

7/14/2020

684

I-684/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

9-1-310274/S 192523

20/2/20
13.45

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

[Signature]
Additional District Sub-Registrar
Belghoria-24 Pgs. (4)

20 FEB 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS 20TH DAY OF FEBRUARY, TWO THOUSAND TWENTY (2020) CHRISTIAN ERA.

BETWEEN

নম্বর :

3144

সন ও তারিখ :

18/02/2020

ফ্রেডার নাম :

S. N. Nag

ঠিকানা :

Saldan Canal

মূল্য :

1000

ভেডার :

[Signature]

বারাসাত কোর্ট

জেলা : উত্তর ২৪ পরগণা

স্মারক নং :

13 JAN 2020

মোট প্রাপ্ত খাজনা :

RS. 30 0000

হেজারী বারাসাত

স্বাক্ষর :

শ্রী সত্যজিৎ বোস



Additional District Sub-Registrar
North 24 Parganas

20 FEB 2020

BETWEEN

SRI GOUR GOBINDA BASAK having Pan No-DUOPB5827B and Aadhaar Card No-7580 5225 5282 son of Late Radha Gobinda Basak by faith Hindu by Profession Business by Nationality Indian residing at 260, A.C. Sarkar Road, P.O.-Dakshineswar, P.S.-Belghoria, Kolkata-700076, District-North 24 Parganas hereinafter called and referred to as the **LAND OWNER** (which such expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and/ or assigns) of the **ONE PART**.

AND

M/S RADHA KRISHNA CONSTRUCTION a Private Partnership Firm having its Office at 18/3/6B, Kumud Ghosal Road, P.O.-Ariadaha, P.S.-Belghoria, Kolkata-700057, District-North 24 Parganas represented by its two Partners namely:-

1.SRI SATI NATH NAG having Pan No-ADRPN0196Q son of Late Bhola Nath Nag by faith Hindu by Profession Business by Nationality Indian residing at 18/3/6B, Kumud Ghosal Road, P.O.-Ariadaha, P.S.-Belghoria, Kolkata-700057, District-North 24 Parganas

2.SRI ARITRA GHOSH having Pan No-BKMPG6538G son of Late Swapan Ghosh by faith Hindu by

Profession Business by Nationality Indian residing at 3/5, A.C. Sarkar Road, P.O.-Dakshineswar, P.S.-Belghoria, Kolkata-700076, District-North 24 Parganas hereinafter called and referred to as the **DEVELOPER** (which such expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners and their respective heirs, executors, administrators, legal representatives, successor-in-office and/ or assigns) of the **OTHER PART**. recorded as follows:

WHEREAS one Gobinda Rani Basak (since deceased) during her life time was seized and/or possessed of/ or otherwise sufficiently entitled to fee simple in possession over **ALL THAT** piece or parcel of bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) together with one storied brick built building standing thereon which is situated at Mouza-Dakshineswar, P.S.-Belghoria, District-North 24 Parganas, J.L No-4, R.S No-1, Touzi Nos-63,163,166,168 & 222 comprised in Dag No-1223, under Khatian No-1173, Ward No-15, Holding No-708, Premises No-260, A.C. Sarkar Road, P.O.-Dakshineswar, Kolkata-700076 under the limits of the Kamarhati Municipality.

AND WHEREAS while the aforesaid Gobinda Rani Basak was seized and/or possessed the above said property mutated her name in the records of the Kamarhati Municipality and Govt. Sheresta.

AND WHEREAS while the aforesaid Gobinda Rani Basak was seized and/or possessed the bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) together with brick built building and structures died intestate on 21/06/1992 leaving behind her, her only son Radha Gobinda Basak so, after her death her above said property devolved upon her only son according to the Indian Hindu Succession Act 1956 as amended up to date.

AND WHEREAS while the aforesaid Radha Gobinda Basak was seized and/or possessed the bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) together with one storied brick built building died intestate on 03/10/2016 leaving behind him, his wife Smt. Bijay Laxmi Basak, son Sri Gour Gobinda Basak and two married daughters namely 1.Smt. Sonali Bera 2.Smt. Srabani Sil so, after his death his above said property devolved upon his wife, son and two married daughters in equal share according to the Indian Hindu Succession Act 1956 as amended up to date.

AND WHEREAS while the aforesaid 1.Smt.Bijay Laxmi Basak 2.Sri Gour Gobinda Basak 3.Smt.Sonali Bera 4.Smt. Srabani Sil are jointly seized and/or possessed the above said property, the aforesaid 1.Smt.Bijay Laxmi Basak 2.Smt. Sonali Bera 3.Smt. Srabani Sil are jointly gifted their undivided and/or undemarcated 3/4th share of the bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) together with one storied brick built building standing thereon in favour of Sri Gour Gobinda Basak by a registered Deed of Gift dated 20/02/2020 bearing Book No-I, Being No-...6.7.8..... for the year 2020 registered before the Office of the A.D.S.R Belghoria.

AND WHEREAS thus the present Landowner Sri Gour Gobinda Basak became the full and absolute owner of bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) together with one storied brick built building standing thereon

AND WHEREAS since then the present Landowner has been enjoying the said bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) together with one storied brick built building free from all encumbrances, interferences and disturbances of any other person or persons whatsoever.

AND WHEREAS in order to commercially exploit the said property the present Landowner is willing to develop the bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) by constructing a multi-storied building thereon according to the plan to be sanctioned by the Kamarhati Municipality.

AND WHEREAS the Landowner herein wants to construct a multi-storied building upon the bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) fully mentioned in the First Schedule here under written, but the Landowner has not man power to fulfil their desire by making the multi-storied building upon the said plot of land and for which approached to the Developer to construct multi-storied building upon the said plot according to the plan to be sanctioned by the Kamarhati Municipality and to complete the project in its entirety by way of investment of funds and resources of the Developer on the basis of a joint venture system, out of which market value of the land would stand as Landowner contribution and thereby formulated a scheme whereby inter alia:-

(a) The person or persons desirous of owning and acquiring flat/flats in the proposed multi-storied building is marketed as Developer's allocation in the

plan to be sanctioned and the Developer would alone appropriate the entire consideration money as the Developer has invested fund for making the said project and/or building upon the land fully mentioned in the First Schedule and the Landowner Sri Gour Gobinda Basak shall get 1 BHK Flat on the Third Floor South-West side measuring super built up area of 300 sqfts (approx.) in the propose building fully mentioned in the Second Schedule here under written and a sum of Rs.30,00,000/- (Rupees Thirty Lakhs only) .

(b) The First Party being the sole and absolute owner in respect of the said property fully mentioned in the First Schedule here under written which is free from all encumbrances, charges, liens, lispences and all liabilities.

**NOW THIS DEED OF DEVELOPMENT AGREEMENT
WITNESSETH AND IT HEREBY AGREED BY AND
BETWEEN THE PARTIES AS FOLLOWS:-**

1. That in consideration of Landowner's allocation so mentioned in the Second Schedule written hereunder, the Landowner hereby authorize and empowered to the Developer to construct multi-storied building upon the said plot of bastu land fully mentioned in the First Schedule hereunder written in accordance with the plan to be sanction by the

Kamarhati Municipality exclusively at the costs and expenses of the Developer herein and for the aforesaid purpose the Landowner delivered vacant and peacefully possession of the said land to the Developer herein to facilitate immediate start the construction works of the propose multi-storied building and the Landowner also handover to the Developer Xerox copies of Title Deeds.

2. That the Developer shall be at liberty to modify the said sanctioned building plan abide by B.M Act after modify plan should be sanction by the Kamarhati Municipality for construction of the propose multi-storied building upon the said land exclusively at their own costs and in this connection the Landowner shall sign all application as required for getting the plan modified from the appropriate authority.

3. That it is further agreed by and between the Parties hereto that the entire constructional works of the propose multi-storied building should necessarily be completed within twenty four months from the date of sanctioning the propose building plan by the Kamarhati Municipality and if for any good and valid reason any extra time is required to complete the said constructional works the Developer shall obtain necessary permission from the Landowner. The time is regarding as the essence of contract.

4. All application, plans and other papers and documents, as may be required by the Developer hereto for the purpose of obtaining necessary sanction, modification of the building plan from the appropriate Authorize shall be prepared and submitted by the Developer on behalf of the Landowner at the Developer's costs and expenses and the Developer shall pay and bear all fees including Architect's fees charges and expenses required to be paid or deposited for the purpose of making construction of the said proposed multi-storied building on the said premises of the Landowner.

5. The Developer hereof in course of consideration will be entitled to sale entire Ground Floor, First Floor, Second Floor, Third Floor (save and except 1BHK Flat on the South-West side measuring super built up area of 300 sqfts (approx.) and entire Fourth Floor Flats/Shops/Godowns etc. fallen under their allocation together with proportionate share of land attributable thereto at such consideration and on such terms and conditions and with such person or persons as the Developer shall think fit and proper and the Landowner at the request of the Developer shall be duly to execute and registrar necessary papers and documents in respect of such transfer as a confirming party together with proportionate share of the land in

favour of the person or persons so nominated by the Developer. It is clearly agreed and declared that the consideration money for such transfer as aforesaid including earnest money of initial payments or part payment or full payment shall be received and appropriated absolutely by the Developer and the Landowner shall not be entitled to raise any claim and/or demand on any part or portion thereof and for these purpose the Landowner shall execute a registered Power of Attorney in favour of the Developer.

6. The Developer shall install and erect in the said building at the Developer own costs started new pump set, tube wells, overhead and underground reservoirs, electrical wrings etc. So requires to be provided in residential building having self-contained apartments/flats/shops /godowns and constructed for sale of flats/shops/godowns therein an ownership basis.

7. The Landowner shall has no right or power to terminate the present Agreement and the registered General Power of Attorney so granted in favour of the Developer hereof within the stipulated period mentioned herein before subject to no case of breach of contract from any of the Parties.

8. That the Developer has this day paid to the Landowner a sum of Rs.30,00,000/- (Rupees Thirty Lakhs only) as per memo of receipt hereunder written.

9. That Developer hereby agree and convents with the Landowner as follows:-

(a) To complete the entire constructional work of the propose multi-storied building including that of Landowner's allocation within a period of twenty four months from the date of sanctioning the building plan from the concerned Kamarhati Municipality and after completion of the said multi-storied building the Developer shall handover the possession of the Landowner's allocated flat as early as possible.

(b) That the Developer undertake not to do any act Deeds or thing whereby the Landowner prevented from enjoying selling, assigning and/or disposing of any of the portion of Landowner's allocation in the building.

(c) To keep the Landowner indemnified against all third party claims and actions arising out of any sort of commission of the Developer in relation to the construction of the building.

(d) That the Landowner shall give a Power of Attorney in favour of the Developer for the implementation of the said project.

(e) That the said property is free from all encumbrances, attachments, lines and charges etc if any dispute arise in future the Landowner shall be fully responsible for the same.

(f) That if any dispute arises between the Landowner and Developer the said disputes shall be referred to the Arbitrators to be appointed by both the Parties according to the provision of the Indian Arbitration and Reconciliation Act 1940 as amended up to date and settle up all the disputes and differences as per award and/or final decision giving by the joint Arbitrators.

THE FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT piece or parcel of bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) together with one storied brick built building covering an area of 800 sfts (approx.) all cement floor standing thereon which is situated at Mouza-Dakshineswar, P.S.-Belghoria, District-North 24 Parganas, J.L No-4, R.S No-1, Touzi Nos-63,163,166,168 & 222 comprised in Dag No-1223, under Khatian No-1173, Ward No-15, Holding No-708, Premises No-260, A.C. Sarkar Road, P.O-Dakshineswar, Kolkata-700076 under the limits of the Kamarhati Municipality.

BUTTED AND BOUNDED BY :-

ON THE NORTH : Municipal Road.

ON THE SOUTH : Other's property.

ON THE EAST : Other's property.

ON THE WEST: Other's property.

THE SECOND SCHEDULE REFERRED TO ABOVE

(Description of the Landowner's allocation)

The Landowner herein in consideration of allowing the Developer the said plot of land so stated in the First Schedule herein above by raising the multi-storied building thereon together will get and provided free of costs 1BHK Flat on the Third Floor South-West side measuring super built up area of 300 sfts (approx) and a sum of Rs.30,00,000/- (Rupees Thirty Lakhs only).

THIRD SCHEDULE REFERRED TO ABOVE

(The Developer's allocation)

Save and except the Landowner's allocation so stated hereinbefore the remaining entire Ground Floor Shops/Godowns, entire First Floor Flats, entire Third Floor Flats (save and except Landowner's allocated 1BHK Flat on the South-West side measuring super built up area of 300 sfts (approx.)) and entire Fourth Floor Flats shall belong to the Developer exclusively

together with undivided and/or proportionate share of land attributable thereto on account of Developer's allocation in terms of this Development Agreement with further right of dealing with the said allocated area and/or to dispose of the same according to the sole discretion of the Developer herein for all time to come hereafter.

THE FOURTH SCHEDULE REFERRED TO ABOVE

(Specification of the Landowner's allocated Flats only)

STRUCTURE : R.C.C. framed structure, brick work & plaster and 10 inch, 5 inch and 3 inch partition wall.

FLOORING : Marble flooring with 4th inch skirting.

DOORS : All Door frame will be Sal wood and main door frame will be standard

wood and all other Doors inside and out side of the each flat panels will be made of commercial fire-proof ply/flush door and painted both side in coats of primer.

WINDOWS : Aluminium sliding windows with glass panel & design grills will be provided.

KITCHEN : Kitchen will be provided Green Marble Slab & 2 ft 6 inch. wall above the platform and stainless steel sink shall be provided.

TOILET : Western type commode (white colour in both toilets, white wash basin in

common toilet, CP fittings of standard quality, and floor marble and up to 5 ft. height glaze tiles.

STAIRCASE : Staircase & lobby will be marble.

WATER SUPPLY: Suitable electric pump will be provided for steady water supply, deep tube well in each block.

ELECTRICAL : All wiring will be concealed having wire of ISI Brand.

a) Bed room – 2 light point, 1 fan point and 1-5 amp.

Plug point.

b) Toilet - 1 light point.

c) Kitchen - 1 light point.

24 hours deep tube well

facilities by submersible pump

IN WITNESS WHEREOF both the Parties have hereunto set and subscribe their respective hands and seals on this the day, month and year first above written.

1/ Sonali Bera, Gours Goleinda Basak
29/1 B.B. Tula
Ariadaha

SIGNATURE OF THE LANDOWNER

UOI 5 Sati. mits M 9

2/ SRABANI SIL. ARITHO ANOSH

2/ Nandan Kanan

SIGNATURE OF THE DEVELOPER

Po PPS. Bulghora

UOI 56

MEMO OF CONSIDERATION

Received the sum of Rs.30,00,000/- (Rupees Thirty Lakhs only) from the above named Developer by:-

MODE OF PAYMENT

Rs.30,00,000/- only by A/C Payee Cheque vide No-947250 dated 20/02/2020 issued from S.B.I., Dakshinswar Branch.

Gour Gobinda Basak
SIGNATURE OF THE LANDOWNER

Drafted and Prepared by me

Sati. Nitesh Singh
Advocate

High Court, Calcutta

ENWB/263/84

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

(1) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
		THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Goupr Gohinder Basale ,

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
		THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Anand Anosh

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
		THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Sati Nuth

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

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

GRN: 192019200190454671

Payment Mode Online Payment

GRN Date: 20/02/2020 14:46:08

Bank : State Bank of India

BRN : CKM2819989

BRN Date: 20/02/2020 14:46:45

DEPOSITOR'S DETAILS

Id No. : 15261000310374/9/2020

[Query No./Query Year]

Name : AURA SERVICE XPRESS

Contact No. : Mobile No. : +91 8296777712

E-mail :

Address : BEL KOL 83

Applicant Name : Mr Sati Nath N Ag

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15261000310374/9/2020	Property Registration- Stamp duty	0030-02-103-003-02	4000

In Words : Rupees Four Thousand only

Total

4000

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

GRN: 192019200190286841

Payment Mode Online Payment

GRN Date: 20/02/2020 13:29:46

Bank : State Bank of India

BRN : CKM2801848

BRN Date: 20/02/2020 13:30:20

DEPOSITOR'S DETAILS

Id No. : 15261000310374/3/2020

[Query No./Query Year]

Name : AURA SERVICE XPRESS

Contact No. : Mobile No. : +91 8296777712

E-mail :

Address : BEL KOL 83

Applicant Name : Mr Sati Nath N Ag

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15261000310374/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	15261000310374/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	30021

In Words : Rupees Thirty Two Thousand Forty Two only

Total

32042

Major Information of the Deed

Deed No :	I-1526-00684/2020	Date of Registration	20/02/2020
Query No / Year	1526-1000310374/2020	Office where deed is registered	
Query Date	18/02/2020 1:56:30 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sati Nath N Ag Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9748732542, 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 : 30,00,000/-]		
Set Forth value	Market Value		
	Rs. 36,66,668/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 30,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



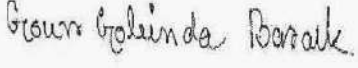
District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: A.C. Sarkar Road, Mouza: Dakshineswar, Premises No: 26, , Ward No: 15, Holding No:708 JI No: 4, Pin Code : 700076

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1223	RS-1173	Bastu	Bastu	2 Katha 8 Chatak 40 Sq Ft		30,66,668/-	Property is on Road Adjacent to Metal Road,
Grand Total :					4.2167Dec	0 /-	30,66,668 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	0/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	0 /-	6,00,000 /-	




Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Gour Gobinda Basak (Presentant) Son of Late Radha Gobinda Basak Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office	Photo  20/02/2020	Finger Print  LTI 20/02/2020	Signature  20/02/2020
26 A C Sarkar Road, P.O:- Dakshineswar, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700076 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACKPB2054E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Radha Krishna Construction 18/3/6 B Kumud Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057 , PAN No.:: ADRPN0196Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sati Nath Nag Son of Late Bholanath Nag Date of Execution - 20/02/2020, , Admitted by: Self, Date of Admission: 20/02/2020, Place of Admission of Execution: Office	Photo  Feb 20 2020 3:24PM	Finger Print  LTI 20/02/2020	Signature  20/02/2020
18/3/6 B Kumud Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADRPN0196Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Radha Krishna Construction (as partners)				

Name	Photo	Finger Print	Signature
Mr Aritra Ghosh Son of Late Swapan Ghosh Date of Execution - 20/02/2020, , Admitted by: Self, Date of Admission: 20/02/2020, Place of Admission of Execution: Office			
	Feb 20 2020 3:23PM	LTI 20/02/2020	20/02/2020
3/5 A C Sarkar Road, P.O:- Dakshineswar, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700076, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKMPG6538G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Radha Krishna Conststruction (as partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipankar Das Son of Mr Joydeb Das 26/A B B TALA ROAD, P.O:- ARIADHAHA, P.S:- Belghoria, District:-North 24- Parganas, West Bengal, India, PIN - 700057			
	20/02/2020	20/02/2020	20/02/2020

Identifier Of Mr Gour Gobinda Basak, Mr Sati Nath Nag, Mr Aritra Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Gour Gobinda Basak	Radha Krishna Conststruction-4.21667 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Gour Gobinda Basak	Radha Krishna Conststruction-800.00000000 Sq Ft

On 20-02-2020

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 14:06 hrs on 20-02-2020, at the Office of the A.D.S.R. Belghoria by Mr Gour Gobinda Basak ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 36,66,668/-

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

Execution is admitted on 20/02/2020 by Mr Gour Gobinda Basak, Son of Late Radha Gobinda Basak, 26 A C Sarkar Road, P.O: Dakshineswar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700076, by caste Hindu, by Profession Business

Indetified by Mr Dipankar Das, , Son of Mr Joydeb Das, 26/A B B TALA ROAD, P.O: ARIADAH, Thana: Belghoria, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

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

Execution is admitted on 20-02-2020 by Mr Sati Nath Nag, partners, Radha Krishna Constrsuction (Partnership Firm), 18/3/6 B Kumud Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057

Indetified by Mr Dipankar Das, , Son of Mr Joydeb Das, 26/A B B TALA ROAD, P.O: ARIADAH, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

Execution is admitted on 20-02-2020 by Mr Aritra Ghosh, partners, Radha Krishna Constrsuction (Partnership Firm), 18/3/6 B Kumud Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057

Indetified by Mr Dipankar Das, , Son of Mr Joydeb Das, 26/A B B TALA ROAD, P.O: ARIADAH, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,021/- (B = Rs 30,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB)
Online on 20/02/2020 1:30PM with Govt. Ref. No: 192019200190286841 on 20-02-2020, Amount Rs: 30,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKM2801848 on 20-02-2020, Head of Account 0030-03-104-001-16
Online on 20/02/2020 2:46PM with Govt. Ref. No: 192019200190454671 on 20-02-2020, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKM2819989 on 20-02-2020, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 6,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3144, Amount: Rs.1,000/-, Date of Purchase: 18/02/2020, Vendor name: Samrat Bose

2. Stamp: Type: Court Fees, Amount: Rs.10/-

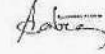
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 20/02/2020 1:30PM with Govt. Ref. No: 192019200190286841 on 20-02-2020, Amount Rs: 2,021/-, Bank:

State Bank of India (SBIN0000001), Ref. No. CKM2801848 on 20-02-2020, Head of Account 0030-02-103-003-02

Online on 20/02/2020 2:46PM with Govt. Ref. No: 192019200190454671 on 20-02-2020, Amount Rs: 4,000/-, Bank:

State Bank of India (SBIN0000001), Ref. No. CKM2819989 on 20-02-2020, Head of Account 0030-02-103-003-02



Saikat Patra

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Belghoria

North 24-Parganas, West Bengal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DUOPB5827B

नाम / Name
GOUR GOBINDA BASAK

पिता का नाम / Father's Name
RADHA GOBINDA BASAK

जन्म की तारीख / Date of Birth
13/02/1973

हस्ताक्षर / Signature
Gour Gobinda Basak



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, UTHITSL
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

Gour Gobinda Basak



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/136/255336

পরিচয় পত্র



Elector's Name : NAG SATINATH

নির্বাচকের নাম : নাগ সতীনাথ

Father/Mother's Name : BHOLANATH

পিতা/মাতা/স্বামীর নাম : ভোলানাথ

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 36

১১.১১.৯৫-এ বয়স : ৩৬

Satinath Nag

Address PART NO. 86

KAMARHATI

NORTH 24 - PARGANAS

ঠিকানা পাট নং: ৮৬

কামারহাটী

উত্তর ২৪ - পরগনা

Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 136-KAMARHATI Assembly Constituency

১৩৬-কামারহাটী বিধানসভা নির্বাচন ক্ষেত্র

Place : BARRACKPUR

স্থান : ব্যারাকপুর

Date : 15/03/95

তারিখ : ১৫/০৩/৯৫

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATI NATH NAG

BHOLANATH NAG

01/02/1957
Permanent Account Number

ADRPN0196Q



Sati Nath Nag
Signature

Sati Nath Nag

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

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा यूनिट, UTHSL,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT
ARITRO GHOSH
SWAPAN GHOSH
15/03/1991
Permanent Account Number
BKMPG6538G
Signature

भारत सरकार
GOVT. OF INDIA



ARITRO GHOSH



ভারত সরকার
Government of India



অরিত্র ঘোষ
Aritro Ghosh
জন্মতারিখ/DOB: 15/03/1991
পুরুষ/ MALE



4530 9400 7985

আমার আধার, আমার পরিচয়

Aritro Ghosh



ভারত সরকার
Unique Identification Authority of India

Address:
S/O: Swapan Ghosh, 3/5,
A.C.SARKAR ROAD,
Dakshineswar, North 24
Parganas,
West Bengal - 700076

ঠিকানা:
এস/ও: স্বপন ঘোষ, 3/5, এ.সি.সরকার
রোড, দক্ষিণেশ্বর, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700076

4530 9400 7985

आयकर विभाग

INCOME TAX DEPARTMENT

ARITRO GHOSH

SWAPAN GHOSH

15/03/1991

Permanent Account Number

BKMPG6538G

ARITRO GHOSH

Signature



भारत सरकार

GOVT. OF INDIA



ARITRO GHOSH



ভারত সরকার
Government of India



অরিত্র ঘোষ
Aritro Ghosh
জন্ম তারিখ/DOB: 15/03/1991
পুরুষ/ MALE



4530 9400 7985

আমার আধার, আমার পরিচয়

Aritro Ghosh

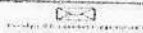


ভারতীয় একমুদ্রিত পরিচয় প্রাধিকার
Unique Identification Authority of India

Address:
S/O: Swapan Ghosh, 3/5,
A.C.SARKAR ROAD,
Dakshineswar, North 24
Parganas,
West Bengal - 700076

ঠিকানা:
এস/ও: স্বপন ঘোষ, 3/5, এ.সী.সরকার
রোড, দক্ষিণেশ্বর, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700076

4530 9400 7985



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2020, Page from 22305 to 22338

being No 152600684 for the year 2020.



Digitally signed by SAIKAT PATRA
Date: 2020.02.24 16:12:36 +05:30
Reason: Digital Signing of Deed.

Saikat Patra

(Saikat Patra) 2020/02/24 04:12:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)