsement on this document are the part of it.

Additional Registrar of Assurances-IV, Kolkata

29 DEC 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 29th day of December, 2021 A.D. BETWEEN (1) SRI SWAPAN KUMAR DUTTA, PAN BBNPD1890A, AADHAAR No. 3533 2719 2489, son of Late Kanti Ranjan Dutta, both are by occupation Retired persons, (2) SMT PARUL DUTTA, PAN BIBPD4192C, AADHAAR No. 5133 9645 4205, wife of Sri Bipul Kanti Dutta, by occupation Household duties, (3) SRI RAHUL DUTTA, PAN BCSPD2668G, AADHAAR No. 5791 9034 1347, son of Sri Bipul Kanti Dutta, by occupation Service, all are by faith Hindu, all are by

7835 তার 28/12/2021
ক্রেতা - শ্রী / শ্রীমতী Purna Roy Lebour Contractor
ঠিকানা 1/245, Nektala, Kolkata - 700047
মূল্য 100/- টাকা ১ টক
স্বাক্ষর উত্তরদাতার নাম [Signature]

অনুলেপন সরকার
হাওড়া ন্যায়ালয়
হাওড়া কোর্ট কমপ্লেক্স



[Signature]
S/o Late Sushil Royen Majumdar
- Harpal Goud
Advocate

nationality Indian, all are residing at Plot No. 1057, Garia Govt. Colony, Holding No. 227, Sripur Bagharkhol, Boral Shib Mandir Para, Post Office Boral, Police Station Narendrapur (formerly Police Station Sonarpur), Kolkata-700154, District South 24 Parganas, West Bengal, (4) **SMT GAURI BHATTACHARYA**, PAN BNCBP4634D, AADHAAR No. 6572 3929 8613, wife of Sri Ranjan Bhattacharya, daughter of Late Kanti Ranjan Dutta, by faith Hindu, by nationality Indian, by occupation Household duties, residing at Indranagar Yuva Path Jogbani Haripur, Post Office and Police Station Jogbani, District Araria, Bihar, Pin-854328, (5) **SMT SHIKHA SARKAR**, PAN GOUPS2250J, AADHAAR No. 7004 2102 4201, wife of Sri Sattar ^{Hossain} Sarkar, daughter of Late Kanti Ranjan Dutta, by faith Hindu, by nationality Indian, by occupation Household duties, residing at Ramkrishna Nagar, Laskarpur, Post Office Laskarpur, Police Station Narendrapur (formerly Police Station Sonarpur), Kolkata-700153, District South 24 Parganas, West Bengal, hereinafter collectively referred to as the **"OWNERS / PARTIES OF THE FIRST PART"** (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their heirs, executors, administrators, successors, legal representatives, and/or assigns) of the **ONE PART**

Shikha Sarkar
Hossain

AND

M/S PUNA ROY LABOUR CONTRACTOR, a Proprietorship Firm, having its Registered Office at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar (formerly Jadavpur), Kolkata - 700047, West Bengal, represented by its proprietor namely **SRI PUNA ROY**, son of Late Bina Roy, by faith Hindu, by nationality Indian, by occupation Business, residing at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District - South 24 Parganas, West Bengal, PAN ADHPR1923M, AADHAAR No. 3738 2393 1466, hereinafter referred to as the **"DEVELOPER / PARTY OF THE SECOND PART"** (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, successors, legal representatives, and/or assigns) of the **SECOND PART**

WHEREAS the Owners hereto and one Smt Sulekha Dutta, wife of Late Chandan Dutta and Smt Suman Mukherjee, daughter of Late Chandan Dutta jointly are being the owners and are seized and possessed of All That piece and parcel of homestead land measuring about 04 (four) Cottahs together with one single storied brick built wall with tile shed building totally measuring more or less 800 square feet standing thereon and which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, within the limit of Rajpur Sonarpur Municipality, under Ward No.34, being Holding No. 227, Sripur Bagharkhol, within the jurisdiction of the office of the A.D.S.R. Garia, Police Station Sonarpur, District South 24 Parganas, Pin-700154 together with all easement rights, benefits, facilities and other advantages attached therein which is more fully and particularly described in the Schedule – 'A' hereunder written and hereinafter referred to as the 'Said premises';

AND WHEREAS after the partition of India a large number of residents of former East Pakistan crosses over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control and the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal;

AND WHEREAS a considerable number of such persons who were compelled by circumstances to use vacant lands in the urban areas for homestead purpose and the father of the Owners No. 1, 4 and 5 hereto and father in law and grand father of the Owners No. 2 and 3 hereto respectively namely Kanti Ranjan Dutta (since deceased) and the mother of the Owners No. 1, 4 and 5 hereto and mother in law and grand mother of the Owners No. 2 and 3 hereto respectively namely Maya Rani Dutta (since deceased) were such persons who had come to use and occupy a piece of land particularly described in the Schedule hereunder written and they being the refugees displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for their rehabilitation;

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the such refugees from East Pakistan (now Bangladesh) acquired lands in C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, Police Station Sonarpur, District South 24 Parganas in the urban area under the provisions of L.D.P. Act, 1948/L.A. Act 1 of 1894 including the plot which were in occupation of said deceased Kanti Ranjan Dutta and said deceased Maya Rani Dutta;

AND WHEREAS out of the said acquired lands, the Government of West Bengal by and/or under an Indenture dated 12th day of April, 1993 therein described as the Donor of the one part and said Kanti Ranjan Dutta and Maya Rani Dutta therein described as Donees of the other part, the Government of West Bengal as and way of Gift granted, transferred and conveyed unto and in favour of the said Donees i.e. said Kanti Ranjan Dutta and Maya Rani Dutta the said property i.e. All That the piece and parcel of homestead land measuring 04 (four) Cottahs which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, Police Station Narendrapur (formerly Police Station Sonarpur), District South 24 Parganas, Sub-Registrar Office Alipur which is more fully described in the Schedule there under written as well as in the Schedule – 'A' hereunder written and the said Indenture was registered at the office of the Additional District Registrar, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 7, Pages 65 to 68, Being No. 467 for the year 1993 and the said Donees i.e. said Kanti Ranjan Dutta and Maya Rani Dutta accepted the said Gift as made in their favour;

AND WHEREAS accordingly said deceased Kanti Ranjan Dutta and said deceased Maya Rani Dutta jointly became the owners of the said plot of land i.e. All That the piece and parcel of homestead land measuring 04 (four) Cottahs which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, Police Station Narendrapur (formerly Police Station Sonarpur), District South 24 Parganas which is fully and particularly described in the Schedule – 'A' hereunder written and were in occupation of the said plot of land in khas;



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

GRN Details

GRN:	192021220148652001	Payment Mode:	Online Payment
GRN Date:	28/12/2021 23:51:36	Bank/Gateway:	State Bank of India
BRN :	CKS3997555	BRN Date:	28/12/2021 23:12:33
Payment Status:	Successful	Payment Ref. No:	2002761552/2/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Puna Roy Labour Contractor
Address:	1/245, Naktala, Jadavpur South 24 Parganas-700047
Mobile:	9143287576
Depositor Status:	Buyer/Claimants
Query No:	2002761552
Applicant's Name:	Mr Suman Majumder
Identification No:	2002761552/2/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002761552/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2002761552/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

AND WHEREAS said Kanti Ranjan Dutta died intestate on 14/07/2002 leaving behind his widow namely Maya Rani Dutta, three sons namely Chandan Kumar Dutta (now since deceased), Bipul Kanti Dutta and Swapan Kumar Dutta the Owner No. 1 hereto and two married daughters namely Gouri Bhattacharya and Shikha Sarkar the Owners Nos. 4 and 5 hereto as his sole legal heirs who all upon his death inherited and thus became entitled to undivided $1/6^{\text{th}}$ (one-sixth) share each in the undivided $1/2$ (half) share of the said premises which is described in the Schedule written herein below;

AND WHEREAS said Chandan Kumar Dutta died intestate on 18/08/2013 leaving behind his mother namely Maya Rani Dutta, his wife namely Sulekha Dutta and only daughter Suman Mukherjee as his sole legal heirs;

AND WHEREAS said Maya Rani Dutta died intestate on 14/12/2017 leaving behind her said two sons namely Bipul Kanti Dutta and Swapan Kumar Dutta the Owners No. 1 hereto, said two daughters namely Gouri Bhattacharya and Shikha Sarkar the Owners Nos. 4 and 5 hereto and one daughter in law namely Sulekha Dutta who being the wife of her predeceased son namely Chandan Kumar Dutta and one grand daughter Suman Mukherjee who being the only daughter of her predeceased son namely Chandan Kumar Dutta as her sole legal heirs who all upon her death inherited the said property and thus said Bipul Kanti Dutta, Swapan Kumar Dutta, Gouri Bhattacharya and Shikha Sarkar became the owner of undivided $1/5^{\text{th}}$ (one-fifth) share each of the said property which is described in the Schedule written herein below and Sulekha Dutta and said Suman Mukherjee became the owner of undivided $1/10^{\text{th}}$ (one-tenth) share each of the said premises which is described in the Schedule - 'A' written herein below;

AND WHEREAS by one Deed of Gift dated 27/12/2021 said Bipul Kanti Dutta had transferred all his subsisting right, title, interest, claim and possession in respect of his undivided $1/5^{\text{th}}$ (one-fifth) share in the said premises which is described in the Schedule - 'A' written herein below in favour of his

wife namely Parul Dutta and his son namely Rahul Dutta the Owners Nos. 2 and 3 hereto and the said deed was registered at the office of the A.R.A.-IV, Kolkata vide Deed No. 190417351, for the Year 2021;

AND WHEREAS accordingly the Owners/Parties of the First Part hereto jointly are became the owners of undivided $\frac{4}{5}$ th (four-fifth) share of the said premises and out of the same the Owners Nos. 1, 4 and 5 became entitled to undivided $\frac{1}{5}$ th (one-fifth) share each in All That piece and parcel of homestead land measuring about 04 (four) Cottahs together with one single storied brick built wall with tile shed building measuring more or less 800 square feet standing thereon which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, within the limit of Rajpur Sonarpur Municipality, under Ward No.34, being Holding No. 227, Sripur Bagharkhol, within the jurisdiction of the office of the A.D.S.R. Garia, Police Station Narendrapur (formerly Police Station Sonarpur), District South 24 Parganas, Pin-700154, together with all easement rights, benefits, facilities and other advantages attached therein which is more fully and particularly described in the Schedule - 'A-I' hereunder written and out of which the Owners Nos. 1, 4 and 5 are being the owners of undivided $\frac{1}{5}$ th (one-fifth) share each of the said premises and the Owners Nos. 2 and 3 are jointly being the owners of undivided $\frac{1}{5}$ th (one-fifth) share of the said premises and are/were in occupation of the said premises in khas and without any disturbances from any corner;

AND WHEREAS the Owners/Parties of the First Part hereto are being desirous to develop their undivided $\frac{4}{5}$ th (four-fifth) share of the said premises which is more fully and particularly described in the Schedule - 'A-I' hereunder written by way of construction of one ground plus three storied building thereon after demolition of the existing structures standing on the said premises and due to paucity of fund and lack of technical knowledge, could not materialize the same and on account of fulfilment of such desire they were in search of a Developer who will undertake such construction work on the said land by collecting men, materials and providing proper finance and technical

expertise for construction of one ground plus three storied building at the undivided 4/5th (four-fifth) share of the said premises which is more fully and particularly described in the Schedule - 'A-1' hereunder written in accordance with Building Plan to be sanctioned by Rajpur Sonarpur Municipality after demolition of the existing structures standing on the said property. After coming to know the said intention of the First Parties/ Owners, the Second Party/Developer made contact with the First Parties/Owners and after lots of discussions, exchange of opinions and settlement of specific terms and conditions between the parties to this Instrument both the First Parties/Owners and the Second Party/Developer agreed to come to a conclusion to enter into a Joint Venture Agreement between each other.

AND WHEREAS for avoiding all future disputes, misunderstanding and complication, First Parties/Owners and the Second Party/Developer became agreed to sign and execute this Joint Venture Agreement on certain terms and conditions with some rights and obligations to be performed by the parties as binding upon them and the same are more fully stated hereinafter.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES as follows:

The First Parties/Owners hereby accept the offer of the Second Party/Developer in connection with construction of ground plus three storied building on the said premises which is described in the Schedule - A hereunder written on the terms and condition hereinafter appearing.

ARTICLE - I: COMMENCEMENT

This Agreement will be effected on and from this day and shall remain in force until such time all the terms and conditions set forth herein are complied with and fulfilled by both the Parties.

ARTICLE - II: DEFINITIONS

A) LAND OWNERS SHALL mean and include :

(i) SRI SWAPAN KUMAR DUTTA, son of Late Kanti Ranjan Dutta, (ii) SMT PARUL DUTTA, wife of Sri Bipul Kanti Dutta, (iii) SRI RAHUL DUTTA, son of Sri Bipul Kanti Dutta, all three are residing at Plot No. 1057, Garia Govt. Colony, Holding No. 227, Sripur Bagharkhol, Boral Shib Mandir Para, Post Office Boral, Police Station Narendrapur (formerly Police Station Sonarpur), Kolkata-700154, District South 24 Parganas, West Bengal, (iv) SMT GAURI BHATTACHARYA, wife of Sri Ranjan Bhattacharya, daughter of Late Kanti Ranjan Dutta, residing at Indranagar Yuva Path Jogbani Haripur, Post Office and Police Station Jogbani, District Araria, Bihar, Pin-854328, (v) SMT SHIKHA SARKAR, wife of Sri Sattar ^{Hossain} Sarkar, daughter of Late Kanti Ranjan Dutta, residing at Ramkrishna Nagar, Laskarpur, Post Office Laskarpur, Police Station Narendrapur (formerly Police Station Sonarpur), Kolkata-700153, District South 24 Parganas, West Bengal, hereinafter jointly

referred to as the OWNERS and in their absence their respective legal heirs, successors and assignees. and they are the joint owners of the land described in the Schedule A below

B) DEVELOPER SHALL mean and include :

M S PUNA ROY LABOUR CONTRACTOR, a Proprietorship Firm, having its Registered Office at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar (formerly Jadavpur), Kolkata - 700047, West Bengal, represented by its proprietor namely SRI PUNA ROY, son of Sri Bina Roy, residing at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District - South 24 Parganas, hereinafter referred to as the DEVELOPER which include his heirs, successors and assignees.

C.1) PROPOSED BUILDING SHALL mean and include

The ground plus three storied to be constructed as per the Building Plan to be sanctioned by Rajpur Sonarpur Municipality on the said land which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, within the limit of Rajpur Sonarpur Municipality, under Ward No.34, being Holding No. 227, Sripur Bagharkhol, within the jurisdiction of the office of the A.D.S.R. Garia, Police Station Narendrapur (formerly Police Station Sonarpur), District South 24

Parganas, Pin-700154 which is more fully and particularly described in the Schedule "A" herein below.

D) LAND OWNERS' ALLOCATION SHALL mean and include

Subject as aforesaid, 50% of the total constructed area of the proposed building in the form of self contained flats and apartments, car - parking to be constructed upon the said land with all modern amenities and facilities with the specific fittings which is fully and particularly described in the Schedule B-1" herein below

E) DEVELOPER'S ALLOCATION SHALL mean and include

Subject as aforesaid, save and except the Owner's allocation as mentioned hereinabove, the remaining or balance 50% of the total constructed area of the proposed building in the form of self contained flats and apartments, car - parking to be constructed upon the said land with all modern amenities and facilities which is fully and particularly described in the Schedule B-2"

F) BUILDING PLAN SHALL mean and include

ALL or any drawing, sketch, structural design, etc prepared by any recognised Architect for the construction of the proposed ground plus three storied building in accordance with Building Plan to be sanctioned by Rajpur Sonarpur Municipality.

G) STIPULATED TIME SHALL mean and include

The time for completion of the proposed building in ready and habitable condition with full amenities and facilities, which will be 30 months time from the date of this agreement and/or from the date of getting delivery of vacant possession of the said premises from the Owners which ever shall be later except otherwise obstructed by any natural calamities, political interference, disputes and legal bindings which will be reflected in daily newspaper, in that event such period may be extended as

may be mutually decided by the parties hereto not exceeding one year from the date of handing of possession and completion of said building.

The completion of the building shall mean issuance of completion certificate issued by the appointed Architect under whose supervision the proposed building will be constructed. And the date on the said certificate shall be deemed to be the date of completion irrespective to the fact that completion certificate issued by Rajpur Sonarpur Municipality be obtained at a later date.

H) DATE OF COMMENCEMENT OF CONSTRUCTION WORK SHALL mean and include

The particular date which shall be within thirty days from the date of getting sanction of building plan and/or getting delivery of vacant possession of the said premises from the Owners which ever shall be later.

I) COMMON AREAS AND FACILITIES SHALL mean and include:

The stair, staircase, stair landing, passage ways, side spaces, lift well, pump room, septic tank, underground water reservoir, overhead tank, electric meter room or space, pump room, main gate, corridors, guard room if any, landings, outer walls of the building, tap water line, rain water pipe line, sewerage lines, boundary walls, and roof of the proposed building including all wirings for common area and other space and facilities, which may be required for the enjoyment of the different flat holders and/or by the occupants of the said building and shall remain common for all and every occupants of the said building and further shall be joint-for enjoyment, maintenance and/or management of the said building and more fully and particularly described in the SCHEDULE - 'C' herein below.

Common Facilities includes 24 Hours Water Supply in every flat, common lighting in common areas, and maintenance of building from common fund.

J) TRANSFER SHALL mean and include

The transfer of self contained units covering super built up area / space in the building along with common user of common space and service area in terms of sale as per provision of Transfer of property Act.

ARTICLE - III: OWNERS' RIGHT AND REPRESENTATION

1. The said property acquired by the Owners is free from all encumbrances, charges, liens, lispendens, transfers, attachments and/or acquisition, requisition whatsoever.
2. The said property is not affected by the provision of Urban Land (Ceiling & Regulation) Act, 1976.
3. The owner declare and represent that he have good and absolute right title to the said property and they have good marketable title to the said property and they have good marketable title enter into this agreement with the Developer. It is further declare that the original title deeds and other documents relating to the property lying with the Owners hereto shall be handed over to the Developer on the day of the execution of this agreement for which the Developer shall grant acknowledgement for the same. The Developer shall hand over all those original documents/title deeds to the Owners after completion of the entire sale or any type of transfer of the Developer's allocation in the said proposed building.
4. Nobody else except the Owners and their legal heirs have any sort of claim, right, title deemed over and in respect of said premises and/or any portion thereof.
5. The Owners have good, clear, absolute marketable title to enter into this agreement with the Developer.
6. No notice of acquisition or requisition have been received or served upon the Owners nor the Owners have any knowledge or are aware of any such notice or orders of acquisition or requisition in respect of the said property or any part thereof.

7. That there is no suit or proceeding both civil and criminal pending questioning the title in respect of the said property or any part thereof.
8. The Owners have not received any money from any individual, bank and/or financial institution against his/her said land.
9. The Developer is entering into this Agreement relying on the aforesaid representation and/or assurances made and/or obtained on the part of the Owners.

ARTICLE-IV- BUILDING

1. That as agreed the Second Party/Developer shall demolish the existing structure standing on the said property at his own costs and expenses and the Developer shall take all the dismantled materials and the First Parties/Owners shall have no objection to that effect
2. That after demolition of the existing structure standing on the said property, the Developer shall at his own cost and expenses shall construct the proposed Ground plus three storied building on the said property according to the specification mentioned in the Seventh Schedule hereunder written in accordance with the Municipal building Rules for the time being in force and further in compliance with all Municipal Rules, regulations and provisions. If required the Developer shall obtain any further additional building plan and/or revised plan or may make permissible deviation there from. The building is to be constructed shall be of good and standard quality of building materials and workmanship. That for the construction purpose the Developer shall be entitled to use the existing electric connection and municipal water connection at the said property.
3. That qualified Architect/Engineer shall be engaged by the Developer for construction of the proposed building with good quality of building materials. Any of such materials shall not be of low or inferior quality, the users whereof may cause defect or damage to the proposed building.

4. The Developer shall at his own cost and expenses shall construct the said proposed building together with all arrangement as shall be required to be provided in the proposed building which shall be consisting of several self contained independent units.
5. The Developer shall at his own cost and expenses and without creating any financial or other liability upon the Land Owners shall construct and complete the said proposed building on the said property within a period of 30 (thirty) months from the date of this agreement for Development as per building plan sanctioned by Rajpur Sonarpur Municipality and/or from the date of getting delivery of vacant possession of the said property from the Owners whichever shall be later SUBJECT HOWEVER the Developer is not prevented for reasons beyond the control of the Developer, in that event such period may be extended as may be mutually decided by the parties hereto.

ARTICLE - V: CONSIDERATION

The Developer shall provide to the Land Owners 50% of the total constructed area of the proposed building in the form of self contained flats and apartments, car - parking to be constructed upon the said land with all modern amenities and facilities with the specific fittings which is fully and particularly described in the Schedule B-1" herein below.

ARTICLE - VI: DEVELOPER'S RIGHTS

1. All application, plans and other paper and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate Authorities shall be prepared and submitted by the Developer on behalf of the Owners at his own costs and expenses and the Developer shall pay all charges and bear all fees including Architect's fees and sanctioned fees required to be paid or deposited for exploitation of the said property provided however that the Developer shall be exclusively entitled to all refund of any or all payments and/or deposits made by the Developer without any burden to the Owner.

2. The Owners do hereby grant, subject to what has been hereunder provided, exclusive right to the Developer who will build up to and to exploit commercially the said plot of land and to take all necessary steps thereto on behalf of the Owners and shall be able to construct the said proposed building thereon in accordance with the plan to be sanctioned by the Rajpur Sonarpur Municipality with or without any amendment and/or modification thereto made or cause to be made by the consent of all the parties hereto within the time mentioned hereinabove. The Developer shall hand over the Owners' Allocation in accordance with the specifications which are fully described in the Schedule - D hereunder written within 30 days from the date of completion envisaged hereinabove and the Developer shall construct and complete the units of the proposed building in accordance with the plan to be sanctioned by the Rajpur Sonarpur Municipality.
3. The Developer shall bear all the costs, charges and expenses for the construction of all the residential flats and car parking including Owners' allocation and the said owners' allocation will be made fit for occupation with proportionate rights in all manners at the costs and expenses of the Developer. The Developer shall not violate any municipal rules while carrying on any constructional works. The Developer without prejudice to the right of the Owners in this Agreement and subject to the terms contained herein, the Developer in his own capacity shall be entitled to enter with any other Building Contractor, Architect and others for carrying out the said Development at his risk and costs.
4. The Owners hereby fully agree and have consent that the Developer shall have exclusive right to advertise, fix hoardings or sign boards of any kind relating to the publicity for the benefit of commercial exploitation of the new building from the date of execution of this Agreement and on completion of the building or earlier all such advertisements and hoardings shall be removed by the Developer from the premises.

ARTICLE - VII: PROCEDURE

The First Parties/Owners shall grant in favour of the Developer a Power of Attorney as per the provisions of the existing law to assist the Developer for construction and completion of the proposed building and also to enter into Agreement for Sale with the prospective purchaser/s of the Developer's Allocation and also to execute and register the appropriate Deed of Conveyance in respect of Developer's Allocation in the proposed building together with the proportionate share of land attributable to the Developer's allocation in the proposed building. And also to do all other acts, deeds, matters and things as may be found necessary by the Developer for construction, sanction of the building plan and for commercial exploitation of the proposed building.

ARTICLE - VIII: POSSESSION

That the Developer shall commence the construction within thirty days from the date of the sanction of the building plan and/or from the date of getting delivery of vacant possession of the said premises from the Owners which ever shall be later and will deliver/handover the Owners' allocation in complete habitable condition to the Owners hereto within a span not exceeding 30 (thirty) months time from the date of execution of this agreement and/or from the date of getting delivery of vacant possession of the said premises from the Owner which ever shall be later except otherwise obstructed by any natural calamities, political interference, disputes and legal bindings.

ARTICLE - IX: OWNERS' OBLIGATIONS

The Owners hereby agrees and covenant with the Developer not to cause any interference or hindrance in the matter of construction and doing any other work in respect of the said proposed building at the said premises by the Developer subject to however the Developer's compliance with and/or acting in consonance in this agreement.

The Owners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building or at the said property, subject to Developer complying with the terms and conditions of this agreements.

That in case of death of any of the Owners hereto the legal heirs and/or legal representatives of the deceased Owner shall be bound to execute and register a fresh Power of Attorney in favour of the Developer on the existing terms and conditions and/or without any change of conditions mentioned in these presents and also without any demands.

ARTICLE - X: OWNER'S INDEMNITY

The Owners hereby undertakes that the Developer shall be entitled to the said Developer's allocation and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer performs and fulfils all the terms and conditions herein contained and on his part to be observed and performed.

ARTICLE- XI : OWNERS' RIGHT

That the Owners shall be entitled to transfer and otherwise deal with the Owners' allocation of the building to any person/persons and intending purchaser or purchasers in the manner deemed fit and proper by the Owners.

ARTICLE - XII : DEVELOPER'S INDEMNITY & OBLIGATION

- a. That for the purpose of the construction work of the said proposed building temporary shifting of the Owners No. 1 and 3 from the said premises is required for which the Developer shall make arrangement of temporary accommodation of the Owners No. 1 and 3 and the Developer shall make payment of Rs.5000/- (Rupees Five thousand) only per month for each of them i.e. for the Owners No. 1 and 3 temporary accommodation charges of the Owners No. 1 and 3 from the date

of vacating the said premises and/or from the date of delivering vacant possession of the said property by the Owners to the Developer till completion of the building and handing over vacant possession of their allocation or their share in complete habitable condition by the Developer in the said proposed building to be constructed on the said premises.

- b. The Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any act of omission or commission of the Developer in or relating to the construction of the said proposed building.
- c. The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the Development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.
- d. The Developer shall obtain all necessary registrations and licenses required for constructing the said building under the applicable laws and rules of the state and shall keep the Owners saved, harmless and indemnified from any violation thereof.
- e. The Developer shall bear all costs, charges and expenses for construction of all residential flats and car parking including owners' allocations and the said owners' allocation will be made well fit for occupation with proportionate rights in all manner and portions of the said building at the cost of expenses of the Developer.
- f. The developer shall construct the proposed building in strict compliance with all statutory laws, rules, regulations including but not limited, to environmental laws, labour laws, building rules and buildings codes, fire safety norms.
- g. The Developer shall also pay all cess, taxes, electricity bills, and water taxes and out goings and including municipal rates and taxes, electricity bills and water taxes pertaining to the Premises after taking possession of the said Premises till the Completion Date as mentioned above.

- h. Upon completion of the Building the Developer shall form an Association which shall consist of the ultimate purchaser/s of units of the Building including the units in occupation or retained by the land Owners or the Developer and shall have the Association Registered as per Statutory Requirements.
- i. All the necessary clearance, permissions incidental to the execution of the project shall be procured and obtained by the developer.

ARTICLE - XIII : DEVELOPER'S RIGHT

- ai) The Developer will hold the said property land as one of the parties to the development scheme under this joint venture agreement and Developer shall have the permission to construct the said proposed building on the said property as per building plan to be sanctioned by Rajpur Sonorpur Municipality or any subsequent changes made thereto and or in accordance with the Rules and Regulation for the time being in force and the Developer is entitled to deal with and dispose of Developer's allocated portions or constructed areas in the proposed building in the manner the Developer find fit and proper.
- a.ii) If any amendment or modification is be required in the said building plan, the same shall be done by the Developer at his own costs and expenses on behalf of the Owners and the Developer will pay and bear all fees including Architect's fees and municipal charges and expenses required to be paid or deposited for such amendment and/or modification of the building plan.
- a.iii) The Developer shall be entitled to enter into agreement with the intending purchaser or purchasers for selling his allotted portion mentioned above excluding the Owners' share and shall settle terms with the prospective buyers of the units and if necessary the Owners may join in the said agreement as necessary party without making any objection to enable the Developer to sell his allotted portion with the proportionate share of the said land to the said intending buyers.

a.iv) The Developer shall also be entitled to accept money by way of consideration price from the prospective buyers in respect of his allocated share/portion in the said proposed building.

a.v) Nothing in these presents shall be construed as assignment or conveyance in law by the Owners in respect of the said property or any part thereof to the Developer or it is creating any right, title or interest in respect thereof to the Developer other than possessory right being an exclusive party to the Joint Venture scheme to exploit the said property commercially and to deal with the Developer's allocated area in the proposed building in the manner herein stated.

ARTICLE - XIV: DEFAULT & MISCELLANEOUS

It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relative to which specified provisions may not have been mentioned herein, the Owners hereby undertake to do all such acts, deeds matters and things that may be reasonably required to be done regarding the matter and the Owners shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the said purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe the rights of the Owners and/or go against the spirit of this agreement and the common law.

Any notice required to be served by the Developer shall, without prejudice to any other mode of service available, be deemed to have been served to the Owners if delivered by hand and duly acknowledged or sent by pre paid registered post with acknowledgement due and be deemed to have been served on the Owners and likewise if delivered by hand duly acknowledged or sent by prepaid

registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer if sent with addressed to the Registered Office of the Developer.

The name of the building shall be as per the discretion of the Developer subject to the approval of the Owners.

Nothing in these presents shall be construed to assignment or conveyance in law by the Owners of the said property of any part thereof to the Developer other than an exclusive license to the Developer to commercially exploit the same in terms thereof.

As and from the date of completion of the proposed building the Developer and/or his transferees shall be liable to pay and bear proportionate charges on account taxes payable in respect of their respective allocation.

There is no existing agreement regarding the Development or sale of the said premises and that all other arrangements, if any prior to this agreement have been cancelled and are being suppressed by this agreement.

The Original Agreement, the Original Deeds and documents of Title in respect of the said Property shall be kept in the Office of the Developer and the Developer shall hand over all those original documents/title deeds to the Owners after completion of the entire sale or any type of transfer of the Developer's allocation in the said proposed building.

ARTICLE: XV: FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligations is prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure".

Force Measure shall mean floods, earth - quake, riot, war, storms, tempest, civil commotion, strike, and lockout and or any other act or commission beyond the control of the parties hereto.

CONCLUSION

After preparation of this Agreement all terms and conditions are heard and explained to the Owners and the Developer and after understanding all its contents both the Parties herein do hereby sign and approve the same. And further undertake to abide by all those terms and conditions in its true spirit.

SCHEDULE" A"

(DESCRIPTION OF THE PROPERTY)

ALL THAT piece and parcel of homestead land measuring about 04 (four) Cottahs together with one single storied brick built wall with tile shed residential building (cemented floor) totally measuring more or less 800 square feet standing thereon and which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, within the limit of Rajpur Sonarpur Municipality, under Ward No.34, being Holding No. 227, Sripur Bagharkhol, within the jurisdiction of the office of the A.D.S.R. Garia, Police Station Sonarpur, District South 24 Parganas, Pin-700154 together with all easement rights, benefits, facilities and other advantages attached therein and which is butted and bounded by-

ON THE NORTH - By L.O.P. No. 1051.

ON THE SOUTH - By 19' (nineteen feet) wide Road.

ON THE EAST - By L.O.P. No. 1056.

ON THE WEST - By L.O.P. No. 1058.

That the said property is comprised in L.R. Dag No. 294 under L.R. Khatian No. 1623.

SCHEDULE "A-1"

(DESCRIPTION OF THE PROPERTY TO BE DEVELOPED)

ALL THAT undivided $4/5^{\text{th}}$ (four-fifth) share of all that piece and parcel of homestead land measuring about 04 (four) Cottahs which is equivalent to undivided 03 (three) Cottahs 03 (three) Chittaks 09 (nine) Square feet together with one single storied brick built wall with tile shed residential building (cemented floor) totally measuring more or less 800 square feet which is equivalent to undivided 640 Square feet standing thereon and which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, within the limit of Rajpur Sonarpur Municipality, under Ward No.34, being Holding No. 227, Sripur Bagharkhol, within the jurisdiction of the office of the A.D.S.R. Garia, Police Station Sonarpur, District South 24 Parganas, Pin-700154 together with all easement rights, benefits, facilities and other advantages attached therein which is forming an undivided portion of the property described in the Schedule-A written herein above.

SCHEDULE "B-1"

OWNER'S ALLOCATIONS ABOVE REFERRED TO

LAND OWNERS' ALLOCATION SHALL mean and include:

50% of the total constructed area of the proposed building in the form of self contained flats and apartments, car - parking to be constructed upon the said land with all modern amenities and facilities with the specific fittings.

SCHEDULE "B-2"

DEVELOPER'S ALLOCATIONS ABOVE REFERRED TO

DEVELOPER'S ALLOCATION SHALL mean and include:

Save and except the Owner's allocation, the remaining or balance 50% of the total constructed area of the proposed building in the form of self contained flats and apartments, car - parking to be constructed upon the said land with all modern amenities and facilities with the specific fittings

SCHEDULE "C"

COMMON AREA AND SERVICE

1. Stair case on all floors.
2. Stair case landings on all floors.
3. Lift well and lift plant installation with motor and other equipments.
4. Common passages and lobbies on each floor including the statutory open space around the Building and all other common passage for ingress and egress from the Flats to the Public Road.
5. Water pumps, water tanks/reservoirs in the Ground Floor and on the roof of the top floor, water pipes, motor pump and pipes, ducts and all other common plumbing installations.
6. Common toilet at ground floor.
7. Common electrical installations, meter room, wiring fitting and fixtures.
8. Drainage and sewerage, pits and pipelines over and under the passage and septic tank.
9. Space for keeping pump for lifting water in the overhead tank."
10. Boundary walls and main gates.

11. Roof of the Building.
12. 24 Hours Water Supply System.
13. Lighting in the common Areas.
14. Caretaker Room and Caretaker Service for 24 Hours.

SCHEDULE "D" ABOVE REFERRED TO:-

SPECIFICATIONS

1. FOUNDATION:

- a) Excavation of earth up to the depth as per sanction drawing.
- b) Filling with excavated earth
- c) Disposal of surplus earth.
- d) Fine sand filling on the top of filling with excavated earth.

2. STRUCTURE:

- a) The buildings will be designed on R.C.C framed structure as per Indian standard Code of practice.
- b) Use of Steel reinforcement as per sanctioned structural drawing.

1. WALLS: Brick walls with good quality bricks.

- a) For internal surface — plaster of Paris over the plastered surface.
- b) External Putty with painting with water proof cement paint.

2. Flooring: Vitrified tiles flooring at bedrooms, living cum dining space with 4" (four inches) skirting at flat.

3. Kitchen: Vitrified tiles flooring, cooking platform of granite with stainless steel sink and ceramics glazed tiles up to 3' (three feet) height above the cooking platform are provided.
4. Bathroom: Antiskid tiles flooring with 7' (seven feet) height ceramics glazed tiles on walls.
5. One bath cum privy in each flat with Indian Style pan (white)/Comode (white).
6. Sanitary and Plumbing works : Water supply line in kitchen and toilet will be PVC pipes and external plumbing and sanitary connection will be of PVC pipes
7. Water connection: one shower point, two tap points at bath cum privy and one water point at basin will be provided in dinning cum drawing room and one water point shall be in kitchen.
8. Antiskid tiles flooring at car parking.
9. Drainage & Sewage: Sufficient technically approved drainage & sewage facilities with PVC pipe for rain water. PVC pipes as approved.
10. Door Frames and Door: Seasoned and treated plywood Flush Door with sal wood frames shall be provided with door bolt, lock and eye hole.
11. Windows & Grills: Aluminium channel sliding together with plain glass fittings and iron grill.
12. Electrical works : Electrical work will be done with commercial fittings (switches and plugs) and wiring will be concealed type and there shall be four points in each bedroom, four points including one 15 Amp in living cum drawing room, two points in kitchen and bathroom, one point in balcony and one door bell point.
13. At balcony there shall be two feet brick wall and there upon one feet grill.
14. At staircase railing from the ground floor to top floor there shall be two feet brick wall and there upon one feet grill
15. Marble at staircase, common passages and/or corridors in the building.
16. There shall be four passenger lift in the building.
17. Municipal water connection at the said premises with overhead water reservoir with concealed pipe line with PVC standard quality pipes.

18. Roof treatment with approved water proofing and tile finishing.
19. Any extra work other than our specification mentioned hereinabove shall be charged extra as decided by our authorized engineer and such amount shall have to be deposited before execution of the aforesaid work.

IN WITNESS WHEREOF the OWNERS and the DEVELOPER herein have set and subscribed their respective hands and seals hereunder on the day, month and year first written above.

SIGNED SEALED EXECUTED

AND DELIVERED in the presence of:

1. *12/12/2017*

*Roof + 10m x 20m
Governing GAT (day)*

Swapan Kumar Dutta

Tarun Dutta

Rahul - Dutt

Tranai Bhattacharya

Shikha Sarkar

2. *Rajendra Bhattacharya*
Tarun, Dutt Arora
Dhar

SIGNATURE OF THE OWNERS

Drafted by me

Debi Prasad Majumdar
Advocate

Howrah Court

WB/290/99

Pranab












SIGNATURE OF THE DEVELOPER

Typed by:












Debi Prasad Majumdar

Liluah, Howrah












FORM FOR TEN FINGER IMPRESSION

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

Signature..... *(Swapan Kumar Datta)*












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

Signature..... *Tarun Datta*












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

Signature..... *Rahul Datta*












FORM FOR TEN FINGER IMPRESSION

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

Signature.....Gowri Blake Chav.....

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

Signature.....Shikha Sarkar.....

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

Signature.....Pavithra.....

 **ভারত সরকার**
Government of India

Download Date: 29/07/2021



রাহুল দত্ত
Rahul Dutta
জন্মতারিখ/DOB: 19/09/1990
পুরুষ/ MALE

Issue Date: 18/08/2021

5791 9034 1347
VID : 9149 7453 9959 8589

আমার আইডি কার্ড, আমার পরিচয়

 **ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ**
Unique Identification Authority of India

ঠিকানা:
প্রমোদ: বিপুল কান্তি দত্ত, উত্তর শ্রীপুর মধ্যপাড়া,
রাজপুর সোনারপুর (এম), পশ্চিম ২৪ পরগনা,
পশ্চিম বঙ্গ - 700154

Address:
S/O: Bipul Kanti Dutta, Uttar Sreepur
madhyapara, Rajpur Sonarpur(m), South 24
Parganas,
West Bengal - 700154



5791 9034 1347
VID : 9149 7453 9959 8589

1947 |  help@uidai.gov.in |  www.uidai.gov.in

Kohli (Y. 16)

आयकर विभाग
 INCOME TAX DEPARTMENT
 RAHUL DUTTA
 BIPUL KANTI DUTTA
 19/09/1990
 Permanent Account Number
 BCSPD2668G
 Signature 


In case this card is lost / found, kindly inform / return to
 Income Tax PAN Services Unit, UTIITSL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.
 इस कार्ड के खोने/प्राप्त पर कृपया सूचित करें/लीटाएं।
 आयकर पैन सेवा यूनिट, UTIITSL
 प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर
 नवी मुंबई - 400 614

Rahul Dutta



ভারত সরকার

Government of India

পারুল দত্ত

Parul Dutta

পিতা - প্রফুল্ল সরকার

Father - PRAFULLA SARKAR



জন্মতারিখ / DOB: 01/01/1969

লিঙ্গ / Female



5133 9645 4205

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: শ্রীযুক্ত: বিপুল কান্তি
দত্ত, বোরাল শিব মন্দির পাড়া
রাজপুর (সোনারপুর (এম), বোরাল
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ

Address: W/O: Bipul Kanti
Dutta, BORAL SHIB
MANDIR PARA, Rajpur
Sonarpur(m), Boral, South
24 Parganas, West Bengal,
700154

5133 9645 4205



1947
1800 300 1947



help@uidai.gov.in

www

www.uidai.gov.in

Parul Dutta



भारत - सरकार
Government of India



Download Date: 22/11/2019



स्वपन कुमार दुता
Swapan Kumar Dutta
जन्म तिथि/DOB: 30/04/1962
पुल्ल/ MALE

Issue Date: 18/11/2019

3533 2719 2489
VID : 9171 2502 0555 9808
मेरा आधार, मेरी पहचान

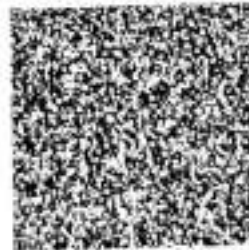


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O: Kanti Ranjan Dutta, 142, NEAR
POLICE STATION, C SECTOR, Itanagar,
Papum Pare,
ARUNACHAL PRADESH - 791111

Address:
S/O: Kanti Ranjan Dutta, 142, NEAR
POLICE STATION, C SECTOR, Itanagar,
Papum Pare,
Arunachal Pradesh - 791111



3533 2719 2489
VID : 9171 2502 0555 9808



1047



help@uidai.gov.in



www.uidai.gov.in

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT
SWAPAN KUMAR DUTTA
KANTI RANJAN DUTTA

भारत सरकार
GOVT. OF INDIA

30/04/1962

Permanent Account Number

BBNPD1890A


Signature



31/03/2011

इस कार्ड को खोने / पाने पर सूचना सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: timinfo@nsdl.co.in





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

नामांकन क्रम / Enrollment No.: 1008/35012/07352

To
गौरी भट्टाचार्य
Gaun Bhattacharya
W/O: Ranjan Bhattacharya
WARD no 09 jogbani
Indranagar yuva path jogbani
Haripur
Maheshwan
Forbesganj Arana
Bihar 854328
7765843405

12/09/2014
1719333467



ML719334676FT



आपका आधार क्रमांक / Your Aadhaar No. :

6572 3929 8613

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India

गौरी भट्टाचार्य
Gaun Bhattacharya
जन्म तिथि / DOB: 29/03/1966
महिला / Female



6572 3929 8613

आधार - आम आदमी का अधिकार

Gaun Bhattacharya

आयकर विभाग
INCOME TAX DEPARTMENT
GAURI BHATTACHARYA
KANTI RANJAN DUTTA

29/03/1966

Permanent Account Number

BNCPB4634D

G. Bhattacharya

Signature



भारत सरकार
GOVT. OF INDIA



18/03/2012

इस कार्ड को खोने / पाने पर कृपया सूचित करें / नोट करें
आयकर पैन सेवा इकाई एन एस डी ई
तीसरी मंजिल सफ़ायर चेंबर
बानेर टेलिफोन एक्चेंज के नजदीक
बानेर पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unit@nsdl.co.in

Gauri Bhattacharya



Shikha Sarkar



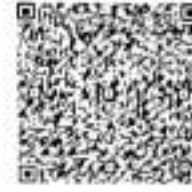
ভারত সরকার

Unique Identification Authority of India

Government of India

ভাষিকভুক্তির আইডি / Enrollment No.: 2017/80208/13757

To
শিখা সরকার
Shika Sarkar
W/O: Sattar Sarkar
ramkrishna nagar
Rajpur Sonarpur (M)
Laskarpur
South 24 Parganas South 24 Parganas
West Bengal 700153
7278320020
3943191986
02/09/2016
MA943191987FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7004 2102 4201

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



শিখা সরকার
Shika Sarkar
জন্মতারিখ / DOB : 29/01/1954
মহিলা / Female



7004 2102 4201

আমার আধার, আমার পরিচয়

Shikha Sarkar

आराकर विभाग

आराकर विभाग

आराकर विभाग

आराकर विभाग

02/06/1955

ADHPR1923M

आराकर विभाग

भारत सरकार

GOVT OF INDIA



34/08/2011

पुनर्

पुनर्



भारत सरकार
GOVERNMENT OF INDIA



पुना राय
Puna Ray
पिता: बीना राय
Father: BINA RAY
जन्म वर्ष: Year of Birth: 1955
लिंग: Male



3738 2393 1466

आधार - साधारण मानुषेअधिकार



Handwritten signatures

Handwritten signature

भारत सरकार

GOVERNMENT OF INDIA

भारत सरकार

GOVERNMENT OF INDIA



Address
1/245 NAKTALA, Naktala
S.O Naktala, Kolkata West
Bengal 700047

ঠিকানা:
১/২৪৫ নাক্তালা, নাক্তালা
কলকাতা, পশ্চিম বঙ্গ, ৭০০০৪৭

GOVERNMENT OF INDIA



ভারত সরকার



भारत सरकार
GOVERNMENT OF INDIA



सुमन माजुमदार

Suman Majumder

जन्म तिथि/ DOB: 22/08/1969

पुरुष / MALE



6444 6792 3907

संविधान - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता

भालमज सुशील रंजन माजुमदार, 29,

भट्टानगर, लिलुअ, बाली (एम),

हावड़ा

वेस्ट बंगाल - 711203

Address:

S/O: Sushil Ranjan

Majumder, 29,

Bhattanagar, Liluah,

Bally (M), Howrah,

West Bengal - 711203



1800 300 1800



uaid@uidai.gov.in

www.uidai.gov.in



P.O. Box No. 3047,

West Bengal - 700 009

Suman Majumder

Major Information of the Deed

Deed No :	I-1904-17531/2021	Date of Registration	29/12/2021
Query No / Year	1904-2002761552/2021	Office where deed is registered	1904-2002761552/2021
Query Date	28/12/2021 6:05:11 PM		
Applicant Name, Address & Other Details	Suman Majumder Howrah Court, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mob No. : 9143287576, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 33,40,802/-		
Rs. 7,020/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 101/- (Article:E, E)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mou: Sripur Bagharhole, . Ward No: 034, Holding No:227 JI No: 59, Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L1	LR-294 (RS)	LR-1623	Bastu	Bastu	3 Katha 3 Chatak 9 Sq Ft		31,68,002/-	Width of Appro Road: 19 Ft., Adjacent to Me Road,
Grand Total :					5.28Dec	0 /-	31,68,002 /-	

Structure Details :










Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	640 Sq Ft.	0/-	1,72,800/-	Structure Type: Structure



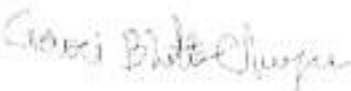


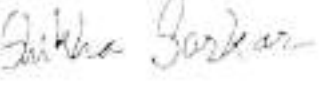
Gr Floor, Area of floor : 640 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	640 sq ft	0 /-	1,72,800 /-	
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Lord Details :

Name, Address, Photo, Finger print and Signature










No	Name	Photo	Finger Print	Signature
1	Mr Swapan Kumar Dutta Son of Late Kanti Ranjan Dutta Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office	 29/12/2021	 LTI 29/12/2021	 29/12/2021
Plot No. 1057, Garia Govt. Colony, City:- Rajpur-sonarpur, P.O:- Boral, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BBxxxxxx0A, Aadhaar No: 35xxxxxxxx2489, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office				
2	Mrs Parul Dutta Wife of Mr Bipul Kanti Dutta Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office	 29/12/2021	 LTI 29/12/2021	 29/12/2021
Plot No. 1057, Garia Govt. Colony, City:- Rajpur-sonarpur, P.O:- Boral, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BIxxxxxx2C, Aadhaar No: 51xxxxxxxx4205, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office				
	Mr Rahul Dutta Son of Mr Bipul Kanti Dutta Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office	 29/12/2021	 LTI 29/12/2021	 29/12/2021
Plot No.1057, Garia Govt. Colony, City:- Rajpur-sonarpur, P.O:- Boral, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BCxxxxxx8G, Aadhaar No: 57xxxxxxxx1347, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs Gauri Bhattacharya Wife of Mr Ranjan Bhattacharya Executed by: Self, Date of Execution: 29/12/2021 Admitted by: Self, Date of Admission: 29/12/2021, Place : Office	 29/12/2021	 LTI 29/12/2021	 29/12/2021
Indranagar Yuba Path Jogbani Haripur, City:- , P.O:- Jogbani, P.S:-JOGBANI, District:-Araria, Bihar India, PIN:- 854328 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNxxxxxx4D, Aadhaar No: 65xxxxxxxx8613, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 Admitted by: Self, Date of Admission: 29/12/2021, Place : Office			
Name	Photo	Finger Print	Signature
Mrs Shikha Sarkar Wife of Mr Sattar Hossain Sarkar Executed by: Self, Date of Execution: 29/12/2021 Admitted by: Self, Date of Admission: 29/12/2021, Place : Office	 29/12/2021	 LTI 29/12/2021	 29/12/2021
Ramkrishna Nagar, Laskarpur, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GOxxxxxx0J, Aadhaar No: 70xxxxxxxx4201, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 Admitted by: Self, Date of Admission: 29/12/2021, Place : Office			

Developer Details :



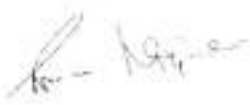
Sl No	Name,Address,Photo,Finger print and Signature
1	Puna Roy Labour Contractor 1/245 Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: ADxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Puna Roy (Presentant) Son of Late Bina Roy Date of Execution - 29/12/2021, , Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office </td> <td>  Dec 29 2021 6:11PM </td> <td>  LTI 29/12/2021 </td> <td>  29/12/2021 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Puna Roy (Presentant) Son of Late Bina Roy Date of Execution - 29/12/2021, , Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office	 Dec 29 2021 6:11PM	 LTI 29/12/2021	 29/12/2021
Name	Photo	Finger Print	Signature						
Mr Puna Roy (Presentant) Son of Late Bina Roy Date of Execution - 29/12/2021, , Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office	 Dec 29 2021 6:11PM	 LTI 29/12/2021	 29/12/2021						

1/245, Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India
 PIN- 700047. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:
 ADxxxxxx3M, Aadhaar No: 37xxxxxxxx1466 Status : Representative, Representative of : Puna Roy
 Labour Contractor (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Suman Majumder Son o- Late Sushil Ranjan Majumder Howrah Court, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN- 711101			
	29/12/2021	29/12/2021	29/12/2021

Identifier Of Mr Swapan Kumar Dutta, Mrs Parul Dutta, Mr Rahul Dutta, Mrs Gauri Bhattacharya, Mrs Shikha Sarkar, & Puna Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Dutta	Puna Roy Labour Contractor-1.32 Dec
2	Mrs Parul Dutta	Puna Roy Labour Contractor-0.66 Dec
3	Mr Rahul Dutta	Puna Roy Labour Contractor-0.66 Dec
4	Mrs Gauri Bhattacharya	Puna Roy Labour Contractor-1.32 Dec
5	Mrs Shikha Sarkar	Puna Roy Labour Contractor-1.32 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Dutta	Puna Roy Labour Contractor-160.00000000 Sq Ft
2	Mrs Parul Dutta	Puna Roy Labour Contractor-80.00000000 Sq Ft
3	Mr Rahul Dutta	Puna Roy Labour Contractor-80.00000000 Sq Ft
4	Mrs Gauri Bhattacharya	Puna Roy Labour Contractor-160.00000000 Sq Ft
5	Mrs Shikha Sarkar	Puna Roy Labour Contractor-160.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Snipur Bagherghole, , Ward No: 034, Holding No:227 JI No: 59, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 294, LR Khatian No:- 1623	Owner:শ্রীমতঃ সুরজকান্ত উদবাস্ত, হাল ও. Gurdian:শ্রীমতঃ সুরজকান্ত উদবাস্ত, Address:10A, বকুলপাড়া রোড, কোলকাতা Classification:রাজ্য, Area:0.85000000 Acre,	Seller is not the recorded Owner as per Applicant.

29-12-2021

Certificate of Admissibility (Under Section 22A(3) 46(1), W.B. Registration Rules 1962)

Admissibility 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 16.01 hrs. on 29-12-2021, at the Office of the A.R.A. - IV KOLKATA by Mr Puna Roy.

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 11,10,000/-

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

Execution is admitted on 29/12/2021 by 1. Mr Swapan Kumar Dutta, Son of Late Kanti Ranjan Dutta, Plot No. 1057, Garia Govt. Colony, P.O. Boral, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Retired Person, 2. Mrs Parul Dutta, Wife of Mr Bipul Kanti Dutta, Plot No. 1057, Garia Govt. Colony, P.O. Boral, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife, 3. Mr Rahul Kanti Dutta, Son of Mr Bipul Kanti Dutta, Plot No. 1057, Garia Govt. Colony, P.O. Boral, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife, 4. Mrs Gauri Bhattacharya, Wife of Mr Ranjan Bhattacharya, Indranagar Yuba Path Jogbani Haripur, P.O. Jogbani, Thana: JOGBANI, Araria, BIHAR, India, PIN - 854328, by caste Hindu, by Profession House wife, 5. Mrs Sattar Hossain Sarkar, Wife of Mr Sattar Hossain Sarkar, Ramkrishna Nagar, Laskarpur, P.O. Laskarpur, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife

Admitted by Mr Suman Majumder, Son of Late Sushil Ranjan Majumder, Howrah Court, P.O. Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-12-2021 by Mr Puna Roy, Proprietor, Puna Roy Labour Contractor (Sole Proprietorship), 1245, Naktala, City:-, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Admitted by Mr Suman Majumder, Son of Late Sushil Ranjan Majumder, Howrah Court, P.O. Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/-, J = Rs 55/-, M(a) = Rs 21/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 80/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/12/2021 11:53PM with Govt. Ref. No: 192021220148652001 on 28-12-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS3997555 on 28-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp Type: Impressed, Serial no 7835, Amount: Rs.100/-, Date of Purchase: 28/12/2021, Vendor name: A Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/12/2021 11:53PM with Govt. Ref. No: 192021220148652001 on 28-12-2021, Amount Rs: 6,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS3997555 on 28-12-2021, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 104243 to 104296

being No 190417531 for the year 2021.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.01.18 20:00:03 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/01/18 08:00:03 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal