

7601/24

I-7613/2024



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

Y 766771

SDt.  
9.10.2002248169/0024  
30.8.24  
12:48 PM

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

SDt.

Add. District Sub-Registrar  
Bahala, South 24 Parganas

30 AUG 2024

**DEVELOPMENT AGREEMENT**

THIS INDENTURE made on this the 30<sup>th</sup> day of August...

Contd/P2

Prasanna S. Saha  
Surya K. Saha  
Sudip

Govind

### Major Information of the Deed

Deed No :	I-1607-07613/2024	Date of Registration	30/08/2024
Query No / Year	1607-2002248169/2024	Office where deed is registered	
Query Date	22/08/2024 10:49:56 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Avishek Guha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831225973, 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		
Rs. 10,30,000/-	Rs. 92,04,080/-		
Stampduty Paid (SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :



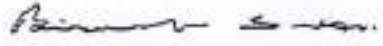
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: James Long Sarani, Road Zone : (Ward No. 124,143, 144 (Premises located on J.L Sarani) -- ) , , Premises No: 62/1, , Ward No: 144 Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		5 Katha 1 Chatak 39 Sq Ft	10,00,000/-	91,74,080/-	Property is on Road
Grand Total :					8.4425Dec	10,00,000 /-	91,74,080 /-	

### 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.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	



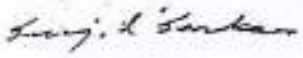
and Lord Details :



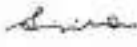


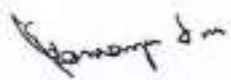


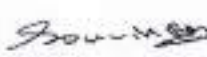
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr BISWAJIT SARKAR</b> Son of Late SUNIL SARKAR Executed by: Self, Date of Execution: 30/08/2024 , Admitted by: Self, Date of Admission: 30/08/2024 ,Place : Office	<b>Photo</b>  <small>30/08/2024</small>	<b>Finger Print</b>  <small>LT1 30/08/2024</small>	<b>Signature</b>  <small>30/08/2024</small>
42, TAPATI APARTMENT, 8 GABTALA LANE, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: ATxxxxxx4H, Aadhaar No: 52xxxxxxxx0341, Status :Individual, Executed by: Self, Date of Execution: 30/08/2024 , Admitted by: Self, Date of Admission: 30/08/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>RADIANT UDYOG</b> F/8, TAPATI APARTMENT, 42, GABTALA LANE, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Date of Incorporation:XX-XX-2XX4 , PAN No.: ABxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SURAJIT SARKAR</b> <b>(Presentant)</b> Son of Late SUNIL CHANDRA SARKAR Date of Execution - 30/08/2024 , , Admitted by: Self, Date of Admission: 30/08/2024, Place of Admission of Execution: Office	<b>Photo</b>  <small>Aug 30 2024 1:25PM</small>	<b>Finger Print</b>  <small>LT1 30/08/2024</small>	<b>Signature</b>  <small>30/08/2024</small>
42, GABTALA LANE, TAPATI APARTMENT, FLAT No. 8, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: BGxxxxxx7P, Aadhaar No: 42xxxxxxxx0585 Status : Representative, Representative of : RADIANT UDYOG (as PARTNER)				

Name	Photo	Finger Print	Signature
<b>Mr SUJIT DAS</b> Son of Late ASIT DAS Date of Execution - 30/08/2024, , Admitted by: Self, Date of Admission: 30/08/2024, Place of Admission of Execution: Office		 Captured	
Aug 30 2024 1:25PM LTI 30/08/2024 30/08/2024			
1/6B, Mahendra Banerjee Road, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ACxxxxxx7J, Aadhaar No: 84xxxxxxx8561 Status : Representative, Representative of : RADIANT UDYOG (as PARTNER)			
<b>Mr UPAMANYU DAS</b> Son of Mr AMIT KUMAR DAS Date of Execution - 30/08/2024, , Admitted by: Self, Date of Admission: 30/08/2024, Place of Admission of Execution: Office		 Captured	
Aug 30 2024 1:27PM LTI 30/08/2024 30/08/2024			
1/8D, Mahendra Banerjee Road, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AHxxxxxx7D, Aadhaar No: 57xxxxxxx4996 Status : Representative, Representative of : RADIANT UDYOG (as PARTNER)			
<b>Mr SOUVIK ROY</b> Son of Late PRADIP ROY Date of Execution - 30/08/2024, , Admitted by: Self, Date of Admission: 30/08/2024, Place of Admission of Execution: Office		 Captured	
Aug 30 2024 1:27PM LTI 30/08/2024 30/08/2024			
282, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: CGxxxxxx7D, Aadhaar No: 85xxxxxxx3152 Status : Representative, Representative of : RADIANT UDYOG (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr MANISH ADHIKARY</b> Son of Mr BARINDRA KUMAR ADHIKARY 31, Maharani Indira Devi Road, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060		 Captured	
30/08/2024 30/08/2024 30/08/2024			
Identifier Of Mr BISWAJIT SARKAR, Mr SURAJIT SARKAR, Mr SUJIT DAS, Mr UPAMANYU DAS, Mr SOUVIK ROY			

Transfer of property for L1

No	From	To, with area (Name-Area)
	Mr BISWAJIT SARKAR	RADIANT UDYOG-8.4425 Dec

Transfer of property for S1

L.No	From	To, with area (Name-Area)
1	Mr BISWAJIT SARKAR	RADIANT UDYOG-100.00000000 Sq Ft

27-08-2024

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 92,04,080/-

*S. D. S.*

Sourav Chakraborty  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
South 24-Parganas, West Bengal

On 30-08-2024

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 12:48 hrs on 30-08-2024, at the Office of the A.D.S.R. BEHALA by Mr SURAJIT SARKAR .

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

Execution is admitted on 30/08/2024 by Mr BISWAJIT SARKAR, Son of Late SUNIL SARKAR, 42, TAPATI APARTMENT, 8 GABTALA LANE, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business

Identified by Mr MANISH ADHIKARY, , Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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

Execution is admitted on 30-08-2024 by Mr SURAJIT SARKAR, PARTNER, RADIANT UDYOG (Partnership Firm), F/8, TAPATI APARTMENT, 42, GABTALA LANE, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Mr MANISH ADHIKARY, , Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Execution is admitted on 30-08-2024 by Mr SUJIT DAS, PARTNER, RADIANT UDYOG (Partnership Firm), F/8, TAPATI APARTMENT, 42, GABTALA LANE, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Mr MANISH ADHIKARY, , Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Execution is admitted on 30-08-2024 by Mr UPAMANYU DAS, PARTNER, RADIANT UDYOG (Partnership Firm), F/8, TAPATI APARTMENT, 42, GABTALA LANE, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Mr MANISH ADHIKARY, , Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Execution is admitted on 30-08-2024 by Mr SOUVIK ROY, PARTNER, RADIANT UDYOG (Partnership Firm), F/8, TAPATI APARTMENT, 42, GABTALA LANE, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Mr MANISH ADHIKARY, , Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

**Ent of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration is paid by Cash Rs 0.00/-, by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2024 2:15PM with Govt. Ref. No: 192024250181805798 on 28-08-2024, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 9815088715013 on 28-08-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 9,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 766771, Amount: Rs.1,000.00/-, Date of Purchase: 20/08/2024, Vendor name: P K Laskar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2024 2:15PM with Govt. Ref. No: 192024250181805798 on 28-08-2024, Amount Rs: 9,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 9815088715013 on 28-08-2024, Head of Account 0030-02-103-003-02



**Sourav Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

cate of Registration under section 60 and Rule 69.  
stered in Book - I  
ume number 1607-2024, Page from 212660 to 212698  
ang No 160707613 for the year 2024.



*S. Chakraborty*

Digitally signed by SOURAV CHAKRABORTY  
Date: 2024.09.04 11:20:28 +05:30  
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 04/09/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

**24, BETWEEN SRI BISWAJIT SARKAR (PAN ATFPS9784H) (AADHAAR No. 5206 6268 0341)**, son of Late Sunil Sarkar, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 42, Tapati Apartment, 8, Gabtala Lane, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, hereinafter called and referred to as the **LANDOWNER/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, administrators, executors, legal representatives and assigns) of the **FIRST PART**.

**AND**

**M/S. RADIANT UDYOG (PAN ABJFR5559D)**, a Partnership Firm, having its Office Address at Municipal Premises No. 44, Sudha Singha Banerjee Road, P.O. Parnasree Pally, Police Station- Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address F/8, Tapati Apartment, 42, Gabtala Lane, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, represented by its Partners namely **1) SRI SURAJIT SARKAR (PAN BGXPS0667P) (AADHAAR No. 4293 0797 0585)**, son of Late Sunil Chandra Sarkar, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 42, Gabtala Lane, Tapati Apartment, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District-

**2) SRI SUJIT DAS (PAN ACMPD5657J) (AADHAAR**

**1), son of Late Asit Das, by Faith- Hindu, by Occupation- Business, residing at 1/6B, Mahendra**

P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, hereinafter called and referred to as the **LANDOWNER/SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, administrators, executors, legal representatives and assigns) of the **SECOND PART**.

**PAMANYU DAS (PAN AHYPD1217D)**

Panchayet now within the

*Sunil Sarkar*

*10. 13. 2018*

*in presence of*  
*Sunil Sarkar*

**AADHAAR No. 5793 1663 4996**), son of Sri Amit Kumar Das, by Faith-Hindu, by Nationality- Indian, by Occupation- Business, residing at 1/8D, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata-700060, District- South 24 Parganas and **4) SRI SOUVIK ROY (PAN CGJPR5467D) (AADHAAR No. 8560 4079 3152)**, son of Late Pradip Roy, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 282, Parnasree Pally, P.O. Parnasree Pally, P.S. Parnasree, Kolkata-700060, District- South 24 Parganas, hereinafter called and referred to as the **BUILDER/DEVELOPER/SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and heirs, successors, executors, representatives and assigns of each of the said partner) of the **SECOND PART.**

**WHEREAS** by dint of a Registered Sale Deed (written in Bengali) dated 6<sup>th</sup> day of April, 2009, the Landowner herein had purchased **ALL THAT** piece and parcel of demarcated Land measuring an area more or less 4 (Four) Cottahs 4 (Four) Chittacks 39 (Thirty Nine) sq.ft. comprising in Part of R.S. Dag No. 740/847 under R.S. Khatian No. 305 and **ALL THAT** piece and parcel of demarcated Land measuring an area more or less 13 (Thirteen) Chittacks comprising in Part of R.S. Dag No. 741 under R.S. Khatian No. 310 and in aggregating measuring an area more or less 5 (Five) Cottahs 1 (One) Chittack 39 (Thirty Nine) sq.ft., lying and situated at Mouza- Joka, Pargana- Balia, J.L. No. previously 21 now 121, R.S. No. 94, District Collectorate Touzi No. 4, within the limits of the then the Joka 2 No. Gram Panchayet now within the limits of the Kolkata Municipal Corporation, Ward

*Sanjib Sarkar*

*Prasanna Saha*

*in witness whereof*  
*Souvik Roy*

No. 144, Police Station- previously Behala now Thakurpukur, District- South 24 Parganas, A.D.S.R. Behala, South 24 Parganas, from Dr. Rathindra Kumar Mitra, son of Late Ramani Mohan Mitra and the said Deed of Sale duly registered at the Office of A.D.S.R. Behala, South 24 Parganas and duly recorded in Book No. 1, CD Volume No. 18, Page from 4073 to 4088, Being No. 06189 for the year 2009.

**AND WHEREAS** the Landowner herein become the absolute Owner of the said property and has been possessing the same by mutating his name in the Assessment Records of the Kolkata Municipal Corporation and the said property being known and numbered as of Municipal Premises No. 62/1, James Long Sarani, P.O. Joka, P.S. Thakurpukur, Kolkata- 700104, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 144 vide Assessee No. 71-144-10-0589-5, A.D.S.R. Behala, South 24 Parganas and also the Landowner herein by paying R.O.R. in Land Revenue duly mutated and recorded his name in respect of his above mentioned land in the records of BL and LRO operation under L.R. Khatian No. 6963, Part of L.R. Dag Nos. 740/847 and 741, to be the recorded joint owners of the said land, as described in the Schedule below and has been paying taxes regularly and has been enjoying the same without any interruption whatsoever.

**AND WHEREAS** now the Landowner herein become the Owner in respect of the First Schedule Property and have been enjoying the same without any interruption whatsoever.

**AND WHEREAS** with a view to develop the Schedule property and erect a Ground Plus Three Storied Building with Lift facility thereon, the Owner

*Sudjit Sarkar* *Prasanna* *Sarkar* *Shirish*

herein invited the Developer herein to undertake the charge of such development and/or constructional work over the land as described in the Schedule below, free from all encumbrances.

**AND WHEREAS** the Developer herein, who have earned sufficient goodwill in the field of development of the land and construction of the building, being agreed with the said proposal of Owner and agreed to undertake the charge of such Constructional work and/or development works of the land as described in the Schedule below.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-**

**ARTICLE - I**

**DEFINITIONS**

**OWNER: SRI BISWAJIT SARKAR (PAN ATFPS9784H) (AADHAAR No. 5206 6268 0341)**, son of Late Sunil Sarkar, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 42, Tapati Apartment, 8, Gabtala Lane, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, shall mean his legal heirs, successors, executors, legal representatives and assigns, as the case may be.

**DEVELOPER: M/S. RADIANT UDYOG (PAN ABJFR5559D)**, a Partnership Firm, having its Office Address at Municipal Premises No. 44, Sudha Singha Banerjee Road, P.O. Parnasree Pally, Police Station- Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address F/8, Tapati Apartment, 42, Gabtala Lane, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, represented by its Partners namely 1) **SRI SURAJIT SARKAR (PAN BGXPS0667P) (AADHAAR No. 4293 0797**

*Surajit Sarkar* *Partner* *Sarkar* *Surajit*

**535)**, son of Late Sunil Chandra Sarkar, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 42, Gabtala Lane, Tapati Apartment, Flat No. 8, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, **2) SRI SUJIT DAS (PAN ACMPD5657J) (AADHAAR No. 8483 4117 8561)**, son of Late Asit Das, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 1/6B, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, **3) SRI UPAMANYU DAS (PAN AHYPD1217D) (AADHAAR No. 5793 1663 4996)**, son of Sri Amit Kumar Das, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 1/8D, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and **4) SRI SOUVIK ROY (PAN CGJPR5467D) (AADHAAR No. 8560 4079 3152)**, son of Late Pradip Roy, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 282, Parnasree Pally, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, shall mean its' successors in Office and assigns as the case may be.

**SAID PROPERTY:** Ground Plus Three Storied Building with Lift facility to be constructed on and upon the First Schedule land as per plan that will be sanctioned by the Owner herein from the Kolkata Municipal Corporation along with common facilities, benefits, amenities at **ALL THAT** piece and parcel of Bastu land measuring an area more or less 5 (Five) Cottahs 1 (One) Chittack 39 (Thirty Nine) sq.ft. along with a Tiles Shed Structure measuring more or less 100 sq.ft. standing thereon, lying and

*Sunil Sarkar*

*Parnasree - Satabdi - Shiksha*

*Souvik Roy*

located at Mouza- Joka, Pargana- Balia, J.L. No. 121, R.S. No. 94, District Collectorate Touzi No. 4, L.R. Khatian No. 6963, Part of L.R. Dag Nos. 740/847 and 741, being Municipal Premises No. 62/1, James Long Sarani, P.O. Joka, P.S. Thakurpukur, Kolkata- 700104, District- South '24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 144 vide Assessee No. 71-144-10-0589-5, A.D.S.R. Behala, South 24 Parganas, being as described in the First Schedule below.

**PROPOSED BUILDING MEANS:** The proposed Ground Plus Three Storied Building with Lift facility to be constructed over the land as described in the Schedule below.

**COMMON AREAS:** shall mean the passage, ways, stair ways, staircase, the ultimate roof, gates, common lavatory, all rainwater pipes, sewerage, fittings, manhole, pit, gullies, Kolkata Municipal Corporation filtered water connection and the pipe lines, water pump and over head Tank, underground water reservoir, boundary wall, court yard, electric connection, electric supply to common areas and facilities, electric fixtures, in the common areas, Lift, Lift Room, main switch, electric meter room and other facilities which will be provided by the Developer from time to time, the particulars of such common areas are more clearly written in **FOURTH SCHEDULE** hereunder.

**OWNER'S ALLOCATION:**

- 1) The Landowner herein shall have to be allotted the entire First Floor in the forms of 2 (Two) Nos. of self-contained residential Flat, in complete and

*Sanjit Sarkar B.*

*Sanjit Sarkar B.*

in habitable condition of the proposed Ground Plus Three Storied Building with Lift facility with proportionate share of right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

2) The Landowner herein shall have to be allotted 1 (One) No. of self-contained residential Flat on the Third Floor, West side, measuring 551 sq.ft. more or less covered area, in a complete and in a habitable condition of the proposed Ground Plus Three Storied Building with Lift facility with proportionate share of right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

3) The Landowner herein shall have to be allotted 1 (One) No. of Car Parking Space on the Ground Floor, North side of the proposed Ground Plus Three Storied Building with Lift facility with proportionate share of right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises only attached with the Ground Floor of the said Building.

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The Landowner herein shall have to be allotted 1 (One) No. of Office Space measuring 497 sq.ft. more or less covered area on the Ground Floor, North side of the proposed Ground Plus Three Storied Building with Lift facility with proportionate share of right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises only attached with the Ground Floor of the said Building.

5) Payment of Non- Refundable amount of Rs. 11,00,000/- (Rupees Eleven Lacs) only to be paid by the Developer to the Landowner herein, at the time of possession of the Owner's Allocation.

**DEVELOPER'S ALLOCATION:** Shall mean the remaining constructed area in the proposed Ground Plus Three Storied Building with Lift facility as per Building Plan that will be sanctioned by the Kolkata Municipal Corporation Authority other than the allocation of the Owner as specifically written above in "Owner's Allocation" along with undivided proportionate share of right and interest in the First Schedule land together with all common facilities, benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on **ALL THAT** piece and parcel of Bastu land measuring an area more or less 5 (Five) Cottahs 1 (One) Chittack 39 (Thirty Nine) sq.ft. along with a Tiles Shed Structure measuring more or

*Sanjit Sarker Biswas - Sarker Shrikhs*

*in favour of Govind*

less 100 sq.ft. standing thereon, lying and situated at Mouza- Joka, Pargana- Balia, J.L. No. 121, R.S. No. 94, District Collectorate Touzi No. 4, L.R. Khatian No. 6963, Part of L.R. Dag Nos. 740/847 and 741, being Municipal Premises No. 62/1, James Long Sarani, P.O. Joka, P.S. Thakurpukur, Kolkata- 700104, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 144 vide Assessee No. 71-144-10-0589-5, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule written hereunder.

### ARTICLE - II COMMENCEMENT

The date of commencement of the building work shall be reckoned with effect from the date of obtaining Sanctioned Plan from the Kolkata Municipal Corporation in respect of the proposed construction on the First Schedule land and the work shall be completed within **24 (Twenty Four) months** thereof always subject to bonafide force majeure circumstances beyond the control of the Developer. Time is the essence of this contract.

### ARTICLE - III OWNER'S RIGHT AND REPRESENTATIONS

The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring an area more or less 5 (Five) Cottahs 1 (One) Chittack 39 (Thirty Nine) sq.ft. along with a Tiles Shed Structure measuring more or less 100 sq.ft. standing thereon, lying and situated at Mouza- Joka, Pargana- Balia, J.L. No. 121, R.S. No. 94, District Collectorate Touzi No. 4, L.R. Khatian No. 6963, Part of L.R. Dag Nos. 740/847 and 741, being Municipal Premises No. 62/1, James Long Sarani, P.O. Joka, P.S. Thakurpukur, Kolkata- 700104, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 144 vide Assessee No. 71-144-10-

*Sunil Kumar*

*Prasanna*

*Sankar*

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0589-5, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule written hereunder or any portion thereof and the said Property is free from all sorts of encumbrances, liens, lispendence and charges. Moreover, the Landowner till this day have not entered into any Agreement for Sale or Joint Venture Agreement with any Third Party in respect of the said property. The said premises is free from all encumbrances, charges, liens, lispendence, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.

If any defect in Title shall be found or if anybody shall dispute the Title of the Landowner in respect of the said premises or any suit or action or proceeding shall be initiated regarding the Title of the Landowner in respect of the said premises then and in that event, it shall be the responsibility of the Landowner to defend such suits, proceedings, or actions at his own costs and the Landowner hereby further agrees to keep the Developer indemnified against all actions, suit, proceedings and cost, charges and expenses in respect thereof. The Landowner has every right to raise any objection or taking any step at any point of time if there is any violation of clauses of this Agreement.

#### **ARTICLE - IV** **DEVELOPER'S RIGHT**

The Landowner hereby grant right to the Developer to construct, erect and build the proposed Ground Plus Three Storied Building with Lift facility as per Sanctioned Building Plan.

#### **ARTICLE - V** **CONSTRUCTION**

In consideration of the Landowner having agreed to permit the Developer to commercially exploit the said premises by constructing, erecting and building i.e. building in accordance with the sanctioned plan as may be required by the Developer, the Developer has agreed to provide the Owner's allocation in full. The said Owner's allocation along with the entire building shall be constructed and completed with good and standard materials which he must mention to "Owner" and the said building should be a decent building and shall contain all amenities which are normally provided for a decent building for residential purpose. The Landowner shall not be liable to pay or contribute nor shall the Developer be entitled to call upon the Landowner to pay and contribute any amount in the construction and completion of the building and/or the said Landowner's allocation.

*Swarnjit Sarker* *Prasanna Sarker* *Shirish*

### **ARTICLE - VI PROCEDURE**

The Landowner shall grant to the Developer and/or their nominated person or persons a Registered Development Power of Attorney as may be required for the purpose of obtaining all necessary permissions and approvals from the different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority for the purpose of selling the share of land for the self-contained Flats of the Developer's Allocation to their nominated person or persons at the rate to be fixed by the Developer.

By virtue thereof the Developer shall sell and transfer the undivided proportionate share in the land underneath the building comprising in the portion of the Developer's allocation after handing over and making over the said Owner's allocation with his satisfaction with the possession letter and letter of acceptance. The Developer shall execute the necessary Deed of Sale as Constituted Attorney of the Owner in respect of the Developer's Allocation as aforesaid at the absolute exclusion of any claim, demand, objection, interference and intervention of the Landowner on any account and under any circumstances whatsoever.

The Developer shall spend all the money for all necessary permission for the said construction. Subsequent to that of making the plan by the Architect and sanctioned by the Kolkata Municipal Corporation, the Developer shall undertake the construction work in the said premises. The Developer shall undertake the said construction by the standard materials and the specification of materials as given in the Schedule hereunder and the Landowner shall not raise any objection or obstruction or method of construction and the Landowner shall not do anything by which the Developer may be restrained from doing or completing the constructional work of the said building in the said premises.

All the men and machinery and materials will be supplied by the Developer at their costs and expenses.

All the electrical goods, sewerage goods, water pipe line, bricks, sands, irons, windows, doors, stone chips and all other materials in relation to construction will be supplied by the Developer at his own costs and the Landowner can not raise any objection for the same. All costs will be borne by the Developer regarding construction. The particular of such specification of construction are more clearly written in Fifth Schedule hereunder.

That the supervision of the construction of building will be undertaken by the Developer and the Landowner shall not raise any objection, save in case of violation of any of the Clauses of this Development Agreement. All negotiations for the necessary permissions for the construction of the building and also for electric connection, water connection, and sewerage system will be done by the Developer.

That the Developer shall negotiate the terms and conditions with the intending Purchaser(s) for the Flat(s) of the Developer's allocation and shall

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receive the entire consideration money from the intending Purchaser/s of the said Flat (s) and shall discharge money receipt for the same. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending Purchaser/s for the Developer allocation in the said premises and the Owner shall not be liable for any act done by the Developer and the Developer exclusively shall be liable for the same.

The Landowner shall grant a Development Power of Attorney to the Developer appointing him as his Attorney to negotiate with terms and conditions with the intending Purchaser/s, to collect consideration either in part or in full in respect of the Developer's Allocation to admit and effect registration and to do all acts, deeds and things as found necessary for transferring the Developer allocation portion.

The Developer shall use in the said construction the standard and approved quality of materials as specified herein. The Developer shall remain obliged to hand over to the Landowner a copy of the Sanctioned Building Plan before commencement of the construction work. Original deeds or documents or records in respect of the said premises shall be handed over to the Developer by the Owner as and when required. No Adjustment on the Landowner's Allocation shall be allowed on any account whatsoever. Land at the said premises approximately measuring 5 (Five) Cottahs 1 (One) Chittack 39 (Thirty Nine) sq.ft. be the same a little more or less and if it appears that the area of the land deviates a little more or less, the Landowner shall allow any adjustment of Landowner's Allocation on such account.

#### ARTICLE - VII POSSESSION AND CONSTRUCTION

It has been agreed between the Landowner and the Developer that the construction, erection and completion of the said building should be completed within **24 months** from the date of the sanction of the Plan, subject to bonafide force majeure circumstances beyond the control of the Developer. The Developer shall on completion of new building, put the Landowner in possession of the Owner's allocation in complete and habitable condition together with all rights in common specified as common areas and parts and/or facilities in the said building before the possession of any intending Purchaser/s from the Developer's allocation. That the Owner shall be entitled to transfer or otherwise deal with the Owner's Allocation or portion thereof at the sole discretion of the Owner. The Developer has exclusive right to transfer the Developer's Allocation portion to the nominated persons of the Developer.

It is expressly agreed and declared that the Developer shall be entitled to Developer's Allocation in the said building after possession is made over to the Owner of the Owner's allocated portion constructed by the Developer. The construction of the Owner's allocation shall be done by the Developer

*Sunil Kumar Biswas* *Santosh* *Shirish*

for and on behalf of and on account of the Owner and the Developer shall only be acting as Developer on behalf of the Owner.

The Developer shall be entitled to sell the Developer's allocation as hereinabove mentioned together with the undivided proportionate share in the land and shall be entitled to deal with or dispose of the Developer's Allocation at the said new constructed Building.

The Landowner shall co-operate with the Developer in obtaining quotas, entitlements and other allocation of or for cement, steel, bricks, and other building material for construction of the said new building for construction of the said new building and obtaining temporary and permanent connection of water (filtered and unfiltered) electricity and possible separate drainage, sewerage and gas etc. for the said building. All costs, charges and expense including architect's fees shall be paid, discharged and borne by the Developer and the Owner shall have not liability in this context.

#### **ARTICLE - VIII** **BUILDING**

The Developer shall be authorized in the name of the Owner in so far as is necessary to apply for quotas of or for cement, steel, bricks, and other building materials allocable to the Owner for the construction for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the portion of new building and other inputs and facilities required for the construction or enjoyment of a portion of the building for which purpose, the Owner shall execute in favour of the Developer a Development Power of Attorney and other authorization as shall be required by the Developer.

The Developer shall at it's own costs and expenses and without creating any financial or other liabilities of the Owner construct and complete the said building and various units/flats and/or apartments thereto and/or modification shall be made in the Landowner's Allocation with the consent of the Landowner in writing.

#### **ARTICLE -IX**

#### **NOTICE OF POSSESSION & PAYMENT OF TAXES**

1. After completion of the work as per the plan, the Developer shall issue a letter to the Landowner at his address before the delivery of possession. On receipt of the said letter, the Landowner shall first take possession of the Owner's Allocation being free from all encumbrances and then the Developer as a Constituted Attorney of the Owner shall execute Deed of

*Suryjit Sarker Biswas - Suban Sarker*

Conveyance in respect of the Developer's allocation to the respective intending purchaser (s) duly nominated by the Developer.

The above mentioned Sale Deeds from the Developer's Allocation can be executed by the said Attorney only after giving possession of the Flats of the Owner's Allocation to the Owner.

2. The Developer shall be liable to pay the taxes from the date of taking possession of the schedule below property till completion of the building and after taking possession and fulfillment of Owner's Allocation, the Owner shall pay proportionate share of taxes for allotted portion's taxes on proportionate share basis from the date of possession of the said allocated portion.

### **ARTICLE -X** **DUTIES & OBLIGATIONS AND/OR REGISTRATION**

1. Both the Landowner and the Developer shall abide by all laws, regulations, bye-laws, and rules and regulations imposed by the Government local bodies and as the case may be and shall attend answer and be responsible for any deviation and/or breach of any laws, bye-laws and rules and regulations.

2. The Landowner and the Developer shall keep the interior walls of their allocation clean and harmless including sewer drains pipes and other fittings comprised therein.

3. Simultaneously with execution hereof the Owner shall hand over the custody of the First Schedule premises to the Developer for the purpose of, in connection with and in relation to the proposed construction work.

### **ARTICLE - XI** **OWNER'S INDEMNITY**

The Landowner hereby agrees that the Developer shall be entitled to the Developer's allocation as aforesaid and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer perform and fulfill all the terms and conditions herein.

### **ARTICLE -XII** **DEVELOPER'S INDEMNITY**

The Developer hereby agrees to keep the Landowner indemnified against all Third party claims and actions arising out of any act or admission or omission of the Developer.

The Developer hereby undertakes to keep the Landowner indemnified, against all actions, suit, costs, proceedings, and claims that may arise out of the constructions of the said proposed building.

*Lanjid Sarkar* *Prasanna Sankar*

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*Shirish Gaurav*

**ARTICLE - XIII**  
**DEFINITIONS**

- 1) **THE LAND** shall mean and include, the land fully described in the **FIRST SCHEDULE** hereunder written.
- 2) **'THE BUILDING'** shall mean the Ground Plus Three Storied Building with Lift facility comprising the Flats and Car Parking Space, which will be constructed as per the sanction plan.
- 3) **'THE UNIT'** shall mean the Flats and the Car Parking Spaces and Other Spaces in the building including all fittings and fixtures therein and or thereto.
- 4a) **'THE CARPET AREA'** shall mean the inner wall to inner wall of the Flat.
- 4b) **'THE COVERED AREA'** shall mean the entire constructed areas (inside and outside) under the roof including the proportionate share of stair and landing.
- 5) **'THE SUPER BUILT UP AREA'** shall according to its context means the Covered Area of the flat plus the proportionate share of common portions and areas as defined herein in respect of the said Flat and appurtenances thereto this proportionate share has been calculated 25% of the Covered Area, irrespective of actual measurement of the proportionate share of the common portions and areas being more or less.
- 6) **'THE COMMON AREAS'** shall mean the common portions comprised in the building as are outside and beyond the exclusive areas of a unit.
- 7) **'PROPORTIONATE SHARE'** shall mean the Owner's and the intending Purchasers' share in the land and the common areas and faculties and such share from the all common rights and liabilities including common profits and common expenses and payment of taxes if any dues of Kolkata Municipal Corporation, of the unit.
- 8) **'THE COMMON EXPENSES'** shall mean the expenses incurred for the common purpose.
- 9) **'THE CO-OWNERS'** shall mean all persons who owned or to own any unit or units, including the Owner herein.
- 10) **'THE PLAN'** shall mean the plan that will be approved and sanctioned by the Kolkata Municipal Corporation for the building at Municipal Premises

*in witness*

*Banerjee*

*Sanjit Kumar Banerjee - Sankar Sengupta*

No. 62/1, James Long Sarani, P.O. Joka, P.S. Thakurpukur, Kolkata-700104, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 144 vide Assessee No. 71-144-10-0589-5, A.D.S.R. Behala, South 24 Parganas, in the name of the OWNER herein and at the cost of the Developer.

11) **'COMMON PURPOSES'** shall mean and include the purpose of upkeep, management, maintenance, administration and protection of the common areas and common portion and the purposes of regulating actual rights and liabilities of the co-owners for the comfortable peaceful and beneficial use, occupation and enjoyment of the co-owners of their respective units and all other purposes or matters in which the co-owners shall have common interest relating to the land and the building.

12) **'WORDS'** importing singular shall include plural vice versa and the words importing masculine gender shall mean and include feminine and vice versa and similarly words importing neuter gender shall gender include masculine and feminine genders.

#### **ARTICLE -XIV MISCELLANEOUS**

1. The Landowner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties hereto in any manner nor shall the parties hereto constituted as an Association of person.

2. 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 may need of the Owner and various applications and other documents may be required to be signed or made by the Owner which specified provision may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds, matters and the Owner shall execute all such additional applications and other documents as same may be provided that all such acts, deeds and things do not in any way infringe on the right of the Owner and/or against the spirit of this Agreement.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by prepaid registered post with A/D and shall likewise be deemed to have been served on the Developer if delivered or sent by prepaid registered post to the Developer at the recorded address.

*Sanjiv Kumar Biswas - Santra* *Singh*

4. The Developer and the Owner shall mutually frame scheme for the management and administration of the said building and/or common parts therein.

5. The Developer shall pay all Kolkata Municipal Corporation, taxes in respect of the schedule below property and also electricity charges to be paid in respect of Owner's allocated portion from the date of taking over possession of the Schedule below property till the date of completion of the building and handing over possession of the same to the Owner.

6. That the Developer shall bear all expenses for obtaining Income Tax clearance certificate under Section 230(A) of the Income Tax Act, 1962 in respect of the Developer's allocation and any liability (s) or any such taxes arisen and payable under the Income Tax Act, 1962, the Developer shall bear all such liabilities at his own costs and expenses.

7. The intending Purchasers, Flat Owners, Developer/s and the Landowner shall not do any such thing for which the mutation in respect of the respective Flat is obstructed or objected by the Kolkata Municipal Corporation or any concerning authority.

8. That the Landowner shall liable to pay Goods and Service Tax and any other Taxes as and when imposed by any Government either State or Central, as applicable for the Unit wholly as per Owner's allocation.

9. That it has been decided by and between both the Parties that all the Original Deeds and Mutation Certificate along with all relevant Original Papers of the said property shall be handed over by the First Part to the Second Part at the time of signing of this presents.

#### **ARTICLE XV FORCE MAJEURE CLAUSE**

The Landowner and the Developer hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the respective obligations prevented by the existence of bona-fide force majeure shall be suspended during duration of the force majeure.

#### **ARTICLE XVI JURISDICTION**

The Court of District 24 Parganas (S) and Calcutta High Court having jurisdiction shall entertain, try and determine all actions suits and proceedings arising out of these presents by and between the parties hereto.

There will be no Arbitration proceedings.

*Suryajit Sarkar* *Biswar Saha*

*Shishu*

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**THE FIRST SCHEDULE OF THE PROPERTY:****(DESCRIPTION OF THE LAND)**

**ALL THAT** piece and parcel of Bastu land measuring an area more or less 5 (Five) Cottahs 1 (One) Chittack 39 (Thirty Nine) sq.ft. along with a Tiles Shed Structure measuring more or less 100 sq.ft. standing thereon, cemented flooring, lying and situated at Mouza- Joka, Pargana- Balia, J.L. No. 121, R.S. No. 94, District Collectorate Touzi No. 4, L.R. Khatian No. 6963, Part of L.R. Dag Nos. 740/847 and 741, being Municipal Premises No. 62/1, James Long Sarani, P.O. Joka, P.S. Thakurpukur, Kolkata- 700104, District- South 24 Parganas, **at Zone- Ward No. 124, 143, 144 (Premises located on J.L. Sarani)** to, within the limits of the Kolkata Municipal Corporation, Ward No. 144 vide Assessee No. 71-144-10-0589-5, A.D.S.R. Behala, South 24 Parganas, which is butted and bounded in the manner following:-

- ON THE NORTH** : By partly Property of Ashish Dey, partly  
15/3, D. H. Road, Kolkata- 700104  
and partly 62, James Long Sarani, Mira  
Apartment, Kolkata- 700104;
- ON THE SOUTH** : By partly Property of Tamal Baran Maity, partly  
64/2, James Long Sarani, Kolkata- 700104,  
partly 6'- 00" wide Common Passage and partly  
64, James Long Sarani, Baishaki Villa, Kolkata-  
700104;
- ON THE EAST** : By James Long Sarani;
- ON THE WEST** : By 168, D. H. Road, Kolkata- 700104;

*Banajit Sarkar Bismar - Sarkar. Shrinidhi*

*Shrinidhi*

THE SECOND SCHEDULE ABOVE REFERRED TO**(OWNER'S ALLOCATION)**

1) The Landowner herein shall have to be allotted the entire First Floor in the forms of 2 (Two) Nos. of self- contained residential Flat, in complete and in habitable condition of the proposed Ground Plus Three Storied Building with Lift facility with proportionate share of right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

2) The Landowner herein shall have to be allotted 1 (One) No. of self-contained residential Flat on the Third Floor, West side, measuring 551 sq.ft. more or less covered area, in a complete and in a habitable condition of the proposed Ground Plus Three Storied Building with Lift facility with proportionate share of right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

3) The Landowner herein shall have to be allotted 1 (One) No. of Car Parking Space on the Ground Floor, North side of the proposed Ground Plus Three Storied Building with Lift facility with proportionate share of right, title and

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interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises only attached with the Ground Floor of the said Building.

4) The Landowner herein shall have to be allotted 1 (One) No. of Office Space measuring 497 sq.ft. more or less covered area on the Ground Floor, North side of the proposed Ground Plus Three Storied Building with Lift facility with proportionate share of right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises only attached with the Ground Floor of the said Building.

5) Payment of Non- Refundable amount of Rs. 11,00,000/- (Rupees Eleven Lacs) only to be paid by the Developer to the Landowner herein, at the time of possession of the Owner's Allocation.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

**DEVELOPER'S ALLOCATION:** Shall mean the remaining constructed area in the proposed Ground Plus Three Storied Building with Lift facility as per Building Plan that will be sanctioned by the Kolkata Municipal Corporation Authority other than the allocation of the Owner as specifically written above in "Owner's Allocation" along with undivided proportionate share of right and interest in the First Schedule land together with all common facilities,

*Surajit Kumar Bhowmik - Sarker*  
*Surajit*

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owner's  
allocation*  
*Surajit*

benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on **ALL THAT** piece and parcel of Bastu land measuring an area more or less 5 (Five) Cottahs 1 (One) Chittack 39 (Thirty Nine) sq.ft. along with a Tiles Shed Structure measuring more or less 100 sq.ft. standing thereon, lying and situated at Mouza- Joka, Pargana- Balia, J.L. No. 121, R.S. No. 94, District Collectorate Touzi No. 4, L.R. Khatian No. 6963, Part of L.R. Dag Nos. 740/847 and 741, being Municipal Premises No. 62/1, James Long Sarani, P.O. Joka, P.S. Thakurpukur, Kolkata- 700104, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 144 vide Assessee No. 71-144-10-0589-5, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule written herein above.

**THE FOURTH SCHEDULE**  
**(COMMON AREAS AND FACILITIES)**

- a. The land on which the building is located, all easement and quasi-easements rights, dominant heritage etc. belonging to land and building.
- b. The foundation columns, griders, supports main wall, lobbies, stair, staircase, ways, entrance and exists of the building.
- c. The easements and wards.
- d. Installation of common services such as powers, lights, water, sewerage etc.

*Biswar Saha*

*Sanjiv Saha*  
*Sinha*

*in witness whereof*  
*Sanjiv Saha*

- e. Tanks pump, meters, compressors, pipes and tubes and general apparatus and installations existing for common use and passage and paths etc.
- f. All other parts of this property necessary for convenient to the existence, maintenance and safety of the building and common enjoyment or normally in common use.
- g. Boundary walls.
- h. Electric meter and switches fixed in the common areas, Lift and Lift Room.
- i. Ultimate roof of the Building.

**THE FIFTH SCHEDULE  
(SPECIFICATION OF CONSTRUCTION)**

1. **R.C.C. Work:** reinforcement: for column, beams, slab, etc. as per drawing, concrete with stone chips gravies, medium course of sand, cement and rod with ISI Mark.
2. **Brick-work:** Brick work outer wall 8"- inner wall 3" as and when necessary.
3. **Plaster work:** any wall plaster (inside or outside) and any ceiling plaster would be with cement/sand.
4. **Putty work.**
5. **Floor work:** Cast in (2'X2') Tiles to all floor 3" height skirting to all rooms.
6. Cooking platform made by the black stone with 3' height glaze tiles.
7. Wall of bath rooms casted with glaze tiles with of 6' height.
8. Door frame should be with Ply wood according to the door size.
9. Door 1'-0" thick of commercial flush door finished with wood primer on main door and necessary fittings.
10. **Windows:** Steel windows fitted with M.S. Aluminium sliding with iron stay and handle covered with glass (white) properly painted with primer.

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**11. Water supply:** main source of water would be stored on to the overhead reservoir. Water should be supplied to each flat from the overhead tank. Main waterline, from overhead reservoir through pump by supreme polythene pipe of standard make all connections between overhead reservoirs to each flat.

**12. Sanitary and Plumbing:** Septic and tank would be as per Building Plan specification. It would be connected with the main sewerage system of the Kolkata Municipal Corporation (underground). All soil pipe would be of 4" dia properly fixed with the wall and connected with the septic tank.

**13. Basin and Sink:** One basin would be provided at the dining space white colors with all fittings.

**14. Bath room:** English type all would be open (connected) with cistern. All porcelain material would be of commercial make and white colors. One bathroom will be provided with hot and cold mixture line.

**15. Electric:** Excluding bulb, tube, fan exhaust fan, etc. meter deposit, service charge and/or any expenses towards CESC and the wire should be of I.S.I. marked.

**16. Common points:** Nos. Of common point for main gate, passage surroundings the building, pump, stair, and gate (copper wire with fittings).

**17. Bed Room:** Light Point, fan points, power points at Board (15 Amp) at bed side (copper wire with fittings).

**18. Drawing/Dining:** Light point, fan point, power points (15 Amp) at board (30) power point for television and fridge (copper with fittings).

**19. Bath room:** Light point, power point (15 Amp) at Board, (copper wire with fittings)

**20. Kitchen:** Light point, power point (15 Amp) at Board.

**21. Balcony:** Light point (Copper wire with fittings).

**MAIN GATE:** One M.S. sheet Gate or grill gate with locking arrangements.

**PAINTING:** The inner wall of the Flat of the Owner herein shall be painted by the Developer. Exterior portion of the building would be finished with snowcen paint (standard make 1/3, 2 coats with proper up riling of water, interior wall would be plaster of Putty).

**EXTRA WORK:-** All the expenses regarding extra work will be borne by the Landowner and the Cost for installation of the Electric Meter of the Landowner will be borne by the Developer.

*Murjil Sarkar*

*Pranav*

*Shruti*

*Sarkar*

*ing  
Pranav  
Sarkar*

*Sarkar*

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seal on the day month and year first above written.

**SIGNED & DELIVERED**

By the **LANDOWNER**

In presence of:

1. *Manish Adhikary*  
31, H.S.D. Road  
Behala, K-1-60

2. *Malayjit  
Bhaskar  
K-1/41*

*Manish Adhikary*  
.....  
**SIGNATURE OF THE LANDOWNER**

**SIGNED, SEALED & DELIVERED**

By the **BUILDER/DEVELOPER**

in presence of:

1. *Manish Adhikary*  
31, H.S.D. Road  
Behala, K-1-60

**RADIANT UDYOG**

*Sunil Kumar*  
Partner

**RADIANT UDYOG**

*Sunil Kumar*  
Partner

**RADIANT UDYOG**

*Manish Adhikary*  
Partner

**RADIANT UDYOG**

*Sunil Kumar*  
Partner

**SIGNATURE OF THE  
BUILDER/DEVELOPER/ATTORNEY**

2. *Malayjit  
Bhaskar  
K-1/41*

**Drafted and Prepared by me:**

*Avishhek Guha*

**AVISHEK GUHA  
ADVOCATE  
HIGH COURT, CALCUTTA**

Advocate  
High Court, Calcutta  
130/A, Sagar Manna Road,  
Panersree, Kolkata - 700060  
Enrolment No. WB/206/2011

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name. SRI SURAJIT SARKAR

Signature

*Surajit Sarkar*



left hand					
right hand					

Name. SRI SUJIT DAS

Signature

*Sujit Das*



left hand					
right hand					

Name SRI UPAMANYU DAS

Signature

*Upamanyu Das*

finger

Thumb

1st finger

middle finger

ring finger

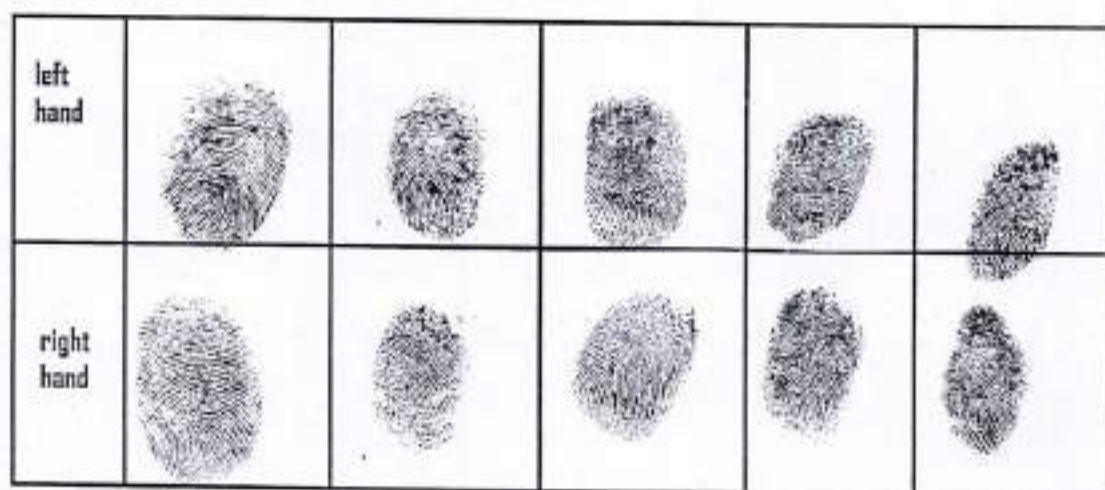
small



Name. SRI SOUVIK ROY

Signature

*Souvik Roy*



Name. SRI BISWAJIT SARKAR

Signature

*Biswajit Sarkar*



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



192024250181805798

GRN Details

GRN:	192024250181805798	Payment Mode:	SBI Epay
GRN Date:	28/08/2024 14:14:47	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9815088715013	BRN Date:	28/08/2024 14:15:09
Gateway Ref ID:	IGARTBQEE2	Method:	State Bank of India NB
GRIPS Payment ID:	280820242018180578	Payment Init. Date:	28/08/2024 14:14:47
Payment Status:	Successful	Payment Ref. No:	2002248169/5/2024

[Query No./Query Year]

Depositor Details

Depositor's Name: Mr AVISHEK GUHA  
Address: HIGH COURT, CALCUTTA  
Mobile: 9831225973  
Period From (dd/mm/yyyy): 28/08/2024  
Period To (dd/mm/yyyy): 28/08/2024  
Payment Ref ID: 2002248169/5/2024  
Dept Ref ID/DRN: 2002248169/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002248169/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	9020
2	2002248169/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				9041

IN WORDS: NINE THOUSAND FORTY ONE ONLY.

PAID

Handwritten signature/initials in a circle.



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2002248169/2024	Office where deed will be registered
Query Date	22/08/2024 10:49:56 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Avishek Guha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831225973, Status :Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 10,30,000/-	Rs. 92,04,080/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 1,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: James Long Sarani, Road Zone : (Ward No. 124,143, 144 (Premises located on J.L Sarani) -- ) , , Premises No: 62/1, , Ward No: 144, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		5 Katha 1 Chatak 39 Sq Ft	10,00,000/-	91,74,080/-	Property is on Road
Grand Total :					8.4425Dec	10,00,000 /-	91,74,080 /-	

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.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	



**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mr BISWAJIT SARKAR Son of Late SUNIL SARKAR,42, TAPATI APARTMENT, 8 GABTALA LANE, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No. ATxxxxxx4H, Aadhaar No.: 52xxxxxxxx0341, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	RADIANT UDYOG ( Partnership Firm ) F/8, TAPATI APARTMENT, 42, GABTALA LANE, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060 Date of Incorporate:XX-XX-2XX4, PAN No. ABxxxxxx9D, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr SURAJIT SARKAR Son of Late SUNIL CHANDRA SARKAR42, GABTALA LANE, TAPATI APARTMENT, FLAT No. 8, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. BGxxxxxx7P, Aadhaar No.: 42xxxxxxxx0585	RADIANT UDYOG (as PARTNER)
2	Mr SUJIT DAS Son of Late ASIT DAS1/6B, Mahendra Banerjee Road, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. ACxxxxxx7J, Aadhaar No.: 84xxxxxxxx8561	RADIANT UDYOG (as PARTNER)
3	Mr UPAMANYU DAS Son of Mr. AMIT KUMAR DAS1/8D, Mahendra Banerjee Road, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No. AHxxxxxx7D, Aadhaar No.: 57xxxxxxxx4996	RADIANT UDYOG (as PARTNER)
4	Mr SOUVIK ROY Son of Late PRADIP ROY282, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No. CGxxxxxx7D, Aadhaar No.: 85xxxxxxxx3152	RADIANT UDYOG (as PARTNER)



**Identifier Details :**

Name & address	
Mr MANISH ADHIKARY Son of Mr BARINDRA KUMAR ADHIKARY 31, Maharani Indira Devi Road, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr BISWAJIT SARKAR, Mr SURAJIT SARKAR, Mr SUJIT DAS, Mr UPAMANYU DAS, Mr SOUVIK ROY	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJIT SARKAR	RADIANT UDYOG-8.4425 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJIT SARKAR	RADIANT UDYOG-100 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 21-09-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 21-09-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This e-Assessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABJFR5559D



नाम / Name  
RADIANT UDYOG

समय / Date of Issuance  
03/01/2024

907701



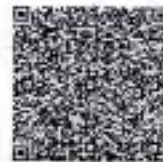
*Danaya Sur.*



ভারত সরকার  
Unique Identification Authority of India

ভাষিকালুতির আই ডি / Enrollment No.: 1215/80030/00872

To  
উপমণ্যু দাস  
Upamanyu Das  
1/80 MAHENDRA BANERJEE ROAD  
Parnasree Pally  
Parnasree Pally  
Circus Avenue Kolkata  
West Bengal 700060  
9831968992  
MP40864986FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5793 1663 4996**

আধার - সাধারণ মানুষের অধিকার



উপমণ্যু দাস  
Upamanyu Das  
পিতা : অমিত কুমার দাস  
Father : Amit Kumar Das  
অনুমতি / DOB : 04/06/1976  
পুরুষ / Male



**5793 1663 4996**

আধার - সাধারণ মানুষের অধিকার

*Upamanyu Das*

ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
ROQ2508471



নির্বাচকের নাম : উপমন্যু দাস  
Elector's Name : Upamanyu Das  
নিবাস নাম : অমিত কুমার দাস  
Father's Name : Amit Kumar Das  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ  
Date of Birth : 04/08/1976

*Upamanyu Das*

ROQ2508471

বিত্তস্বত্ব:  
USD, মহেন্দ্র বাসুদেব রোড, পশ্চিম, কোলকাতা-  
700060

Address:  
USD, MAHENDRA BASUDEB ROAD,  
PARANSHREE, KOLKATA-700060

Date: 29/11/2013

154-বেহালা পশ্চিম নির্বাচন কেন্দ্রের নির্বাচন  
অধিকর্তার স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
154-Bahala Paschim Constituency

গুরুত্বপূর্ণ নোটিশ: এই কার্ডটি কেবলমাত্র নির্বাচন পরিচয় পত্র হিসেবে ব্যবহার করা যাবে।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

12/05/13

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACMPD5657J



नाम /NAME

SUJIT DAS

पिता का नाम /FATHER'S NAME

ASIT DAS

जन्म तिथि /DATE OF BIRTH

15-04-1964

हस्ताक्षर /SIGNATURE

*Sujit Das*

*Vasudevan*

आयकर आयुक्त, प.ब. ॥

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

*Sujit Das*

इस कार्ड के खो / गिरा जाने पर कुममा जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
सहायक आयकर आयुक्त,  
पी-7,  
चौराहा स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/ found kindly inform/return to  
the issuing authority:  
Assistant Commissioner of Income-tax,  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



भारत सरकार  
GOVERNMENT OF INDIA



সুজিত দাস  
SUJIT DAS  
পিতা : অসিত দাস  
Father : ASIT DAS  
জন্ম সাল / Year of Birth : 1964  
পুরুষ / Male



8483 4117 8561

- সাধারণ মানুষের অধিকার

*Sujit Das*

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
1/6বি, এম.বি. রোড, পানসরী পল্লী,  
কলকাতা-৮৪, পশ্চিমবঙ্গ, ৭০০০৬০

Address:  
1/6B, M.B. ROAD, Parnasree  
Pally S.O, Parnasree Pally,  
Kolkata, West Bengal.  
700060



১৯২৭  
৮৪৩ ১৯২ ১৯২৭



1927@ukia.gov.in



www.ukia.gov.in



১৯২৭-১৯২৭-১৯২৭  
Bengaluru-৫৬০০০১



# ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 18 / 113 / 324019

পরিচয় পত্র



Elector's Name

Das Sujit

নিরপেক্ষ নাম

দাস সুজিত

Father/Mother/

Asit

Husband's Name

অসিত

পিতা/মাতা/স্বামীর নাম

Sex

M

লিঙ্গ

পু

Age as on 1.1.1995

30

১১.১১.৯৫-এ বয়স

৩০

*Sujit Das*

Address

1-B B Mahendra Banerjee Road, Behala 129,  
Behala, South 24 Parganas

বিস্তার

১-৬ বি মহেন্দ্রবানার্জী রোড, বেহালা ১২৯,  
বেহালা, দক্ষিণ ২৪ পরগণা

Facsimile Signature  
Electoral Registration Officer

নিরপেক্ষ নিবন্ধন অফিসার

For 113-BEHALA WEST

Assembly Constituency

১১৩-বেহালা পশ্চিম

বিধানসভা নির্বাচন অঞ্চল

Place

Alipore

স্থান

আলিপুর

Date

10.07.95

তারিখ

১০.০৭.৯৫



*Sunil Sarkar*



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No. : 0651/99125/02037

To  
Suresh Sarkar

42 TAPATI APT FLAT 8,  
GABTALA LANE,  
VTC, Parnasree Pally, PO: Parnasree Pally,  
Sub District: Circus Avenue, District: Kolkata,  
State: West Bengal, PIN Code: 700060,  
Mobile: 9903785363

51130026



KF511200267F1



आपका आधार क्रमांक / Your Aadhaar No. :

**4293 0797 0585**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Suresh Sarkar  
DOB: 22/11/1964  
Male

4293 0797 0585

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑनलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

#### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Print Date: 28/06/2021

Address: 42 TAPATI APT FLAT 8, GABTALA  
LANE, Parnasree Pally, Kolkata, West  
Bengal, 700060



4293 0797 0585

help@uidai.gov.in

www.uidai.gov.in

*Suresh Sarkar*



# ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

HSV2840411

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name Surajit sarkar

নির্বাচকের নাম সুরজিত সর্কার

Father's Name Sunil Chandra sarkar

পিতার নাম সুনীল চন্দ্র সর্কার

Sex M

লিঙ্গ পুং

Age as on 1.1.2008 39

১.১.২০০৮ এ বয়স ৩৯

Address:

42 Gabtala Lane 131 Behala South 24 Parganas 700034

ঠিকানা:

৪২ গাবতলা লেন ১৩১ বেহালা দক্ষিণ ২৪ পরগণা ৭০০০৩৪

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন অধিকারী

Assembly Constituency: 113-Behala West

বিধানসভা নির্বাচন কেন্দ্র: ১১৩-বেহালা পশ্চিম

District: South 24 Parganas জেলা: দক্ষিণ ২৪ পরগণা

Date: 08.04.2008 তারিখ: ০৮.০৪.২০০৮

০৮০৪০৮

*Surajit Sarkar*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CGJPR5467D



नाम / Name  
SOUVIK ROY

पिता का नाम / Father's Name  
PRADIP ROY

जन्म की तारीख /  
Date of Birth  
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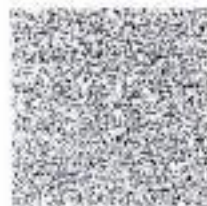
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