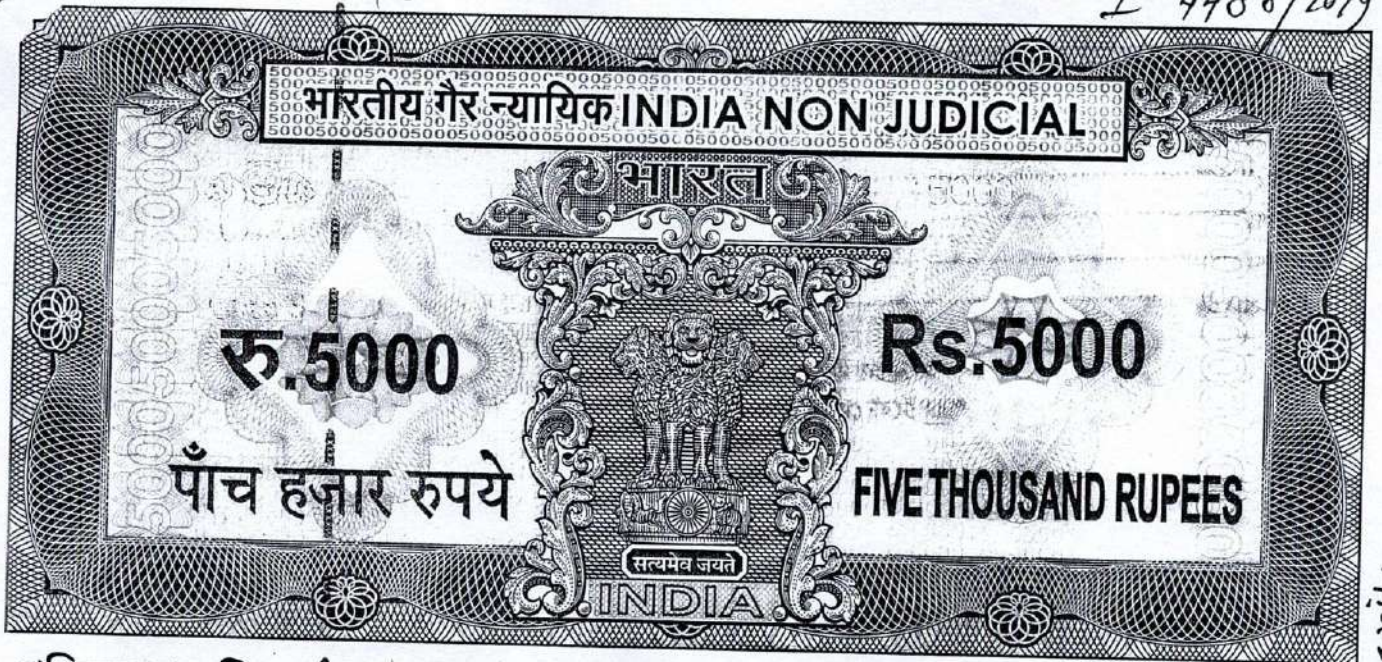


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I-4488/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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24.10.19

Q. 1-221447/19

Document is admitted to registration. The Signatures of the parties and the Endorsement sheet attached to this document are part of the document.

Sabita Pramanik
 Additional District Sub Registrar
 Sadar, Paschim Medinipur

24 OCT 2019

Sabita Pramanik
Abhaya Manu
Ananta Krishna Pramanik

DEED OF AGREEMENT OF DEVELOPER

THIS DEED OF AGREEMENT OF DEVELOPER made this the 24th day of October 2019.

BETWEEN

1. SMT. SABITA PRAMANIK PAN NO- EABPP7725J
 Wife of late Amiya Krishna Pramanik
 By Religion- Hindu, by Profession- housewife
 Residing at Dwaribandh, Midnapore Town
 Post Office- Midnapore, Police Station- Kotwali,
 District- Paschim Medinipur. Pin- 721101.
 Indian Citizen. Aadhaar No- 920088203905

Sabita Pramanik


BK Pramanik
Adv.

KALI CONSTRUCTION
 Sovera Kol.
 Proprietor

2. SMT. ABHAYA MANNA PAN NO- ADNPM2349C
 Wife of Sri Nirmallya Manna
 Daughter of late Amiya Krishna Pramanik
 By Religion- Hindu, by Profession- housewife
 Residing at- 14/A Goaltuli Lane
 Police Station- New Market
 Kolkata- 700013. Indian Citizen.
 Aadhaar No- 743078528212



Abhaya Manna

KALI CONSTRUCTION

Sourav Kali. Proprietor

3. SRI ANNADA KRISHNA PRAMANIK
 Son of late Gopal Krishna Pramanik
 By Religion- Hindu, by Profession-
 Residing at- Dwaribandh, Midnapore Town
 Post Office- Midnapore, Police Station- Kotwali,
 District- Paschim Medinipur. Pin- 721101.
 Indian Citizen. Aadhaar No- 700473111854
 PAN NO- BEBPP4396E



Annada Krishna Pramanik

Salita Pramanik. Abhaya Manna.

Annada Krishna Pramanik

.....Land Owners/First Part
 (which term or expression shall unless excluded by or repugnant to the
 subject or context be deemed to mean and include his heirs, executors,
 administrators, representatives, nominees and/or assigns) of the FIRST
 PART.

AND

SRI SOURAV KALI PAN NO- AZGPK4011Q
 Son of Sri Samarendra Nath Kali
 By Religion- Hindu, by Profession- Business
 Residing at- Paharipur, Post Office- Midnapore,
 Police Station- Kotwali, District- Paschim Medinipur.
 Pin- 721101. Indian Citizen. Aadhaar No- 901878076714.



Sourav Kali

.....Developer/Promoter
 Proprietor of "KALI CONSTRUCTION" GST NO- 19AZGPK4011Q2Z0,
 having its office at Paharipur within police station Kotwali, P.O.- Midnapore,
 District- Paschim Medinipur, Pin- 721101, West Bengal, India (which term or
 expression shall unless excluded by or repugnant to the subject or context be
 deemed to mean and include his heirs, executors, administrators,
 representatives, nominees and/or assigns) of the SECOND PART.

Annada Krishna Pramanik

vik

WHEREAS the property described in the schedule below previously belonged
 to Narendra Nath Pramanik. R.S.R.O.R. was duly been prepared and finally
 published in his name in R.S. khatian no- 964, measuring an area- 0.1070 acre.

Handwritten signature/initials

While said Narendra Nath Pramanik had been performing right, title, interest and possession and had been paying Government rent and Municipal tax in his name, he transferred the said property in favour of his grandson viz, Amiya Krishna Pramanik by a registered Deed of Gift being no- 5692 which was executed on 16.10.1966 and registered on 07.11.1966. At the time of registration of the aforesaid deed of gift, Amiya Krishna Pramanik was minor. In the year 1973 said Amiya Krishna Pramanik became major;

ANDWHEREAS while said Amiya Krishna Pramanik had been performing right, title, interest and possession and had been paying Government rent and Municipal tax in his name, all on a sudden Amiya Krishna Pramanik died on 27.12.1983 leaving his surviving his wife, Smt. Sabita Pramanik, his only daughter viz, Smt. Abhaya Manna and mother Smt. Aradhana Pramanik as his legal heirs and legal representatives according to Hindu Succession Act;

ANDWHEREAS after the demise of Amiya Krishna Pramanik, his aforesaid legal heirs viz, Smt. Sabita Pramanik and Smt. Abhaya Manna and Smt. Aradhana Pramanik had been performing right, title, interest and possession jointly undivided 1/3rd share each;

ANDWHEREAS L.R.R.O.R. had duly been prepared and finally published in the name of Sabita Pramanik in L.R. khatian no- 1964, in the name of Abhaya Manna in L.R. khatian no- 56 and in the name of Aradhana Pramanik in L.R. khatian no- 293;

ANDWHEREAS in the L.R. Settlement R.S. plot no- 1601 converted into L.R. plot no- 2428 and R.S. plot no- 1601/2035 converted into L.R. plot no- 2430 respectively;

ANDWHEREAS while said Smt. Sabita Pramanik, Smt. Abhaya Manna and Smt. Aradhana Pramanik had been performing right, title, interest and possession jointly and ejmali, Smt. Aradhana Pramanik executed a WILL in favour of Annada Krishna Pramanik in respect of her 1/3rd undivided share of the said property which was executed on 10.06.2011 and registered on 13.06.2011 before the office of the Additional District Sub-Registrar, Sadar, Paschim Medinipur;

ANDWHEREAS subsequently said Aradhana Pramanik died on 08.02.2012;

ANDWHEREAS for granting of Probate of the said registered WILL of Aradhana Pramanik, a Probate case has been filed by Sri Annada Krishna Pramanik before the Learned Court of the District Delegate, Paschim Medinipur which was registered as Probate case no- 36 of 2014;

Annada Krishna Pramanik
Sabita Pramanik.
Abhaya Manna.

KALI CONSTRUCTION

Sourav Koli.

Proprietor

B.K. G.
K.S.

ANDWHEREAS subsequently the said Probate case no- 36 of 2014 has been transferred before the Learned Court of Additional District Judge (Special Court), Paschim Medinipur for disposal which was subsequently re-numbered as Other Suit no- 15 of 2014. Probate of the said WILL was granted by the Learned Court on 30.07.2018;

ANDWHEREAS after granting Probate of the said WILL of deceased Aradhana Pramanik, at present Smt. Sabita Pramanik, Smt. Abhaya Manna and Sri Annada Krishna Pramanik have been performing right, title, interest and possession jointly and ejmali according to their undivided 1/3rd share each of the property described in the schedule below;

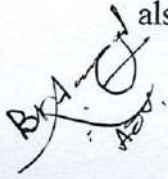
ANDWHEREAS the Land Owners/First Part are being the absolute lawful owner of the property described in the schedule below which is specifically shown in the sketch map by 'RED' wash annexed to this Deed of Agreement of Developer and have been performing right, title, interest and possession in respect of the said property without any interruption by anybody;

ANDWHEREAS a scale drawn map is being annexed herewith. The said scale drawn map shall form part of this DEED OF AGREEMENT OF DEVELOPER;

ANDWHEREAS Land Owners/First Part have intent to construct a Residential Building in respect of the area measuring an area 0.1070 acre more or less of Mouza- Miyanbazar within police station Midnapore which is fully described in the schedule below and which is within the holding no- 583, 614 (Old), 259 (New) within Midnapore Municipality. The construction will be Ground Floor plus permissible upper floors in the name and style of the apartment will be "RADHA RANI DHAM APARTMENT". At present the Land Owners/First Part have no other fund/resources to invest for the said construction work and for such reason they have searched for a person/persons who will be the Developer/Promoter and ready to invest money for the purpose of aforesaid construction work;

ANDWHEREAS SRI SOURAV KALI Proprietor of "KALI CONSTRUCTION" having its office at Paharipur, Midnapore Town within police station Kotwali, P.O.- Midnapore, District- Paschim Medinipur, Pin- 721101 who is the Developer/Promoter/Second Part is going to start a Ground Floor plus permissible upper floors building upon the land of Smt. Sabita Pramanik, Smt. Abhaya Manna and Sri Annada Krishna Pramanik, Land Owners/First Part, the Developer/Promoter/ Second Part after knowing from a reliable source regarding the aforesaid project of construction work, approach the Land Owners/First Part and as per his proposal the Land Owners/First Part also willing to do such construction work upon their own land;

Annada Krishna Pramanik
 Sabita Pramanik
 Abhaya Manna.
 KALI CONSTRUCTION
 Sourav Kali,
 Proprietor

BY

 Sourav Kali

ANDWHEREAS the Land Owners/First Part have accepted the proposal of the Developer/Promoter/Second Part for the aforesaid construction work and enter with him in this Deed of Agreement of Developers;

ANDWHEREAS for the said construction work the Developer willfully ready to undertake all types/kinds of money in connection with completion of the said construction work of the project and from beginning to the end of completion of the said construction work everything will be invested by the Developer/Promoter/Second Part;

ANDWHEREAS for the said purpose the Developer/Promoter/Second Part has undertake to investment of total construction till the completion of the said construction and he has also assured the total financial burden which he will have to bear;

ANDWHEREAS the Developer/Promoter/Second Part explored the possibility of arranging fund and have also considered the probable future benefit which the Developer/Promoter/Second Part will get;

ANDWHEREAS considering everything the Developer/Promoter/ Second Part has agreed to make investment for such construction and completion of the building upon the land of the Land Owners/First Part as Developer/Promoter/Second Part of the said building and also in lieu of sufficient security for his investment to be made together with providing scope for a steady income in future;

NOW IN THE PREMISES DESCRIBED ABOVE THE PARTIES HERE BY CONCUR TO AN AGREE WITH THE FOLLOWING TERMS AND CONDITIONS:-

1. The name and style of the residential building will be "RADHA RANI DHAM APARTMENT" at- Dwaribandh, Midnapore Town, P.S.- Kotwali, P.O.- Midnapore, District- Paschim Medinipur and within the Midnapore Municipality.
2. The Office of the Developer/Promoter will be at "KALI CONSTRUCTION" having its office at Paharipur, Midnapore Town within police station Kotwali, P.O.- Midnapore, District- Paschim Medinipur, Pin- 721101.
3. The construction will be Ground floor + Permissible upper floors as per plan and the owners will not responsible for illegal act of the Developer.

Amada Kaushik Pramanik
Sabeeta Pramanik.
Abhaya Manna.

KALI CONSTRUCTION
Sourav Koli.
Proprietor

BK
A.S.

4. That the Second Part/Developer will make arrangement for preparation of site plan as well as the building plan from the Engineer and must be vetted by the competent authority.
5. That after preparation of site plan and building plan the said plan shall be submitted before the Midnapore Municipality and Midnapore Kharagpur Development Authority for sanction or approval/vetting. Actual construction work will be started after obtaining the vetted plan and estimate.
6. That after starting of construction of the said project advance money from the willing purchasers will be received by the Developer/Promoter/Second Part in respect of developer allocation.
7. That according to the understanding or discussion of the Land Owners/First Part with the Developer/Promoter/Second Part. They have decided and amicably settled that, Land Owners, Smt. Sabita Pramanik, Smt. Abhaya Manna and Sri Annada Krishna Pramanik will get 40% of the total constructed area as owners allocation..
8. That after completion of said construction work of the said project, consideration of sale proceed will be received by the Developer/Promoter/Second Part in respect of Developers allocation. Land Owners/First Part shall have no right to receive any advance or consideration money of sale proceeds from the purchasers in respect of Developers allocation.
9. The Developer/Promoter/Second Part shall have right to construct maximum Ground Floor plus permissible upper floors after completion of the building, sold out of self contained flats and car parking space etc., the First Part/Land Owners shall have no right in any case to construct more than the construction constructed by the Developer/Promoter.
10. That time limit for the completion of the total construction and handed over the respective flats or money as stated to the Land Owners/First Part and the customers shall be within two years from the date of approval of sanction plan by the office of the Midnapore Municipality and Midnapore Kharagpur Development Authority, subject to condition, it may be extended another six months if the situation demands or for any unavoidable circumstances but in any case it shall not be extended after the expiry of added six months.

Annada Krishna Pramanik
 Sabita Pramanik.
 Abhaya Manna.

KALI CONSTRUCTION

Sourav Kalr,
 Proprietor

BPA
 ADV

11. The Land Owners/First Part shall have the liability to help the Developer/Promoter for preparation of paper works in the office for the purpose of such construction.
12. That the property of Land Owners/First Part which is specifically mentioned in the schedule below have a good and marketable title and the same is free from all encumbrances. The said Land Owners/First Part are being the absolute owners of the said property at present.
13. That from the starting of the construction of the said project and till the completion of the construction of the said project and till the execution of the deed of sale of all flats, shop rooms, garage etc. , if any of the Land Owners be die or be unfortunate death, in that case their legal heirs shall be the owner/owners in place of the name of the present owners viz, Smt. Sabita Pramanik, Smt. Abhaya Manna and Sri Annada Krishna Pramanik and the legal heirs of deceased Land Owners shall also be guided by the terms and condition and the legal heirs shall also be bound and governed to ratify this DEED OF AGREEMENT OF DEVELOPER.
14. That for the construction of residential-cum-commercial building, bank loan is necessary. For the said purpose bank loan shall be taken by the Developer/Promoter. As stated earlier bank loan will be taken by the Developer and the loan amount shall be kept in the account of the Developer/Promoter Firm and in respect of the bank loan matters the Land Owners are bound to sign in the loan documents etc. of the bank. But only the Developer shall have right to withdraw the loan amount from his account but in any case Land Owners shall have no right to claim any money from the loan amount and the Developer will liable to repay the loan to the bank and the land owners will not be responsible for the same.
15. That the Developer/Promoter shall have right to mortgage the said property or he will have power for mortgage the schedule property.
16. That the bank loan which will be taken by the Developer/Promoter for the construction work of the said project, the said bank loan shall have to repay to the bank by the Developer/Promoter. But in any case the Land Owners shall not be liable to pay any furthing towards the bank loan and bank interest to the bank.
17. That at the time of Agreement for sale and at the time of final registration of the deed of sale in respect of newly flats, shop rooms, car parking space etc., the Developer/Promoter shall have right to sign the same on

KALI CONSTRUCTION

Sourav Kabi.

Proprietor

Annada Krishna Pramanik
 Smita Pramanik
 Abhaya Manna.

By  Adv.

the strength of Registered Power of Attorney executed by the Land Owners/First Part in respect of Developers allocation.

18. That the Developer/Promoter shall bound to clear up any demand if any letter comes from local/outside during the completion of the selling the entire flats upon the said plots.
19. That Income Tax/Sale Tax/Wealth Tax in connection with the construction and selling the aforesaid building, all demands from any office shall be fulfill by the Developer/Promoter but in any case the Land Owners shall not be liable to pay any furthing to that effect.
20. That the Land Owners shall have no right to get any furthing from the Developer/Promoter from the advance money or the consideration money of the sale proceeds in respect of the Developers allocation.
21. That till the completion of the construction work of the said project, Municipal taxes of the said holding and the Government rent of the said property will be paid by the Developer/Promoter by his own costs.
22. That for the purpose of the aforesaid project the Land Owners/First Part shall bound to execute and registration of General Power of Attorney in favour of the Developer/Second Part in respect of the property described in the schedule below.
23. That the residential part of the building will not be used as commercial purpose and not tower will be installed over the roof by the Developer.
24. That each terms of this DEED OF AGREEMENT OF DEVELOPER shall be condition for a supplementary to every other terms and the parties and their assignee or their representatives and heirs will remain bound by this DEED OF AGREEMENT OF DEVELOPER.

IN WITNESSES WHEREOF THE PARTIES HERE UNTO SET AND SEBSCRIBE THEIR RESPECTIVE SEALS AND HANDS THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE DESCRIPTION OF THE PROPERTY

District- Paschim Medinipur, police station- Midnapore, Ward no- 17 (Old), 15 (New) within Midnapore Municipality, holding no- 583, 614 (Old), 259 (New), mouza- Miyanbazar, J.L. no- 173, R.S. khatian no- 964, L.R. khatian no- 1964, 56 & 293, Subsequent L.R. Khatian no- 4595, R.S. plot no- 1601, L.R. plot no-

KALI CONSTRUCTION

Sovan Kali.

Proprietor

Amado Krishna Baramanik
Sakita Baramanik.
Abhaya Manna.

B.K. Saha
15/2

2428, measuring an area- 0.0970 acre (Bastu), R.S. plot no- 1601/2035, L.R. plot no- 2430, measuring an area- 0.0070 acre (Pukur), Total Area- 0.1040 acre which is shown in 'Red' wash in the sketch map annexed to this DEED OF AGREEMENT OF DEVELOPER.

Its Measurement:

North arm: 97 feet- 29 inches.
 South arm: 97 feet- 16 inches.
 East arm: 48 feet- 03 inches.
 West arm: 48 feet- 09 inches.

Bounded by:

On the North: 06 feet wide common passage.
 On the South: plot no- 1599, 2034 & 1600.
 On the East: 29 feet Municipal Road.
 On the West: Dwaribandh Pukur.

KALI CONSTRUCTION

Soumitra Kati: Annada Krishna Pramanik
 Proprietor
 Sanchita Pramanik,
 Abhya Manna.

1. WITNESS AND IDENTIFIER.

SIGNATURE: *Nilanjan Ghosh*

NAME: Sri Nilanjan Ghosh, FATHER NAME: Late Sisir Ghosh

OF: Patnabazar, P.O.: Midnapore, P.S.: Kotwali

DISTRICT: Paschim Medinipur, Pin- 721101.

RELIGION: Hindu, OCCUPATION: Law Clerk.

Witnesses:-

2. Sanchita Pramanik
 w/o Annada Krishna Pramanik
 Dwaribandh Road.
 Paschim Medinipur.
3. Nirmalya Manna.
 S/o Late Manas Rajan Manna
 14/A, Goal Toli Lane KOLIB

BKJ
AB

Typed by:-
Nilanjan Ghosh
Typist.

Nilanjan Ghosh

Drafted by me and prepared
in my office.

Bidyut Kumar Sanyal.
24.10.19
ADVOCATE.
Regd.no-WB.656/1981.

Sri Bidyut Kumar Sanyal
Advocate
Judge's & Judicial Court
Paschim Medinipur

Note:- This DEED OF AGREEMENT OF DEVELOPERS has been typed in ten (10) pages including Stamp Paper and there are three attesting witnesses and two separate sheets have been annexed as page no- 11 & 12 for ten finger impression of the parties which is part of This DEED OF AGREEMENT OF DEVELOPER.

KALI CONSTRUCTION
Sourav Kali.

Proprietor

Amata keishika Paramanik
Saikat Paramanik.
Abhaya Manna.

KALI CONSTRUCTION

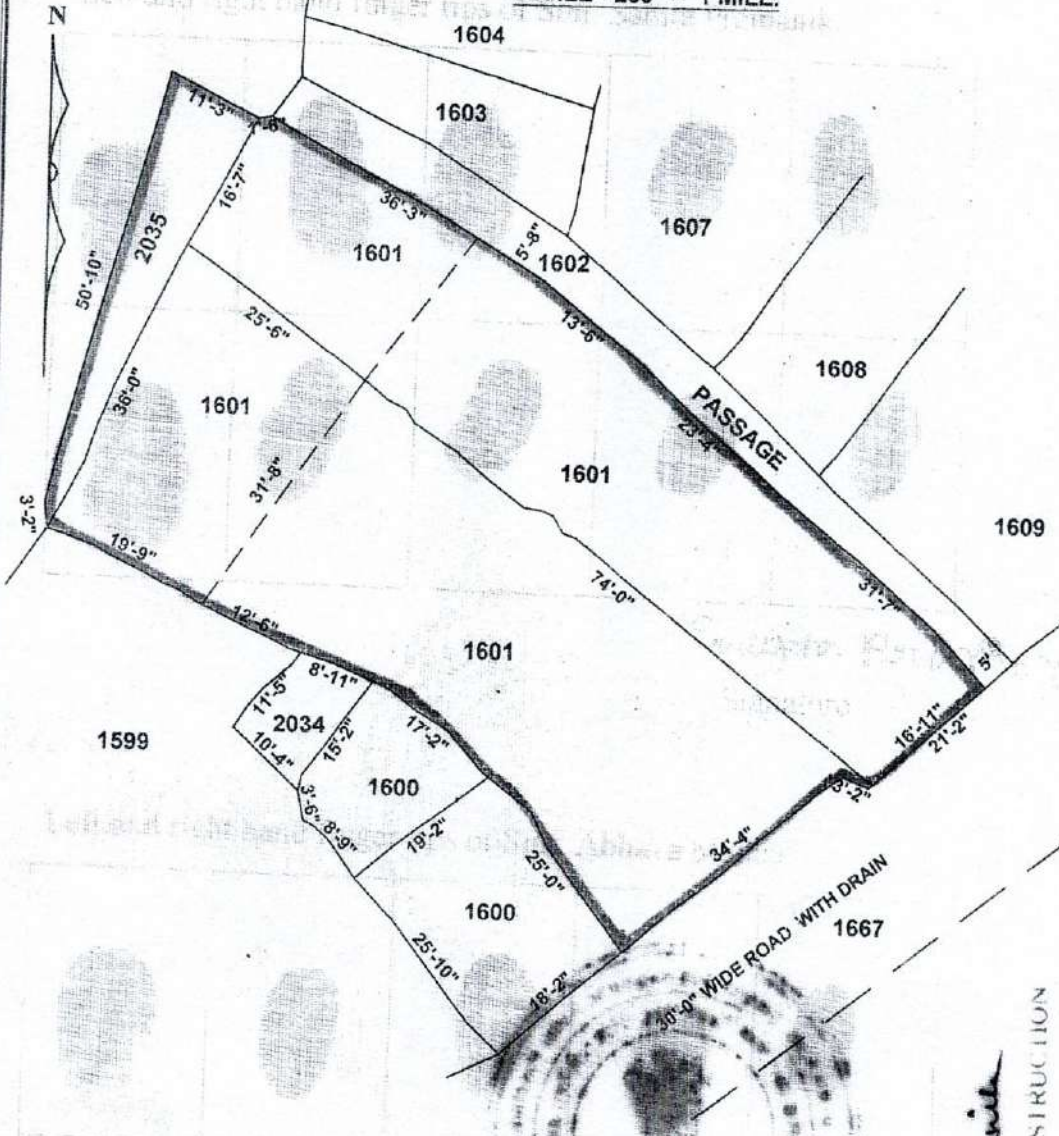
Sourav Kali.

Proprietor

Saikat Paramanik,
Abhaya Manna.

Amata keishika Paramanik

MOUZA - MIYABAZAR, J.L. NO. - 173, P.S. - MEDINIPUR,
 DIST. - PASCHIM MEDINIPUR.,
 SCALE - 256" = 1 MILE.



Abhaya Manna.
 Savita Pramanik.

KALI CONSTRUCTION
 Sourav Kali,
 Proprietor

Annad Krishna Pramanik

DETAILS OF THE LAND FOR DEVELOPER AGREEMENT

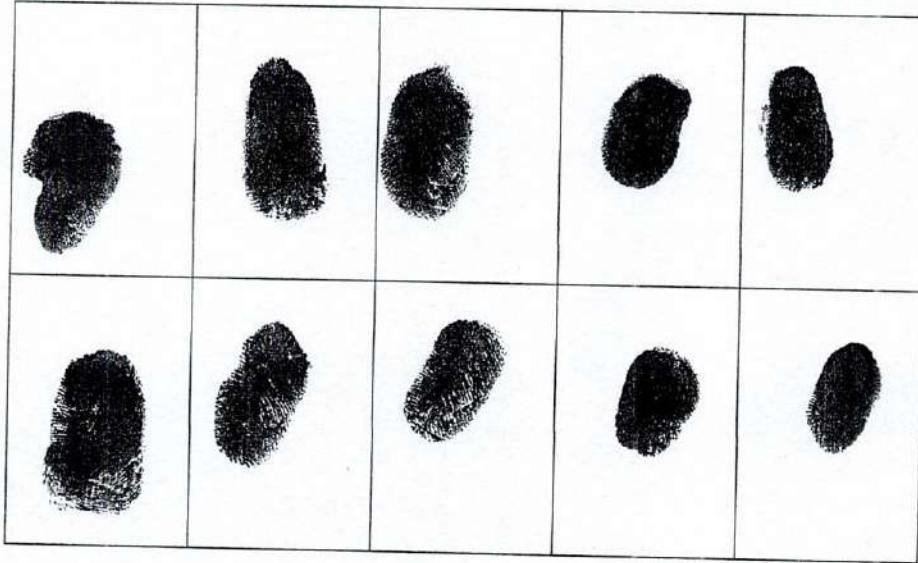
AGREEMENT BETWEEN	R.S. PLOT NO.	L.R. PLOT NO.	AREA OF THE LAND		MARK
			SQ.FT.	ACRE	
1) SMT. SABITA PRAMANIK, W/O- LATE AMIYA KRISHNA PRAMANIK, DWARIBANDH, MIDNAPORE, 2) SMT. ABHAYA MANNA, W/O- SRI NIRMALYA MANNA, 14/A, GOALTULI LANE, KOL. - 13, 3) SRI ANNADA PRAMANIK, S/O- LATE GOPAL KRISHNA PRAMANIK, DWARIBANDH, MIDNAPORE, PASCHIM MEDINIPUR. AND KALI CONSTRUCTION, PROPRIETOR SRI SOURAV KALI, S/O- SRI SAMARENDRA NATH KALI, PAHARIPUR, MIDNAPORE, PASCHIM MEDINIPUR,	1601 (FULL)	2428	4225.32	0.0970	□
	1601/ 2035 (FULL)	2430	304.92	0.0070	
	TOTAL		4530.24	0.1040	

DRAWN BY :- (AS DIRECTED)

S.S. Adhikary
 S.S. ADHIKARY.
 SURVEYOR *MAHATABPUR*

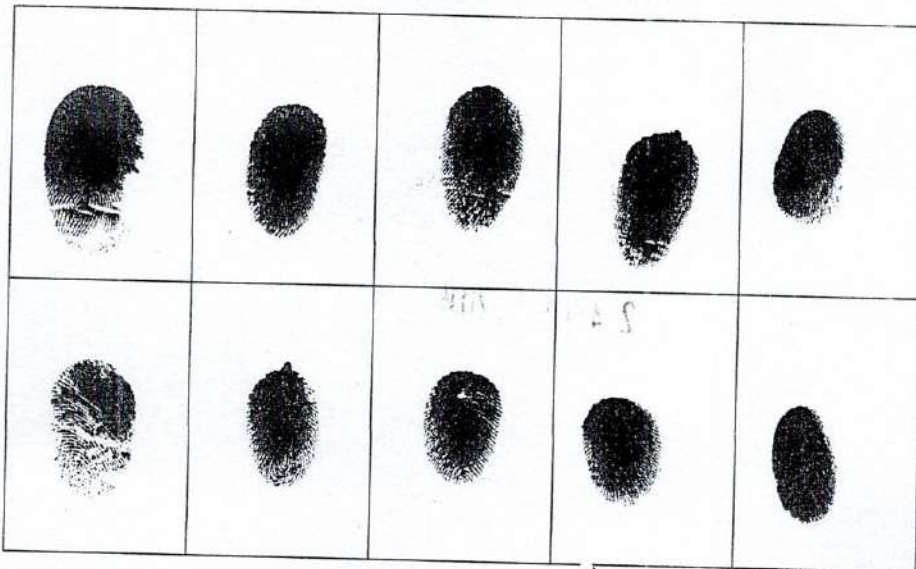
Adhikary
 ADVOCATE.

Left and right hand finger tips of Smt. Sabita Pramanik.



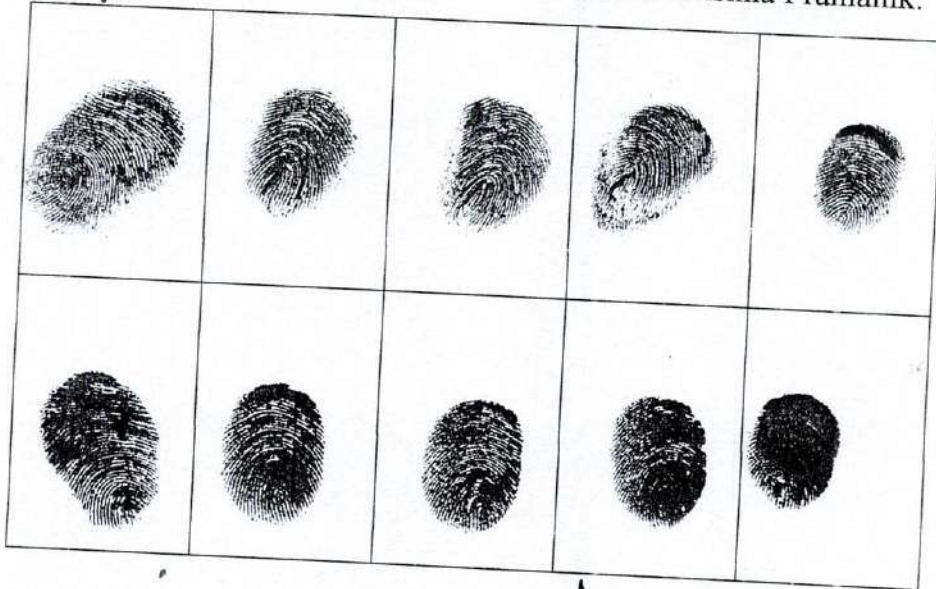
Sabita Pramanik,
Signature

Left and right hand finger tips of Smt. Abhaya Manna.



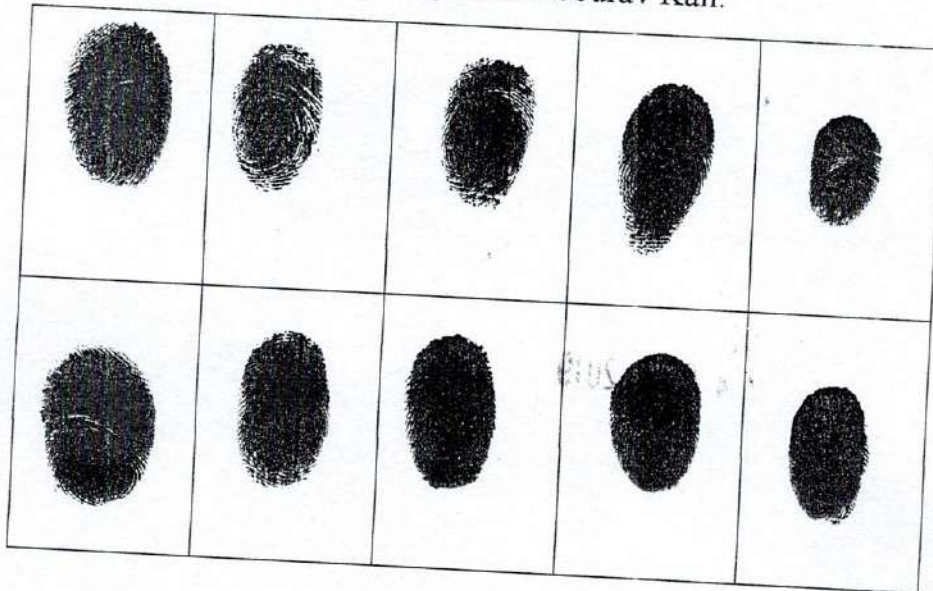
Abhaya Manna.
Abhaya Manna.
Signature

Left and right hand finger tips of Sri Annada Krishna Pramanik.



Annada Krishna Pramanik
Signature

Left and right hand finger tips of Sri Sourav Kali.



Sourav Kali
Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EABPP7725J



नाम / Name
SABITA PRAMANIK

पिता का नाम / Father's Name
AMIYA KRISHNA PRAMANIK

जन्म की तारीख / Date of Birth
01/01/1960

Sabita Pramanik

हस्ताक्षर / Signature



18092017

Sabita Pramanik,



भारत सरकार



आधार

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

तालिकास्तुतिर आई डि / Enrollment No. : 1058/10498/02264

To
SABITA PRAMANIK
সবিতা প্রামাণিক
DWARIBANDH
Midnapore
Midnapore, West Midnapore
West Bengal - 721101

05/02/2014



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75390974



আপনার आधार সংখ্যা / Your Aadhaar No. :

9200 8820 3905

आधार - साधारण मानुषेर अधिकार



ভারত সরকার

Government of India

সবিতা প্রামাণিক

SABITA PRAMANIK

পিতা : অমিয়া কৃষ্ণ প্রামাণিক

Father : Amiya Krishna PRAMANIK

জন্মতারিখ/DOB: 01/01/1960

মহিলা / Female



9200 8820 3905



आधार - साधारण मानुषेर अधिकार

Sabita Pramanik.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADNPM2349C



नाम /NAME

ABHAYA MANNA

पिता का नाम /FATHER'S NAME

NIRMALYA MANNA

जन्म तिथि /DATE OF BIRTH

12-07-1978

हस्ताक्षर /SIGNATURE

Abhaya Manna

Abhaya Manna

आयकर आयुक्त, प.व.-II

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

Abhaya Manna.

2008 1 1 1



ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/19848/44043

To
অভয়া মান্না
Abhaya Manna
14 A GOAL TULI LANE
Dharmatala S.O
Dharmatala
Kolkata
West Bengal 700013

1361423



MN013614237FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7430 7852 8212

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অভয়া মান্না
Abhaya Manna
পিতা : অমিয়া প্রমানিক
Father : AMIYA PRAMANICK
জন্ম সাল / Year of Birth : 1978
মহিলা / Female



7430 7852 8212

আধার - সাধারণ মানুষের অধিকার

Abhaya Manna.

स्नायकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ANNADA KRISHNA PRAMANIK

GOPAL PRAMANIK

31/10/1974

Permanent Account Number

BEBPP4396E

Annada Krishna Pramanik

Signature



0105 130 4 5

If case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTISL

Plot No. 3, Sector 11, CBD, Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौदाएं :

आपका पैन सेवा यूनिट, यूटीएसएल

प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,

नवी मुंबई-400 614.

Annada Krishna Pramanik



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1058/10434/02101

To
অন্নদা কৃষ্ণ প্রামানিক
Annada Krishna Pramanik
DARIBANDH
Midnapore
Midnapore West Midnapore
West Bengal 721101

10/11/2012
1819/257
MN181972576DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7004 7311 1854

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অন্নদা কৃষ্ণ প্রামানিক
Annada Krishna Pramanik
পিতা : গোপাল কৃষ্ণ প্রামানিক
Father : GOPAL KRISHNA PRAMANIK
জন্ম মাল / Year of Birth : 1973
পুরুষ / Male



7004 7311 1854

আধার - সাধারণ মানুষের অধিকার

Annada Krishna Pramanik

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 SOURAV KALI
 SAMARENDRA NATH KALI
 22/03/1980
 Permanent Account Number
 AZGPK4011Q
 Sourav Kali
 Signature

If this card is lost / someone has stolen it, please inform / return to:
 Income Tax PAN Services Unit, NSDL
 1st Floor, Times Tower
 Kamla Mills Compound
 S.E. Minto Road, New Delhi - 110001
 Tel: 011-22-600000 / 22-600001
 Email: pan@nsdl.com

Sourav Kali.

Wmader 1/21/2010 11:00am



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1058/10527/03534

To
সৌরভ কালী
SOURAV KALI
S/O Samarendra Nath Kali
PAHARIPUR
Midnapore
Midnapore West Midnapore
West Bengal 721101

15391187

MN153911871DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9018 7807 6714

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সৌরভ কালী
SOURAV KALI
জন্ম সাল / Year of Birth : 1980
পুরুষ / Male



9018 7807 6714

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করণ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মানা।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

15391187



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O সমরেন্দ্র নাথ কালী,
পাহাড়ীপুর, মেদিনীপুর (এম),
মেদিনীপুর, পশ্চিম মেদিনীপুর,
পশ্চিমবঙ্গ, 721101

Address:

S/O Samarendra Nath Kali,
PAHARIPUR, Midnapore,
Midnapore, West Midnapore,
West Bengal, 721101

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Sourav Kali.

Writen Karsina Karaman

11

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

T- 4488/2019

GRN: 19-201920-008650600-1

Payment Mode Online Payment

GRN Date: 24/10/2019 14:11:48

Bank : State Bank of India

BRN : IK0AHEJEM4

BRN Date: 24/10/2019 14:12:26

DEPOSITOR'S DETAILS

Id No. : 10031000221447/7/2019
[Query No./Query Year]

Name : Sourav Kali

Mobile No. : +91 9002941789

Contact No. :

E-mail :

Address : Paharipur

Applicant Name : Mr B K Sanyal

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	10031000221447/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	10031000221447/7/2019	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				15041

In Words : Rupees Fifteen Thousand Forty One only

T-4488/2019

Major Information of the Deed

Deed No :	I-1003-04488/2019	Date of Registration	24/10/2019
Query No / Year	1003-1000221447/2019	Office where deed is registered	A.D.S.R. MIDNAPORE, District: Paschim Midnapore
Query Date	21/10/2019 1:36:11 PM	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Applicant Name, Address & Other Details	B K Sanyal Midnapur, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No : 7872727474, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Set Forth value	Rs. 10,00,000/-
Market Value	Rs. 1,48,72,000/-	Stampduty Paid(SD)	Rs. 20,020/- (Article:48(g))
Registration Fee Paid	Rs. 21/- (Article:E, E)	Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)

Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Miya Bazar Road, Mouza: Miyabajar, JI No: 173, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	RS-1601/2035	RS-964	Commercial Vastu	0.104 Acre	10,00,000/-	1,48,72,000/-	Width of Approach Road: 30 Ft.,
Grand Total :				10.4Dec	10,00,000 /-	148,72,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Sabita Pramanik Wife of Late Amiya Krishna Pramanik Executed by: Self, Date of Execution: 24/10/2019 , Admitted by: Self, Date of Admission: 24/10/2019 ,Place : Office	 24/10/2019	 LTI 24/10/2019	 24/10/2019
Dwaribandh, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EABPP7725J, Aadhaar No: 92xxxxxxxx3905, Status :Individual, Executed by: Self, Date of Execution: 24/10/2019 , Admitted by: Self, Date of Admission: 24/10/2019 ,Place : Office				

Amiya Krishna Pramanik

L.

2

Name	Photo	Finger Print	Signature
Smt Abhaya Manna Wife of Shri Nirmallya Manna Executed by: Self, Date of Execution: 24/10/2019 , Admitted by: Self, Date of Admission: 24/10/2019 ,Place : Office			
24/10/2019	LTI 24/10/2019	24/10/2019	

14/ A Goaltuli Lane, P.O:- New Market, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700013 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADNPM2349C, Aadhaar No: 74xxxxxxxx8212, Status :Individual, Executed by: Self, Date of Execution: 24/10/2019 , Admitted by: Self, Date of Admission: 24/10/2019 ,Place : Office

3

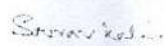
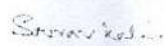
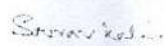
Name	Photo	Finger Print	Signature
Shri Annada Krishna Pramanik Son of Late Gopal Krishna Pramanik Executed by: Self, Date of Execution: 24/10/2019 , Admitted by: Self, Date of Admission: 24/10/2019 ,Place : Office			
24/10/2019	LTI 24/10/2019	24/10/2019	

Dwaribandh, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BEBPP4396E, Aadhaar No: 70xxxxxxxx1854, Status :Individual, Executed by: Self, Date of Execution: 24/10/2019 , Admitted by: Self, Date of Admission: 24/10/2019 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Kali Construction Paharipur, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 , PAN No.:: AZGPK4011Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sourav Kali (Presentant) Son of Shri Samarendra Nath Kali </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Oct 24 2019 1:50PM</td> <td>LTI 24/10/2019</td> <td>24/10/2019</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Sourav Kali (Presentant) Son of Shri Samarendra Nath Kali				Oct 24 2019 1:50PM	LTI 24/10/2019	24/10/2019	
Name	Photo	Finger Print	Signature										
Mr Sourav Kali (Presentant) Son of Shri Samarendra Nath Kali													
Oct 24 2019 1:50PM	LTI 24/10/2019	24/10/2019											

Paharipur, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZGPK4011Q, Aadhaar No: 90xxxxxxx6714 Status : Representative, Representative of : Kali Construction (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Milanjan Ghosh Son of Late Sisir Ghosh Bhatnabazar, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101			
	24/10/2019	24/10/2019	24/10/2019
Identifier Of Smt Sabita Pramanik, Smt Abhaya Manna, Shri Annada Krishna Pramanik			

Transfer of property for L1

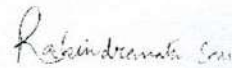
Sl.No	From	To. with area (Name-Area)
1	Smt Sabita Pramanik	Kali Construction-3.46667 Dec
2	Smt Abhaya Manna	Kali Construction-3.46667 Dec
3	Shri Annada Krishna Pramanik	Kali Construction-3.46667 Dec

Endorsement For Deed Number : I - 100304488 / 2019

On 21-10-2019

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 1.48,72,000/-



RABINDRANATH SAU
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

On 24-10-2019

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.

T-4488/2019

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

Presented for registration at 13:35 hrs on 24-10-2019, at the Office of the A.D.S.R. MIDNAPORE by Mr Sourav Kali

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

Execution is admitted on 24/10/2019 by 1. Smt Sabita Pramanik, Wife of Late Amiya Krishna Pramanik, Dwaribandh, P.O. Midnapur, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife, 2. Smt Abhaya Manna, Wife of Shri Nirmallya Manna, 14/ A Goaltuli Lane, P.O: New Market, Thana: New Market, Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession House wife, 3. Shri Annada Krishna Pramanik, Son of Late Gopal Krishna Pramanik, Dwaribandh, P.O: Midnapur, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business
Identified by Nilanjan Ghosh, , Son of Late Sisir Ghosh, Patnabazar, P.O: Midnapur, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/10/2019 2:12PM with Govt. Ref. No: 192019200086506001 on 24-10-2019, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AHEJEM4 on 24-10-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21320, Amount: Rs.5,000/-, Date of Purchase: 22/10/2019, Vendor name: Anowar Mallick
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 24/10/2019 2:12PM with Govt. Ref. No: 192019200086506001 on 24-10-2019, Amount Rs: 15,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AHEJEM4 on 24-10-2019, Head of Account 0030-02-103-003-02

Rabindranath Sau

RABINDRANATH SAU
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

T- 4488/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1003-2019, Page from 98228 to 98255

being No 100304488 for the year 2019.



Rabindranath Sau

Digitally signed by RABINDRANATH SAU
Date: 2019.11.01 16:42:35 +05:30
Reason: Digital Signing of Deed.

(RABINDRANATH SAU) 11/01/2019 16:42:02
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.

Ananta Karishma Karan

nik

(This document is digitally signed.)