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6133/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 705255

DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF AGREEMENT made this the 11th
day of October, 2022 (Two Thousand and Twenty Two) B E T W E E N

Certified that the document is admitted
to registration. The signature of the parties and
the endorsement sheets attached with this
document are the part of this document.

Sub-District Officer - Bardhaman District
South 24 Parganas

19 OCT 2022

(1) **SRI SUSHIL KUMAR ROY**(PAN No. **ATFPR7925P**)(Adhar No. **992350207138**) son of Late Anil Roy, by faith Hindu, by occupation Business, Nationality Indian, Mob No. 9903064769, (2) **SRI SWAPAN ROY**(PAN No. **BSQPR6362B**)(Adhar No. **873039395201**) son of Late Anil Roy, by faith Hindu, by occupation Business, Nationality Indian, Mob No. 9007763617, (3) **SRI SHANKAR ROY**(PAN No. **DBLPR5640Q**)(Adhar No. **416509037538**) son of Late Anil Roy, by faith Hindu, by occupation Business, Nationality Indian, Mob No. 9903634767, (4) **SMT. SOMA KARMAKAR**(PAN No. **DWYPK 7985P**)(Adhar No. **423504497579**) daughter of Late Anil Roy, by faith Hindu, by occupation House wife, Nationality Indian, Mob No. 9007624926, all are residing at Tripura Sundari Road, P.O. Boral, P.S. Narendrapur, Kolkata 700154, Dist. 24Pgs(s), hereinafter called and referred to as the **OWNER/FIRST PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**:

A N D

“MANASA ENTERPRISE” a proprietorship firm, having its office at 85 Boral A, Garia Govt. Colony, P.O. Boral, P.S. Narendrapur, Kolkata 700154, represented by its proprietor **SRI SURAJIT SAMADDAR**(PAN No. **BOQPS4037A**)(Adhar No. **334357528976**) son of Krishna Samaddar, by faith – Hindu , by Nationality Indian, by occupation – Business, residing at Boral Sukanta Pally, P.O. Boral, P.S. Narendrapur, Kolkata 700154, Dist. 24pgs(s), Mob No. 9831471771, hereinafter called and referred to as the **“DEVELOPER”** (which terms or expression shall unless excluded by and/or repugnant to the subject or context be

deemed to mean and include all its heirs, executors, administrators legal representatives and assigns) of the **OTHER PART**.

WHEREAS Basanti Roy wife of Late Anil Roy since deceased was a sole and absolute owner of ALL THAT piece and parcel of land measuring an area 4 Cottahs 00 Chittak 00 Sqft. more or less comprised in C.S. Dag No. 8,9,11, LOP No. 975, at Mouza – Sripur Bagharghole, J. L. No. 59, A. D. S. R. Office - Sonarpur, Police Station- Sonarpur, District 24-Parganas (South), which was acquired by her by and under a registered Deed of Gift (Indenture) dated 12.04.1993, executed by Governor of the State of West Bengal, which was duly registered in the office of the Addl. Sub Registrar at Alipore and recorded in Book No. I, Volume No. .5., Pages 277. to ..280., Being Deed No. 370... for the year 1993.

AND WHEREAS the said Basanti Roy wife of Late Anil Roy died intestate on 6.02.2017, and her husband died prior to her death i.e. 18.03.1983, leaving behind her three sons namely SRI SUSHIL KUMAR ROY, SRI SWAPAN ROY & SRI SHANKAR ROY and one daughter namely SMT. SOMA KARMAKAR as her legal heirs & successors. AND being the joint owner of the said property they mutated their named before the Rajpur Sonarpur Municipality, being Holding No. 94, Sripur Bagherghole, and they possessed & seized the said land without any disturbances from any corner, and paying tax in regular basis.

The Owners are desired of development of her aforesaid land property but due to lack of fund they are not in a position to develop the same and accordingly they have approached the Builder/Developer herein for development of the land property/ premises measuring about **4(Four) Cotha 00(Zero) Chittak** by way of making construction of a new building at the said premises and in the matter of such development the Owners have represented to the Builder as follows :

- i) The Owners are the absolute Owners of the said property more fully mentioned in the First Schedule hereunder written.
- ii) The said property is free from all encumbrances and the same is in khas, absolute and peaceful possession of the Owner and no person or persons other than the Owners have any right of occupancy or otherwise in the premises.
- iii) There is no suit, litigation or legal proceeding pending in respect of the said premises or any part thereof.
- iv) No person other than the Owners have any right, title and/or interest of any nature whatsoever in the premises or any part thereof.
- v) The premises or any part thereof is not affected by any requisition or acquisition or any alignment of any authority or authorities and the same is not affected under any proceedings of Urban Land (Ceiling and Regulations) Act, 1976.
- vi) The Owners have not in anyway dealt with the said premises whereby the right, title and interest of the Owner as to the Ownership is and/or maybe liable to be affected in any manner whatsoever.

Relying on the aforesaid representations of the Owner and believing the same to be true and correct the Developer/Builder has agreed to undertake the development work of the said property/premises on the terms conditions hereinafter appearing.,

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE OWNER AND THE BUILDER** as
follows :

1. That the First Party/Owner have requested the Developer to cause necessary development by making construction of the building into and over the said property morefully mentioned in the **FIRST SCHEDULE** hereunder written and the Developer has agreed to construct the proposed building in accordance with the Sanctioned Building Plan to be obtained by the Developer from the local Municipality or any other authorities concerned.
2. In the new to be constructed building the Owner shall be entitled to get entire First Floor & Fourth Floor, along with 50% open dependable Car parking Space, on the Ground floor, of the new proposed G+IV lift facility building together with proportionate undivided proportionate share of the land underneath the building as per building sanction plan, (hereinafter referred to as the Owner's allocation) fully described in the Second Schedule hereunder written.

3. In addition to the Owner' allocation in the new building as aforesaid the Builder shall also pay a sum of Rs. 6,00,000/-(Six Lakh) only forfeit money to the Owner which amount will be paid by the Developer to the Owner.

Be it mentioned that the Developer shall also pay two shifting charges to the owner @ Rs. 5000/-(Five Thousand) only each P.M., till handed over the Owner's allocation, if the shifting charges increase during construction period, that born by the Developer.

4. Besides the Owners' allocation as aforesaid the Builder shall be entitled to retain the remaining constructed areas comprising of flats, Car parking, Shop room etc. (hereinafter referred to as the Developer/Builders' allocation) in the new building fully described in the Third Schedule hereunder .

5. That within 30 days after getting information of the sanction plan, these present Owner shall make over and deliver the peaceful possession of the said premises in favour of the Builder.

6. That the Second Party/Developer shall erect and construct the building as per the said sanctioned plan(s) duly accorded by the Municipality or otherwise as may be permissible under the concerned rules comprising of several self contained flats, apartments, garage at its own costs and expenses of the Developer and the First Party shall however sign all papers, documents, declarations as may be required for completion of the said building and shall also co-operate with the Developer to enable it's to complete the building at the earliest.

7. Subject to Force Meajure and circumstances beyond control the Builder shall complete the construction of the new building in the said premises in habitable

conditions within the period of 24 (Twenty Four) months from the date of Sanction plan, if necessary 6(Six) months extra maximum.

8. From the date of delivery of vacant possession of the said premises in favour of the Builder, the Builder shall hold the possession of the premises till completion of the Project and delivery of possession of the Owners' allocation and Builders' allocation (in favour of intending Purchasers out of Builders' allocation.)

9. Till such time the Owner deliver possession of the said premises in favour of the Builder, the Owner shall pay and/or clear all due rates and taxes to the concerned authority in regard to the said premises and from the date of receiving such possession the Builder shall pay and/or clear all rates and taxes of the premises until such time the respective possession of Owners' allocation and Builder's allocations are delivered and after delivery of such possession the Owner shall remain liable to pay rates and taxes for owner's allocations and the Purchasers of Builder's allocation shall also be responsible and liable for their portion.

10. The Builder shall construct and complete the new building in the premises in accordance with the Sanctioned Building Plan duly accorded by the concerned authority.

11. During the period of construction and till such time, the Owner shall cooperate with the Developer from any corner regarding project, and no such claim or demand beyond the owner's allocation as mentioned herein.

12. The Owner shall from time to time answer and comply with all requisitions made by her Advocate Mr. Sumit Dutta Chowdhury appointed by the Builder for the Project for establishing valid title of the Owner in the premises.

13. After getting possession of the said premises the Builder shall carry out all jobs for the project and shall be entitled to utilize the existing water supply and electricity in the premises and the Builder shall pay all such charges for the same and also take full responsibility to protect the same from all risks & damages.

14. All costs, charges, expenses etc. for construction of the new building in the said premises shall be borne by the Builder and the Owner shall have no financial obligations thereof.

15. The Owner shall be exclusively entitled to deal with the Owner's allocated area in the new building and the Builder shall be exclusively entitled to the Builder's allocated area therein and the Builder shall be at liberty to sale/transfer the allocated portion in favour of any person or persons(not having any criminal record and/or activities) at any consideration which may be considered fit by the builder and the Owner shall not be entitled to interfere in such sale in any manner.

16. Only after completion of construction and delivery of possession of Owners' allocation in the new building, the Owner shall convey and transfer to the Builder and/or its nominee or nominees i.e. prospective purchasers therein the undivided proportionate share in the land appurtenant to the flats, car parking space etc. out of Builder's allocation.

17. During the period of construction the Builder shall take all responsibilities of Labors' fees, charges, costs of materials, liabilities for accident, action taken by the Municipality etc. And the Builder shall keep the Owner saved, harmless and indemnified in respect of any loss or damage that may arise in construction of the new building and the Owner shall not be responsible in any manner whatsoever and similarly the Owner shall keep the Builder saved, harmless and indemnified in respect of any claim over and in respect of the Ownership of the said premises.

18. In order to proceed with the construction and as well as to enable the Builder to receive any advance/earnest /consideration money from the intending purchasers of flats, car parking space in the new building out of Builder's allocation, the Owner shall grant a Development Power of Attorney in favour of the Builder and if required the Owner shall attend any Registration Office within the territory of India for registration of the said Development Power of Attorney and the Builder shall bear all costs/expenses of registration and transportation of Owner of such Power of Attorney.

19. Upon completion of construction of the new building, the Builder shall inform the Owner to take delivery of possession of the Owner's allocated area in the new building in good and habitable conditions and the Owner within 30 days from the date of such intimation shall take possession of their allocations therein.

20. During the period of construction the Owner shall not cause any interference in construction work to be carried out by the Builder. However the Owner shall be entitled to inspect the site till the construction of the new building is fully complete.

21. The Developer shall be under the strict obligation to complete the construction of the new building within 24 months from the date of building sanction plan, if the developer fails to complete the project the owner give another 6 month as extension period.

22. The Builder shall arrange water supply, Electricity connection for the entirety of the new building including the Owners' area and the Owner shall reimburse the Builder proportionately, the total amount of deposits and expenses as to be required to obtain electricity from Electricity Board in their allocated area.

23. After completion of construction the Owner and the Builder shall form an Association of Owner in the New Building for the purpose of maintenance, safety, security of the Building and common portions thereof and in such association the Owner and the prospective Purchasers shall also join and shall observe the rules and regulations thereof.

24. The Owner herein has appointed the Second party as the exclusive Builder for construction of new building at the said premises and during continuance of this Agreement shall not be entitled to engage any other person/firm for the purpose of construction without obtaining written consent from the Builder and the Developer herein named will also not be permitted of handover or assign the project to any person or firm.

25. The Builder shall complete the constructions of the new building in accordance with the specifications given in the specification hereunder written.

26. It is declared by the Owner that in the event any additional work or jobs are done in the Owners' allocated portion, the Owner shall bear all costs of such additional jobs.

27. The Developer will have the right and authority to execute and register the Deed of Conveyance(s) or any other documents unto through the Developer's Advocate namely Sumit Dutta Chowdhury and in favour of the intending/prospective purchaser(s) on the basis of the General Power of Attorney in respect of the flats etc. belonging to the Developer (i.e. Developer's allocation). The Owner/First Party shall have no right and authority to revoke cancel or rescind this agreement or the General Power of Attorney until such time construction of the building is completed within above mentioned period and sale and transfer of the remaining portions (other than Owner's allocation) is complete unless the power is being misused and/or their interest is being prejudiced. The Owner hereby are agreed to make themselves available at the time of registration of the Deed of Conveyance(s) in favour of the Purchaser/s to execute the same as the Owner in respect of the property under reference.

28. That both the parties will indemnify or keep indemnified the other party against all loss and damages out of their own obligation as stated hereinbefore and in the event of any disputes or differences relating to this agreement the parties shall have the right and option to take appropriate steps against the other partying accordance with the Laws of the land.

29. All disputes and/or differences touching any affair of this agreement between the parties hereto shall be referred to Arbitration to such person as may be mutually acceptable, failing which to 2 (two) Arbitrators one to be appointed by each of the Parties. The Arbitrator shall be entitled to appoint an umpire and such Arbitration shall be accordance with the Provisions of Arbitration and Conciliation Act, 1996.

30. Courts of District South 24-Parganas, Alipore have territorial jurisdictions over the said property shall have the jurisdiction in all matters relating to or arising out of this agreement.

31. The Developer will not be eligible to take any loan from any Bank or financial institute or individual for the construction of proposed new building by way of mortgaging the property or any part thereof under this project, but the individual purchaser/s may take loan from any sector/Bank to purchase units from the project under equitable mortgage.

FIRST SCHEDULE REFERRED TO ABOVE

(Description of the land whereon or whereupon the proposed building will be constructed)

ALL THAT piece and parcel of land measuring 4 Cottahs 00 Chittak 00 Sqft. more or less comprised in C.S. Dag No. 8,9,11, L.R. Dag No. 30, LOP No. 975, at Mouza – Sripur Bagherghole, J. L. No. 59, A. D. S. R. Office & Police Station- Sonarpur now Narendrapur, District 24-Parganas (South), within the limits of Rajpur Sonarpur Municipality ward No. 34, being Holding No. 94, Sripur Bagherghole,

Kolkata 700154, TOGETHER WITH all easement rights benefits. facilities and other advantages attached therein and the said property is butted and bounded in the manner following ;

North by : LOP No. 977

South by : LOP No. 974.

East by : 22'ft. wide Road

West by : LOP No. 973

SECOND SCHEDULE REFERRED TO ABOVE

(Owner's allocation)

ALL entire First floor & Fourth floor, along with 50% open dependable Car parking Space on the Ground floor, of the new proposed G+IV lift facility building of the new proposed building together with proportionate undivided share of the land underneath the building along with Rs. 6,00,000/-(Six Lakh) only forfeit money, the said amount will be paid by the Developer at the time of Agreement Rs. 2,00,000/-(Two Lakh) only & Rs. 4,00,000/-(Four Lakh) only will be paid at the time of sanction plan and all other common rights, benefits, and facilities attached therein or thereto.

Be it mentioned that the Developer shall also pay @ Rs.10,000/-(Ten Thousand) only for the alternative accommodation till handed over the Owner's allocation.

THIRD SCHEDULE REFERRED TO ABOVE

(Developer's allocation)

ALL THAT remaining constructed area of the new building consisting of several self contained flats, Carparking, shop room etc. in the proposed building (save and except Owner's allocation as mentioned above) to be constructed by the Developer herein together with undivided proportionate share in the land and other common right over the common spaces in the proposed building.

IN WITNESS WHEREOF the parties hereunto have set and subscribed their respective hands on the day month and year first above written.

SIGNED SEALED AT KOLKATA
IN THE PRESENCE OF
WITNESSES ;

1. Sanit Dutta Chowdhury
Alipor Police Comm.
1st-28.

2. Kamesh Chandra
Alipor Police Comm.
1st-28.

[Signature]
Seshil Kumar Roy

Soma Karmakar
সোমা কার্মকার
SIGNATURE OF THE OWNER

MANASA ENTERPRISE

[Signature]
Prasanna

SIGNATURE OF THE BUILDER/
DEVELOPER

SPECIFICATION OF THE PROPOSED BUILDING/CONSTRUCTION

The construction of the proposed building shall be constructed in accordance with the sanctioned building Plan, design and specification of the Rajpur Sonarpur Municipality.

STRUCTURE AND FOUNDATION:- Building designed on R. C. C. foundations confirming to national Building Code Rules of Concerning Authority or as per sanction plan floor and design.

FLOOR & SKIRTING:- All bed rooms, toilet, verandah and dining will have floor tiles/Marble finish with dado for common areas.

TOILETS:- Toilets will be provided with PVC pipe for general water supply from over head tank with water connection from reasonable source. One standard white basin, one white commode EPWC with low down cistern for toilet and walls have glaze tiles upon 4'-0" height all around and 6'-0" height in bath area and flooring will be marble and provision a cut round shape on the wall or exhaust fan.

KITCHEN :- Kitchen will have caste-in-marble with 4" skirting all around, Kitchen will have one Black stone table and one steel sink, walls have glaze tiles upon 6'-0" height from the top of Black stone kitchen table and provision a cut round shape on the wall or exhaust fan.

DOORS & DOORS FRAMES:- All doors will have Sal wooden frame and flush door.

WINDOWS FRAME & GRILLS:- All windows are made by Aluminum sliding.

INTERNAL WALLS:- Plaster walls finished with plaster of Paris, Bricks works will be done 8" thickness for external and 3" for internal partition walls.

EXTERNAL WALLS:- External walls to be two coated with water proof cement paint.

WIRING:- All concealed wiring (Havels/Finolex) in every rooms with ISI approved brand, toilet, kitchen, living-cum-dining and verandah (switch & other materials will be Pritam branded).

BED ROOM :-

1. One bracket light point.
2. One tube -light point.
3. One ceiling fan point.
4. One night lamp point.
5. One 6 pin plug point on switch board.

LIVING/DINING:-

1. One tube -light point.
2. One bracket light point.
3. One ceiling fan point.
4. One 5 AMP point & One 15 AMP point.
5. One 5 pin plug point on switch Board.
6. One Electric Call bell attached at Flat entrance along with one Magic eye and one hans-bolt, tower-bolt(Main door).

TOILET & KITCHEN :-

1. One Ex-fan point(Toilet).
2. One light point(Toilet).
3. One Geyser point(Toilet).
4. One fan point(Kitchen).
5. Two 15 AMP point(Kitchen).
6. One 5 AMP point(Kitchen).

Anything extra is demanded by the OWNER or Intending Purchasers apart from the technical specification given in Schedule "D" excluding labour charges that shall be made or done by the cost of the Owner payable in advance according to the market price, electric Transformer cost extra.

RECEIVED from the within named Developer/Builder the within mentioned sum of **Rs. 2,00,000/- (Two Lakh)** only being part of the non refundable consideration as aforesaid, as per memo below ;

MEMO

By Chaque 247685, 247686, 247687, 247688,

dated 29.09.2022, UCO bank, Boral Branch Rs. 2,00,000/-

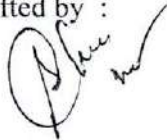
WITNESSES:

1. Sumit Dutta Chowdhury
Alipore Police Court.
Kot-27.

২৯/৯/২০২২, ২০২২
Sushil Kumar
Soma Karmakar
সুমন কুমার
SIGNATURE OF THE OWNER

2. Kaushik Chatterjee
Alipore Police Court.
Kot-27.

Drafted by :



(SUMIT DUTTA CHOWDHURY)

Advocate

Alipore Police Court, Kolkata 700027.

F-487/276/2001



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUSHIL KUMAR ROYSignature Sushil Kumar Roy

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SWAPAN ROYSignature Swapan Roy

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1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SHAKKHAR ROYSignature Shakkhar Roy

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1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SOMA KARMAKARSignature Soma Karmakar



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SURAJIT SAMADDAR

Signature SURAJIT SAMADDAR

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					



Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

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

GRN Details

GRN:	192022230131928478	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	29/09/2022 17:55:09	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6644003991338	BRN Date:	29/09/2022 17:59:42
Gateway Ref ID:	4037491852	Method:	Indian Bank NB
Payment Status:	Successful	Payment Ref. No:	2002944362/1/2022
[Query No./Query Year]			

Depositor Details

Depositor's Name:	Mr SURAJIT SAMADDAR
Address:	SUKANTA PALLY , KOL - 154
Mobile:	9831214197
Period From (dd/mm/yyyy):	29/09/2022
Period To (dd/mm/yyyy):	29/09/2022
Payment ID:	2002944362/1/2022
Dept Ref ID/DRN:	2002944362/1/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002944362/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	6971
2	2002944362/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	2021
Total				8992

IN WORDS: EIGHT THOUSAND NINE HUNDRED NINETY TWO ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SURAJIT SAMADDAR
KRISHNA SAMADDAR

09/11/1980

Permanent Account Number

BOQPS4037A

Signature



In case this card is lost/ found, kindly inform / return to
Income Tax PAN Services Unit, UTISB
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर सेवा यूनिट, यू टी आई एस यू, एल,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.



भारत सरकार
Government of India

ভারতীয় বিনিয়ু পরিচয় আধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

অনুলিপি আইডি / Enrollment No.: 2010/17541/04106

To
SURAJIT SAMADDAR
সুরজিত সামাদার
S/O: Krishna Samaddar
SUKANTA PALY
Rajpur Sonarpur (m)
Boral, South 24 Parganas
West Bengal - 700154

24/03/2014



KL844719384FT

84471938



আপনার আধার সংখ্যা / Your Aadhaar No.:
3343 5752 8976

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

সুরজিত সামাদার
SURAJIT SAMADDAR



জন্মতারিখ/DOB: 09/11/1988
লিঙ্গ / Male

3343 5752 8976



আধার - সাধারণ মানুষের অধিকার



भारत सरकार
Government of India

■ আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
■ পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা নাভ
করুন।

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.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: ৬, কৃষ্ণ সামাদার,
সুরজিত পল্লী, রাজপুর সোনারপুর (এম)
বোরাল, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ
West Bengal, 700154

3343 5752 8976

1987
1400/101/1047

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1400/101/1047

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1400/101/1047

7903634167


শংকর রায়
Shankar Roy



জন্মতারিখ/DOB: 01/01/1956
পুরুষ/MALE

4165 0903 7538



আধার - সাধারণ মানুষের অধিকার


আধার
Unique Identification Authority of India

ঠিকানা:
এস/ও: অনিল রায়, বোড়াল, ত্রিপুরা
সুন্দরী রোড, থানা - সোনারপুর,
রাজপুর সোনারপুর (এম), দক্ষিণ ২৪
পাড়াগানা,
পশ্চিমবঙ্গ - 700154

Address:
S/O: Anil Roy, Boral, Tripura
Sundari Road, P.S-Sonarpur
Rajpur Sonarpur(m), South 24
Parganas,
West Bengal - 700154

4165 0903 7538

 1947
1800-300-1947

 help@uidai.gov.in

 www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DBLPR5640Q

नाम/ Name
SHANKAR ROY

पिता का नाम/ Father's Name
ANIL ROY

जन्म की तारीख/ Date of Birth
01/02/1956

हस्ताक्षर/ Signature



25092017



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19617/19830

To
সোমা কর্মকার
Soma Karmakar
127 BORAL MAIN ROAD ATABAGAN
GARIA, Kolkata
Garia South Twenty Four Parganas
West Bengal 700084
9007624926

18581965



MN185819652DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4235 0449 7579

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সোমা কর্মকার
Soma Karmakar
পিতা : অনিল রায়
Father : ANIL ROY
জন্ম সাল / Year of Birth : 1969
মহিলা / Female



4235 0449 7579

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DWYPK7985P

नाम / Name
SOMA KARMAKAR

पिता का नाम / Father's Name
ANIL ROY

जन्म की तारीख / Date of Birth
17/08/1969

हस्ताक्षर / Signature



31/03/2018

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पेन सेवा इकाई, एनएसडीएल
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BSQPR6362B



नाम / Name
SWAPAN ROY

पिता का नाम / Father's Name
ANIL ROY

जन्म की तारीख / Date of Birth
01/01/1972

हस्ताक्षर / Signature
स्वप्न रॉय



02012018

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर सैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: uninfo@nsdl.com



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 2010/17553/13541

To
Swapan Roy
স্বপন রায়
S/O: Anil Roy
TRIPURA SUNDARI ROAD
BORAL
Rajpur Sonarpur(m)
Boral, South 24 Parganas
West Bengal - 700154

01/07/2014



KL950504102FT

95050410



আপনার আধার সংখ্যা / Your Aadhaar No. :

8730 3939 5201

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



স্বপন রায়
Swapan Roy
পিতা : অনিল রায়
Father : Anil Roy

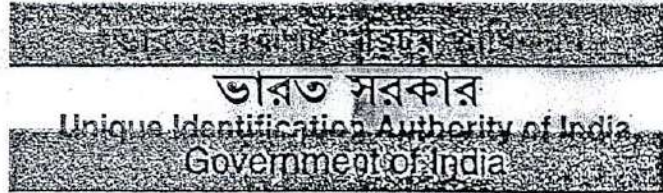
জন্মতারিখ / DOB: 01/01/1972
পুরুষ / Male

8730 3939 5201



আধার - সাধারণ মানুষের অধিকার

9903634767
9903064769



তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19759/01559

To
সুশীল কুমার রায়
Sushil Kumar Roy
09/11/2012
C-5 GARIA GOVT. COLONY
GARIA Kolkata
Garia South Twenty Four Parganas
West Bengal 700084

18587652



MN185876527DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9923 5020 7138

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সুশীল কুমার রায়
Sushil Kumar Roy
পিতা : অনিল রায়
Father : ANIL ROY
জন্ম তারিখ / Year of Birth : 1964
সুপুরুষ / Male

9923 5020 7138



আধার - সাধারণ মানুষের অধিকার

Sushil Kumar Roy



Sushil K Roy

Sushil K Roy




भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 2189/71244/20314

Pratyaksha Halder
 D/O Tapan Halder
 UTTAR PASHCHIM PARA
 BAGHARGHOLE
 Banhugli
 Parganas
 South 24 Parganas - West Bengal - 700103

आपका आधार क्रमांक / Your Aadhaar No.:
7140 5161 3759
 VID: 9121 3134 5696 7807

मेरा आधार, मेरी पहचान


भारत सरकार
Government of India

Pratyaksha Halder
 Date of Birth/DOR: 15/12/1993
 Gender: FEMALE



7140 5161 3759
 VID: 9121 3134 5696 7807
मेरा आधार, मेरी पहचान




सूचना
 * आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 * पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 * यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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

* आधार देश भर में मान्य है।
 * आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
 * Aadhaar is valid throughout the country.
 * Aadhaar will be helpful in availing Government and Non-Government services in future.


भारतीय विशिष्ट पहचान प्राधिकारण
Unique Identification Authority of India

Address:
 D/O Tapan Halder, UTTAR PASHCHIM PARA,
 BAGHARGHOLE, Banhugli, South 24
 Parganas,
 West Bengal - 700103

7140 5161 3759
 VID: 9121 3134 5696 7807

Priyanka Halder

Priyanka Halder

Major Information of the Deed

Deed No :	I-1629-06133/2022	Date of Registration	11/10/2022
Query No / Year	1629-2002944362/2022	Office where deed is registered	
Query Date	29/09/2022 10:43:15 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sumit Dutta Chowdhury Alipore Police Court,,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831214197, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth value		Market Value	
Rs. 1,10,000/-		Rs. 44,23,504/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 2,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

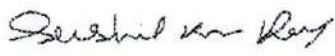
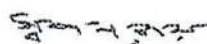
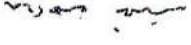
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagherghole, , Ward No: 34, Holding No:94 JI No: 59, Pin Code : 700154

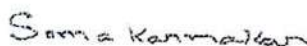
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-30 (RS :-)	LR-975	Bastu	Bastu	4 Katha	1,00,000/-	43,56,004/-	Width of Approach Road: 22 Ft.,
Grand Total :					6.6Dec	1,00,000 /-	43,56,004 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	67,500 /-	

Lord Details :

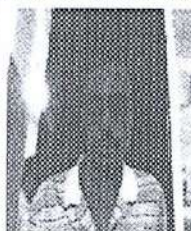
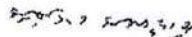
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sushil Kumar Roy Son of Late Anil Roy Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office	Photo  11/10/2022	Finger Print  LTI 11/10/2022	Signature  11/10/2022
Tripura Sundari Road,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx5p, Aadhaar No: 99xxxxxxxx7138, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office				
2	Name Mr Swapan Roy Son of Late Anil Roy Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office	Photo  11/10/2022	Finger Print  LTI 11/10/2022	Signature  11/10/2022
Tripura Sundari Road,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bsxxxxxx2b, Aadhaar No: 87xxxxxxxx5201, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office				
3	Name Mr Shankar Roy Son of Late Anil Roy Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office	Photo  11/10/2022	Finger Print  LTI 11/10/2022	Signature  11/10/2022
Tripura Sundari Road,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: dbxxxxxx0q, Aadhaar No: 41xxxxxxxx7538, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs Soma Karmakar Daughter of Late Anil Roy Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office			
	11/10/2022	LTI 11/10/2022	11/10/2022
Tripura Sundari Road,, City:- Not Specified, 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.: dwxxxxxx5p, Aadhaar No: 42xxxxxxxx7579, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office			

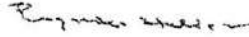
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Manasa Enterprise 85 Boral A, Garia Govt. Colony,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 , PAN No.: boxxxxxx7a, Aadhaar No: 00xxxxxxxx0000, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Surajit Samaddar (Presentant) Son of Mr Krishna Samaddar Date of Execution - 11/10/2022, , Admitted by: Self, Date of Admission: 11/10/2022, Place of Admission of Execution: Office			
		Oct 11 2022 11:03AM	LTI 11/10/2022	11/10/2022
Boral Sukanta Pally,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: boxxxxxx7a, Aadhaar No: 33xxxxxxxx8976 Status : Representative, Representative of : Manasa Enterprise (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Priyanka Halder Daughter of Mr Tapan Halder Alipore Police Court,, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	11/10/2022	11/10/2022	11/10/2022
Identifier Of Mr Sushil Kumar Roy, Mr Swapan Roy, Mr Shankar Roy, Mrs Soma Karmakar, Mr Surajit Samaddar			

Transfer of property for L1

	From	To. with area (Name-Area)
1	Mr Sushil Kumar Roy	Manasa Enterprise-1.65 Dec
2	Mr Swapan Roy	Manasa Enterprise-1.65 Dec
3	Mr Shankar Roy	Manasa Enterprise-1.65 Dec
4	Mrs Soma Karmakar	Manasa Enterprise-1.65 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sushil Kumar Roy	Manasa Enterprise-25.00000000 Sq Ft
2	Mr Swapan Roy	Manasa Enterprise-25.00000000 Sq Ft
3	Mr Shankar Roy	Manasa Enterprise-25.00000000 Sq Ft
4	Mrs Soma Karmakar	Manasa Enterprise-25.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagherghole, , Ward No: 34, Holding No:94 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:- 30, LR Khatian No:- 975		Seller is not the recorded Owner as per Applicant.

On 11-10-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 10:49 hrs on 11-10-2022, at the Office of the A.D.S.R. GARIA by Mr Surajit Samaddar .

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 44,23,504/-

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

Execution is admitted on 11/10/2022 by 1. Mr Sushil Kumar Roy, Son of Late Anil Roy, Tripura Sundari Road,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 2. Mr Swapan Roy, Son of Late Anil Roy, Tripura Sundari Road,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 3. Mr Shankar Roy, Son of Late Anil Roy, Tripura Sundari Road,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 4. Mrs Soma Karmakar, Daughter of Late Anil Roy, Tripura Sundari Road,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife

Indetified by Mrs Priyanka Haldar, , Daughter of Mr Tapan Haldar, Alipore Police Court,, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 11-10-2022 by Mr Surajit Samaddar, proprietor, Manasa Enterprise, 85 Boral A, Garia Govt. Colony,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mrs Priyanka Haldar, , Daughter of Mr Tapan Haldar, Alipore Police Court,, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021.00/- (B = Rs 2,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2022 5:59PM with Govt. Ref. No: 192022230131928478 on 29-09-2022, Amount Rs: 2,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6644003991338 on 29-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 6,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 53745, Amount: Rs.50.00/-, Date of Purchase: 31/08/2022, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2022 5:59PM with Govt. Ref. No: 192022230131928478 on 29-09-2022, Amount Rs: 6,971/-, Bank: SBI EPay (SBlePay), Ref. No. 6644003991338 on 29-09-2022, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

