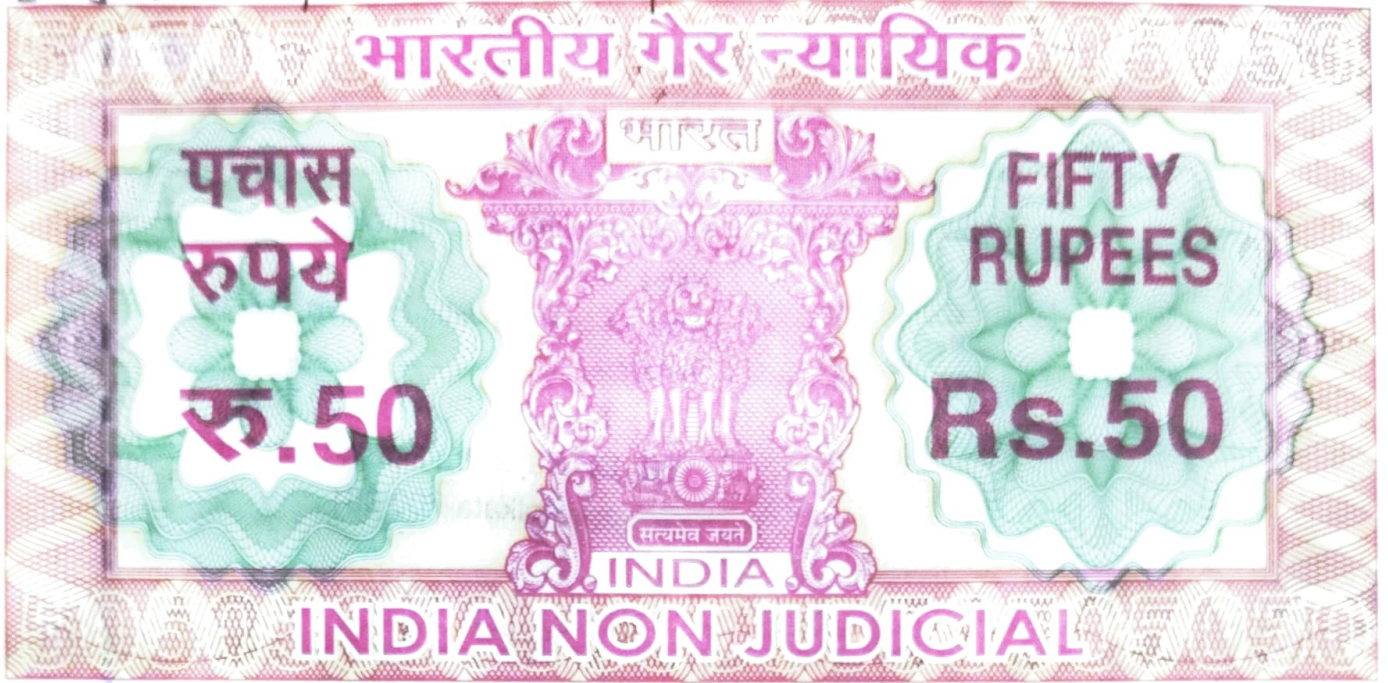


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 613765

21.02.22
Ce-21521546

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

21 FEB 2022

DEVELOPMENT AGREEMENT District Sub-Registrar-III
Alipore, South 24-parganas

THIS MEMORANDUM OF AGREEMENT made this the 21st
day of February, 2022(Two Thousand and Twenty Two) **B E T W E E N**

250134

23 OCT 1

SRI P

8776)

No. Rs. Date

Name :- Alamgir Reza, Advocate

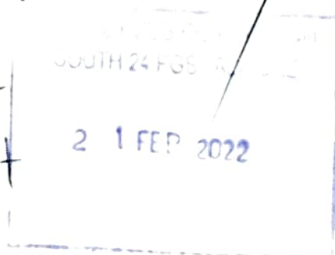
Address :- Alipur Judge's Court, Kol-27

Vendor :-

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001



Identified by
Priyanka Halder
D/o - Tapan Halder
Ali Pore Police Court
Kol-27



SRI PINTU PATHAR(PAN No. **CZCPP3422J**)(Adhar No. **31666869 8776**) son of Sri Paritosh Pathar, by faith Hindu, by occupation Business, Nationality Indian, residing at Boral Bhattacharjee Para, P.O. Boral, P.S. Narendrapur, Kolkata 700154, hereinafter called and referred to as the "**LAND-OWNER**" (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

"**M/S DAS PROPERTIES**", a sole proprietorship firm having it's office at Boral Bhattacharjee Para, P.O. - Boral, P.S. - Narendrapur formerly Sonarpur, Kolkata - 700 154, represented by **MR. SUVANKAR DAS**, having Income Tax **PAN AGUPD7157M**, **Aadhaar No. 940186074118**, **Mobile : 9836825993**, son of : Sri Krishna Kanta Das, by occupation : Business, by faith Hindu, Nationality - Indian and residing at : Boral Bhattacharjee Para, P.O. - Boral, P.S. - Narendrapur formerly Sonarpur, Kolkata : 700 154, District : South 24 Parganas, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's heir, successor-in-interest of the said Firm, administrators, legal representatives, executors, attorneys and/or assigns) of the **OTHER PART**.

WHEREAS one Murari Mohan Bhattacharya son of Late Hari Mohan Bhattacharya during his life time was the sole and absolute owner of piece and parcel of land measuring about 9(Nine) Cotha 12(Twelve) Chittak, Comprised with Dag No. 1211 & 1212, Khatian No. 117, Mouza Brahmapur, under K.M.C. Ward No. 111, P.S. Bansdroni, Kolkata 700096, by the strength of a Deed of Partition being No.



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1904/1963, which was duly registered in the office of the Sub Registrar at Alipore and recorded in Book No. I, Volume No. 55, Pages 204 to 212, Being Deed No. 1904 for the year 1963.

AND WHEREAS the said Murari Mohan Bhattacharya died intestate, leaving behind his six sons namely Dibakar Bhattacharya, Dhananjoy Bhattacharya, Sanjoy Bhattacharya, Chandra Sekhar Bhattacharya, Uma Shankar Bhattacharya and Gobindo Bhattacharya, after that legal heirs of late Murari Mohan Bhattacharya sold and transferred a part of land measuring about 4 Cotha 2 Chittak 15 Sqft. out of 9 Cotha 12 Chittak in the year 15.12.2005 to Sri Bijoy Patra son of Late Nalini Kanta Patra, which was duly registered in the office of the Addl. Dist. Sub Registrar at Alipore and recorded in Book No. I, Volume No. 13, Pages 360 to 374, Being Deed No. 04503 for the year 2005.

AND WHEREAS by virtue of the said Deed of Sale the said Bijoy Patra being a absolute owner of the land measuring about 4 Cotha 2 Chittak 15 Sqft. comprised in Dag No. 1212 along with structure, Khatian No. 733, Mouza Brahmapur, under Kolkata Municipal Corporation, ward No. 111, being Premises No. 115, Panchanantala, Kolkata 700096, mutated his name before the Kolkata Municipal Corporation, being premises No. 115/2, Panchanantala, Kolkata 700096.

AND WHEREAS the said Sri Bijoy Patra son of Late Nalini Kanta Patra sold & transferred the said land measuring about 4 Cotha 2 Chittak 15 Sqft. comprised in Dag No. 1212 along with structure, Khatian No. 733, Mouza Brahmapur, under Kolkata Municipal Corporation, ward No. 111, being Premises No. 115/2,



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Panchanantala, Kolkata 700096 to Sri Pintu Pathar son of Paritosh Pathar the owner herein by way of Deed of Sale dated 25.10.2021, which was duly registered in the office of the D.S.R.-III, Alipore, recorded in Book No. I, Volume No. 1603-2021, Pages 343062 to 343084, being Deed No. 160310121 for the year 2021.

The Owner is desired of development of her aforesaid land property but due to lack of fund she is not in a position to develop the same and accordingly he have approached the Builder/Developer herein for development of the land property/ premises measuring about **4 Cotha 2 Chittak 15 Sqft.** by way of making construction of a new building at the said premises and in the matter of such development the Owner have represented to the Builder as follows :

- i) The Owner is the absolute Owner of the said property more fully mentioned in the First Schedule hereunder written.
- ii) The said property is free from all encumbrances and the same is in khas, absolute and peaceful possession of the Owner and no person or persons other than the Owner has any right of occupancy or otherwise in the premises.
- iii) There is no suit, litigation or legal proceeding pending in respect of the said premises or any part thereof.
- iv) No person other than the Owners have any right, title and/or interest of any nature whatsoever in the premises or any part thereof.
- v) The premises or any part thereof is not affected by any requisition or acquisition or any alignment of any authority or authorities and the same is



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SOUTH 24 PGS., ALIPORE
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not affected under any proceedings of Urban Land (Ceiling and Regulations) Act, 1976.

- vi) The Owner have not in anyway dealt with the said premises whereby the right, title and interest of the Owner as to the Ownership is and/or maybe liable to be affected in any manner whatsoever.

Relying on the aforesaid representations of the Owner and believing the same to be true and correct and after scrutiny of all the papers & document being satisfied the Developer/Builder has agreed to undertake the development work of the said property/premises on the terms conditions hereinafter appearing.,

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

1. That the First Party/Owner has requested the Developer to cause necessary development by making construction of the building into and over the said property morefully mentioned in the FIRST SCHEDULE hereunder written and the Developer has agreed to construct the proposed building in accordance with the Sanctioned Building Plan to be obtained by the Developer from the local Municipality or any other authorities concerned.

2. In the new to be constructed building the Owner shall be entitled to get entire Ground floor as per sanction, of the new proposed building together with proportionate undivided proportionate share of the land underneath the building as per building sanction plan, and use right of roof of the building as



DISTRICT SUB REGISTRAR
SOUTH 24 P.S., AIZOWL

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common(hereinafter referred to as the Owner's allocation) fully described in the Second Schedule hereunder written.

3. In addition to the Owner' allocation in the new building as aforesaid the Builder shall also pay a sum of Rs. 5,000/-(Five Thousand) only forfeit(non refundable) money to the Owner, on or before the registration of this Agreement.

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

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

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



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SOUTH 24 PGS ALIPORE
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7. Subject to Force Meajure and circumstances beyond control the Builder shall complete the construction of the new building in the said premises in habitable conditions within the period of 30 (Thirty) months from the date of Sanction plan.

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

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

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

11. During the period of construction and till such time, the Owner shall cooperate with the Developer from any corner regarding project.



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SOUTH 24 PGS., ALIPORE

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

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

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

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

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



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SOUTH 24 PGS. ALIPORE

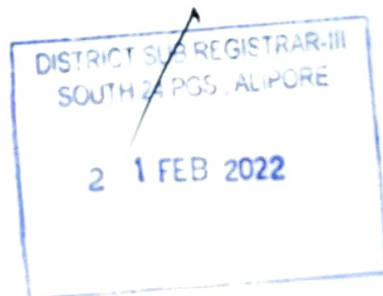
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17. During the period of construction the Builder shall take all responsibilities of Labors' fees, charges, costs of materials, liabilities for accident, action taken by the Municipality etc. And the Builder shall keep the Owner saved, harmless and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

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

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

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



21. The Developer shall be under the strict obligation to complete the construction of the new building within 30 months from the date of building sanction plan, if the developer fails to complete the project the owner give another 6 month as extension period.

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

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

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



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1 FEB 2022

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

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

27. The Developer will have the right and authority to execute and register the Deed of Conveyance(s) or any other documents unto through the Developer's Advocate namely Sumit Dutta Chowdhury and in favour of the intending/prospective purchaser(s) on the basis of the General Power of Attorney in respect of the flats etc. belonging to the Developer (i.e. Developer's allocation) after delivery possession of Owner's allocation to the Owner. The Owner/First Party shall have right and authority to revoke cancel or rescind this agreement or the Power of Attorney until such time construction of the building is completed within above mentioned period and sale and transfer of the remaining portions (other than Owner's allocation) is complete unless the power is being misused and/or their interest is being prejudiced. The Owner hereby are agreed to make themselves available at the time of registration of the Deed of Conveyance(s) for Developer's allocation in favour of the Purchaser/s to execute the same as the Owner in respect of the property under reference.

28. That both the parties will indemnify or keep indemnified the other party against all loss and damages out of their own obligation as stated hereinbefore and in the event of any disputes or differences relating to this agreement the parties shall



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have the right and option to take appropriate steps against the other party in accordance with the Laws of the land.

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

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

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

FIRST SCHEDULE REFERRED TO ABOVE

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

ALL THAT piece and parcel of land measuring 4 Cotha 2 Chittak 15 Sqft. along with structure, comprised with Dag No. 1212, Khatian No. 733, J.L. No. 48, Mouza Brahmapur, under Kolkata Municipal Corporation, ward No. 111, P.S. Bansdrani,



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SOUTH 24 PARGANAS, WEST BENGAL
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Premises No. 115/2, Panchanantala, Assessee No. 3111116075556, Kolkata 700096,
TOGETHER WITH all easement rights benefits, facilities and other advantages
attached therein and the said property is butted and bounded in the manner
following ;

North by : Dag No. 1212
South by : 12' ft. wide K.M.C. Road.
East by : Dag No. 1211.
West by : Dag No. 1212.

SECOND SCHEDULE REFERRED TO ABOVE

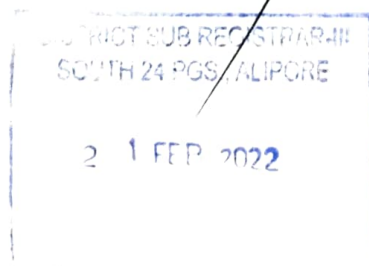
(Owner's allocation)

ALL THAT entire Ground floor as per sanction, of the new proposed building
together with proportionate undivided proportionate share of the land underneath the
building along with Rs. 5,000/-(Five Thousand) only forfeit(non refundable) money
will be paid by the Developer to the Owner on or before the registration of this
Agreement, and all other common rights, benefits, and facilities attached therein or
thereto.

THIRD SCHEDULE REFERRED TO ABOVE

(Developer's allocation)

ALL THAT remaining constructed area of the new building consisting of several
self contained flats, Car parking etc. in the proposed building (save and except
Owner' allocation as mentioned above) to be constructed by the Developer herein



together with undivided proportionate share in the land and other common right over the common spaces in the proposed building.

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

SIGNED SEALED AT KOLKATA
IN THE PRESENCE OF
WITNESSES ;

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

E. Kumar Chatterjee
Alipore Police Court.
Kot-27.

Pintu Pathan

SIGNATURE OF THE OWNER

M/S DAS PROPERTIES
Swarnar Das.
Proprietor

SIGNATURE OF THE BUILDER/ DEVELOPER

Drafted by :

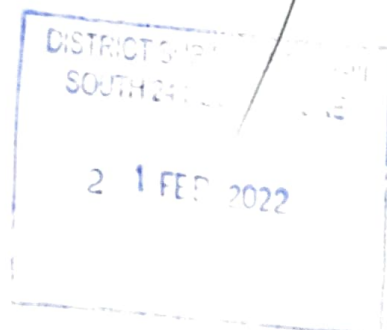


(SUMIT DUTTA CHOWDHURY)

Advocate

Alipore Police Court, Kolkata 700027.

F-487/276/2001



SPECIFICATION OF THE PROPOSED BUILDING/CONSTRUCTION

The construction of the proposed building shall be constructed in accordance with the sanctioned building Plan, design and specification of the Kolkata Municipal Corporation.

- A. R.C.C. frame structure of column-beams and slabs as per sanction plan.
- i) Brick wall – All exterior work shall be 200mm thick with Ash Blocks/ bricks of approved quality . All partitions with other flats shall be 125mm and other partitions shall be 75 mm thick .
 - ii) Toilet & W.C. – Necessary sanitary and plumbing fitting and water connection in toilet:
 - a) Cold and hot water line with fittings (at one toilet) of each flat;
 - b) Geyser point in one toilet of each flat;
 - c) Wash basin (white) one for each Flat;
 - d) One shower;
 - e) Two taps;
 - f) Commode and PVC Flash(W.C.)
 - g) all electrical and plumbing line shall be concealed.
 - iii) Main entrance of the Building – M.S. Collapsible gate (of the Building);
 - iv) Stair and landing will be of Marble/vitrified tiles flooring;
 - v) Plaster – External and internal plaster shall be strong-based sand, cement plaster;
 - vi) Flooring – The flooring at entire Flat will be of 2'-00" by 2'-00", Tiles floor tiles with 4" skirting on all sides;



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vii) Toilet floor and wall – toilet floor will be Tiles and toilet wall will be glazed tiles at the height of 7 ft. From floor. C.P. standard bath fitting and sanitary fitting of ISI mark or equivalent;

viii) Door, Frame and window – All doors will be Flush doors with fittings. All door-frames shall be of Sal wood. All windows shall be of Aluminium sliding shutter with 4mm clear sheet glass panes with M.S. grill; PVC doors and door frame shall be provided in Kitchen, toilet and W.C.

ix) Kitchen – The kitchen will have a cooking platform of 12 sq.ft. with Black stone Top, Sink (steel) with water connection. Two points with bib cocks will be provided in the kitchen. Glazed tiles will be in front of cooking base (6' – 0" x 2' – 6") with tiles flooring including 4" skirting.

x) Interior Walls coats – All interior walls of flat will be finished with putty;

xi) Overhead Tank – The Builder/ Developer will arrange Municipality supply of water from underground water tank through mono pump to overhead water tank only;

xii) External wall coats – All the external walls will be painted with weather coat;

xiii) Door and Window will be painted by synthetic enamel paints with a coat of primer, if necessary.

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



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RECEIVED from the within named Developer/Builder the within mentioned sum of
Rs. 5,000/- (Five Thousand) only being part of the forfeit (non refundable)
 consideration as aforesaid, as per memo below ;

MEMO

By Cash Rs. 5,000/-

WITNESSES:

1. *Sunil Datta Chowdhary*
Alepora Police Const.
Kot-27.

P. Indu Pathan
 SIGNATURE OF THE OWNER

2. *Ramesh Chandra*
Shri Lalita - Const.
Kot-27.





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SOUTH 24 PGS., ALIPORE
2 1 FEB 2022



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name PINTU PATHAR

Signature Pintu Pathar



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUBHANKAR DAS

Signature Subhankar Das

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

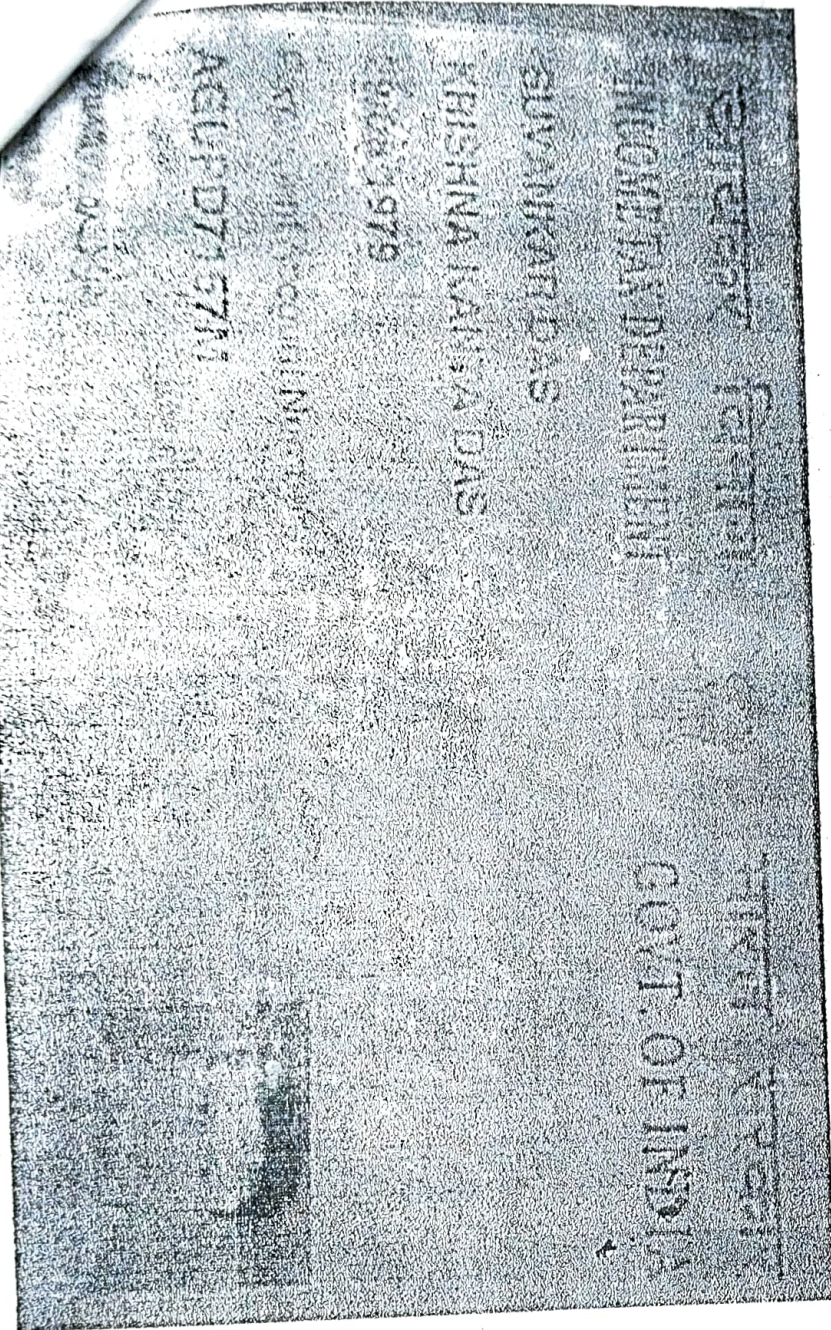
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Name

Signature



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
21 FEB 2022







भारत सरकार

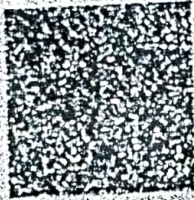
Unique Identification Authority of India

Enrolment No.: 0640/53104/00635

Download Date: 2020/02/18

To
Sankar Das
S/O Krishnakanta Das
BHATTACHARYA PARA
BORAL
Rajpur Sonarpur (m)
Boral
South 24 Parganas West Bengal - 700154
9836825993

Download Date: 2020/02/18



QR Code with Photo/Signature

आपका आधार क्रमांक / Your Aadhaar No. :

9401 8607 4118

VID : 9110 5009 6463 8083

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Sankar Das
Date of Birth/DOB: 29/08/1979
Male/MALE



9401 8607 4118

VID : 9110 5009 6463 8083

मेरा आधार, मेरी पहचान





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



E-Aadhaar Letter

তালিকাভুক্তির নম্বর/Enrolment No.: 2010/175... 26085

Pintu Pathar (পিন্টু পাথর)

S/O: Paritosh Pathar, BORAL, BHATTACHARJEE
PARA, Rajpur Sonarpur(m), South 24 Parganas,
West Bengal - 700154

আপনার আধার সংখ্যা/ Your Aadhaar No.:

3166 6869 8776



আধার-সাধারণ মানুষের অধিকার

1047
1020 300 1047

help@uidai.gov.in

www.uidai.gov.in

তথ্য

- আধার পরিচয় প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

Signature valid

Digitally signed by Unique Identification Authority of India
Date: 2015.12.01 19:01:49 IST

- আধার সারা দেশে মাল্য
- আধার আধারের অন্য আপনার একবারই তালিকাভুক্তি করার অবশ্যকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
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ভারত সরকার



ভারত সরকার
Unique Identification Authority of India



পিন্টু পাথর
Pintu Pathar
অনুষ্ঠানিক/ DOB: 14/03/1992
পুরুষ / MALE



ঠিকানা:

S/O: পরিভোষ
বোড়াল, ভট্টাচার্য পাড়া,
রাজপুর সোনারপুর (এম),
দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700 154

Address:

S/O: Paritosh Pathar, BORAL,
BHATTACHARJEE PARA, Rajpur
Sonarpur(m), South 24 Parganas,
West Bengal - 700154

3166 6869 8776

3166 6869 8776

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar



भारत सरकार
GOVT. OF INDIA



19122015

आयकर विभाग
INCOME TAX DEPARTMENT

PINTU PATHAR

PARITOSH PATHAR

14/03/1992

Permanent Account Number

CZCPOP3422J

Pintu Pathar

Signature





सूचना

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

INFORMATION

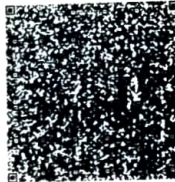
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

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



QR Code with Photograph

7140 5161 3759

VID : 9121 1134 5696 7807



भारत सरकार
Unique Identification Authority of India

Enrolment No.: 2189/71244/20314

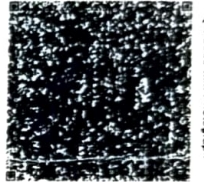
Download Date: 31/07/2018

Generation Date: 22/07/2018

To
Priyanka Halder
D/O Tapan Halder
UTTAR PASHCIM PARA
BAGHARGHOLE
Banhugli
Bonhooghly
South 24 Parganas West Bengal - 700103
9073406078

Signature valid

Digitally signed by
Priyanka Halder
Unique Identification
Authority of India
Date: 2018.07.21 21:00:14
+05'30'



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

7140 5161 3759

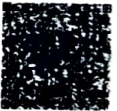
VID : 9121 1134 5696 7807

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Priyanka Halder
Date of Birth/DOB: 15/12/1993
Female/ FEMALE



7140 5161 3759

VID : 9121 1134 5696 7807

मेरा आधार, मेरी पहचान

5120

4. *Staphylococcus aureus*



Major Information of the Deed

Deed No :	I-1603-02378/2022	Date of Registration	21/02/2022
Query No / Year	1603-2000521546/2022	Office where deed is registered	
Query Date	16/02/2022 9:54:44 PM	D S R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sumit Dutta Chowdhury Alipore Police Court,, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831214197, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property Receipt [Rs : 5,000/-]		
Set Forth value	Market Value		
Rs. 1,30,000/-	Rs. 37,61,252/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 103/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Panchanantala, , Premises No: 115/2, , Ward No: 111 Pin Code : 700096




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	4 Katha 2 Chatak 15 Sq Ft	1,00,000/-	37,31,252/-	Width of Approach Road: 12 Ft.,
Grand Total :				6.8406Dec	1,00,000 /-	37,31,252 /-	

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, Cernented Floor, Age of Structure: 5 years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature



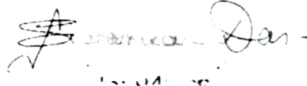
Name	Photo	Finger Print	Signature
Mr Pintu Pathar Son of Mr Paritosh Pathar Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office			
21/02/2022	LTI 21/02/2022		21/02/2022

Boral Bhattacharya Para,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CZxxxxxx2J, Aadhaar No: 31xxxxxxxxx8776, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office



Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS DAS PROPERTIES Boral Bhattacharjee Para,, Block/Sector: Boral, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 , PAN No.:: AGxxxxxx7M, Aadhaar No: 94xxxxxxxxx4118, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature				
SI No	Name	Photo	Finger Print	Signature
1	Mr Suvankar Das (Presentant) Son of Mr Krishna Kanta Das Date of Execution - 21/02/2022, , Admitted by: Self, Date of Admission: 21/02/2022, Place of Admission of Execution: Office			
	Feb 21 2022 11:12AM	LTI 21/02/2022		21/02/2022
Boral Bhattacharjee Para,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx7M, Aadhaar No: 94xxxxxxxxx4118 Status : Representative, Representative of : MS DAS PROPERTIES (as proprietor)				

Details :

	Photo	Finger Print	Signature
Priyanka Halder Daughter of Mr. Tapan Halder Alipore Police Court., City:- Not Specified, P.O.- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			Priyanka Halder
	21/02/2022	21/02/2022	21/02/2022
Identifier Of Mr Pintu Pathar, Mr Suvankar Das			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Pintu Pathar	MS DAS PROPERTIES-6.84063 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Pintu Pathar	MS DAS PROPERTIES-100.00000000 Sq Ft

21-02-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under serial no. 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 11:05 hrs on 21-02-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Suvankar Das .

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 37,61,252/-

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

Execution is admitted on 21/02/2022 by Mr Pintu Pathar, Son of Mr Paritosh Pathar, Boral Bhattacharya Para., P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, hv caste Hindu, by Profession Business

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

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

Execution is admitted on 21-02-2022 by Mr Suvankar Das, proprietor, MS DAS PROPERTIES, Boral Bhattacharjee Para., Block/Sector: Boral, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 103/- (B = Rs 50/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 71/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/02/2022 12:04PM with Govt. Ref. No: 192021220186454848 on 17-02-2022, Amount Rs: 71/-, Bank: SBI
EPay (SBIEPay), Ref. No. 2324451213422 on 17-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 6,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 613765, Amount: Rs.50/-, Date of Purchase: 23/10/2021, Vendor name: L Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/02/2022 12:04PM with Govt. Ref. No: 192021220186454848 on 17-02-2022, Amount Rs: 6,971/-, Bank: SBI
SBI EPay (SBIEPay), Ref. No. 2324451213422 on 17-02-2022, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 155260 to 155288
being No 160302378 for the year 2022.



Digitally signed by DEBASISH DHAR
Date: 2022.03.24 14:23:39 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/03/24 02:23:39 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)