

688/2022

1-688/2022



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 26883

Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this document are
part of the Document.

Addl. Dist. Sub-Registrar
Kulti Paschim Bardhaman

GRN : 19-202122-018096954-1.

10 FEB 2022

e-Query No. 2000416179/2022.

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS DEED OF AGREEMENT made on this 10th day of February, 2022.

BETWEEN

- (1) SRI NARESH SHARMA, (P.A.N. APJPS8581C), Son of Late Khirou Sharma, and
- (2) SMT. PUSHPA SHARMA, (P.A.N. CXZPS9898G), Wife of Sri Naresh Sharma, both are by Faith Hindu, by occupation Business, Citizenship Indian, resident of Neamatpur, P.O. Sitarampur, P.S. Kulti, District Paschim Bardhaman, (West Bengal), PIN-713359, hereinafter jointly and severally called the 'FIRST PARTY / OWNERS' (which expression shall unless excluded by or repugnant to the context mean and include all their heirs, legal representatives, assignees and successors) of the FIRST PART.

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AND

"IRAVATI CONSTRUCTIONS", (P.A.N. AAGFI9146R), a Partnership Firm, having its Office at Hill Colony, New Road, near Kamala Nursing Home, P.O. & P.S. Kulti, District Paschim Bardhaman, PIN-713343, represented by its partners :
E (1) SRI AJODHYA SHARMA, (P.A.N. AJBPS2787G), Son of Late Balkeshwar Sharma, E (2) SRI DEBASIS GANGULY, (P.A.N. AEDPG9986J), Son of Ashutosh Ganguly, and E (3) SRI SANJAY CHOWDHURY, (P.A.N. ADMPC5283C), Son of Sukhendra Nath Chowdhury, all are by faith Hindu, by occupation Business, Citizenship Indian, residence of Partner No. 1 is Nazrul Pally, S.B. Gorai Road, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, residence of Partner No. 2 is 9, The Ridge, near CE Office, P.O. Burnpur, P.S. Hirapur, District Paschim Bardhaman, PIN-713325, residence of Partner No. 3 is Hill Colony, New Road, near Kamala Nursing Home, P.O. & P.S. Kulti, District Paschim Bardhaman, PIN-713343, hereinafter jointly and severally called the 'SECOND PARTY / DEVELOPER' (which expression shall unless excluded by or repugnant to the context include all its successors-in-office, legal representatives, executors, administrators and assigns) of the SECOND PART.

WHEREAS, the schedule mentioned land was jointly purchased by the First Party / Owners herein by virtue of a Deed of Sale dated 17th day of August, 2016 which was duly registered in Book-I, Volume number 0224-2016, Page from 49390 to 49404, being No. 022402838 for the year 2016 of A.D.S.R. Office, Kulti from its previous owner Sri Arabinda Chakraborty, Son of Late Sudhir Kumar Chakraborty of Chirkunda, Dhanbad for the consideration price mentioned in the said Deed of Sale.

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AND WHEREAS the Owners since after their purchase as aforesaid duly mutated/recorded their names in the L.R. Records of Rights in L.R. Khatian No. 3645 & 3646 in the Office of the B.L. & L.R.O., Kulti and have also converted their said land into commercial bastu vide Conversion Case No. CN/2019/2308/364 & CN/2019/2308/365.

AND WHEREAS the First Party/Owners under the aforesaid circumstances are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the land more fully mentioned in the Schedule hereunder written by paying the rents, taxes, cess, etc. as fixed by the competent authorities from time to time.

AND WHEREAS the First Party/Owners with the intent to develop their said properties availed the Land-use NOC from ADDA vide Memo No. ADDA/ASL/2404/V/155/FL/NOC/4430 Dated 26/11/2019 and also the Certificate of Clearance from the authorities of Divisional Forest officer, Durgapur Division vide Clearance No. 53/CC/D/2019.

AND WHEREAS owing to their prior engagements the First Party / Owners abandoned their said intention of developing their said land and invited the Developer herein for developing the said project and the Developer being engaged in developing and promoting and also sponsoring construction of multi-storied building having its own financial resources to carry out any development scheme, including taking up all related responsibility of preparation and sanction of plan for construction and engage engineers, masons and labourers and also put in resources for building materials and supervise the completion of the construction of the proposed building and to procure prospective flat-buyers for the flats, apartments and other spaces to be built as per the plan to be sanctioned by the authorities of Asansol Municipal Corporation (Kulti Office).

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AND WHEREAS with the intent to develop the said property and raise and construct new multi-storied building thereon at its own costs and expenses, mutual discussions were caused between the parties hereto and in pursuant to such mutual discussions the Owners and the Developer agreed on the following terms and conditions :-

NOW THEREFORE IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS :-

1. The Owners hereby agree to entrust and handover to the Developer the work and right of development of the said land/property on the terms contained herein and the Owners shall be liable to deliver vacant and peaceful possession of the said land free from any tenancy and/or encumbrances to the Developer on the day of execution of this Development Agreement for construction of the proposed new building according to the Site Plan and Building Plan as will be sanctioned by the competent authorities of A.M.C. It is clarified that the Owners shall be solely responsible for the title and possession of their said property. The Owners shall also hand over all original land documents like land deed, mother deed, B.L. & L.R.O. Mutation Certificate, Parcha, Khajna receipts, ADDA NOC, Conversion Certificate, etc. to the Developer on the day of execution of this Development Agreement.
2. The Developer agree to develop or cause to be developed the said property for and on behalf of the Owners on the terms contained herein and as permitted by the concerned authorities. by constructing a multi-storied (G+4-storied) building thereon to be named as "TRISHUL ENCLAVE" consisting of several independent and self-contained residential flats or apartments and such other premises / spaces / structures / two / four-wheeler

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parking spaces/garages, etc. on the Ownership basis as will be sanctioned by the Asansol Municipal Corporation and other concerned authorities and then to sell the said proportionate land with Flats to the Developer's own nominees/intending Buyer(s) excepting the Owners' allotted flats and parking spaces more specifically detailed in the Schedule 'B' hereinafter written. The Developer agree that they will at their own cost and on their own responsibility but in the name of the Owners and on their behalf acquire and avail whatever other permissions are required from any other authority to develop the said property.

3. That the Owners apart from receiving the self contained residential Flats and the parking spaces as detailed in the Schedule 'B' herein below, shall also be entitled to easement rights in common with the other occupiers of the said building in respect of the common areas, staircases, lift and other facilities provided therein.
4. That prior to actual construction work taken up in hand by the Developer, the Owners undertake to make out a good and marketable title to the schedule mentioned property/land, free from all encumbrances, charges, claims, tenancy, demands, liabilities, liens and lis pendens or attachments or whatsoever kind or nature of the said property. Provided furthermore if any dispute regarding title and ownership of the said property arises at any time during the construction period the same shall be settled by the First Party / Owners at their own expenses and responsibility.
5. That the First Party / Owners will be handed over their allotted properties within 24 (twenty four) months from the date of sanction of the Site Plan and the Building Plan from the authorities of A.M.C. or from the date of handover of the schedule mentioned property to the Developer by the

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Owners, whichever is later, and the Owners shall be handed over the possession of their allotted properties within the said stipulated period.

6. That the Owners will be paid Rs.15,00,000/- (Rupees fifteen lakh only) as share of the expected profits in the following manner by the Developer and the said amount will be refunded by the First Party/Owners before handover of their allotted properties :-

- i) Rs. 5,00,000/- (Rupees five lakh only) by Cheque No. 001372 of ICICI Bank, Kulti.
- ii) Rs.5,00,000/- (Rupees five lakh only) by Cheque No. 001373 of ICICI Bank, Kulti.
- iii) Rs.5,00,000/- (Rupees five lakh only) within 120 (one hundred twenty) days from the date of this agreement.

It has been agreed by and between the parties hereto that the First Party/owners will not be handed over their allotted properties until and unless the aforesaid amount of Rs.15,00,000/- (Rupees fifteen lakh only) is refunded to the Developer. Be it mentioned herein that if any extra jobs/works are done by the Owners in their allotted properties then the cost of the same will borne by the Owners.

7. That the time period for the construction of the proposed building shall be subject to availability of building materials and such other Government or Statutory impositions relating to their availability and also subject to Force Majeure conditions, such as, flood, earthquake, water, stream, tempest, civil commotion, strike, covid-19 like situations, riot or war and other acts of God, when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the Force Majeure.

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8. That the Owners hereby agree that they shall not do anything in regard to the said property whereby the right of the Developer to undertake construction of the proposed building and disposal of its/their share in the said building is prejudicially affected and/or the construction be delayed or impeded in any manner whatsoever.
9. The Developer shall be at liberty to make necessary applications for the purpose of obtaining requisite permissions for the said work from the authorities concerned at their own costs in the name of the Owners, and the Owners shall join in such applications if necessary but the responsibility of obtaining such permission will be on the Developer and at their own cost.
10. The Owners hereby give exclusive right and licence and permission to the Developer to enter upon the said land/property and the authority to commence, carry on and complete development work thereof (including laying of roads, drainage, sewerage, water pipes and electricity cables) in accordance with the sanctioned building plan/s and subject to the provisions of these presents.
11. That the Owners hereby agrees to pay and clear all rates and taxes and khajnas and or other impositions and statutory dues in respect of the said premises till the handing over the possession of the said property to the Developer and thereafter the said taxes, etc. shall be payable proportionately by the prospective Buyer(s) of the building.
12. The Owners shall at the request of the Developer sign and execute from time to time any amended/modified/rectified/revised plans that may be required for mutual benefit of the Owners and the co-occupiers of the proposed new Apartment and other applications for construction of any structures on the said land for being sanctioned and approved by any

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authorities provided that all costs, charges and expenses incurred in this connection shall be borne and paid by the said Developer alone.

13. The Developer shall indemnify and keep the Owners indemnified and harmless from and against all third party claims or actions arising out of any act or omission on the part of the Developer, their agents men or labourers, and all civil, criminal or administrative proceedings, fines, penalties and all costs charges, expenses, and damages incurred or suffered by the Owners in the course of such development.
14. The Owners shall simultaneously execute and register the General Power of Attorney in favour of the Developer giving it/them all necessary powers for carrying out the work of development in all respect, such as obtaining sanction of plan and all necessary permission and sanction from different authorities including securing loans from financial organizations in connection with the construction of the said multi-storied building and also for sale and transfer concerning the flats/properties/spaces falling in Developer's allocation i.e. except the Owners' allotted flats, parking spaces and commercial spaces.
15. The Developer shall be at liberty to sell, transfer, lease, mortgage, gift, exchange or allot the flats or any other structures or portion thereof in the said building to be constructed on the said land to any parties at such price and such terms and conditions and provisions as the Developer may think fit subject to any terms that may be imposed by any authority, except the Owners' allocations in the said Apartment which is more fully mentioned in the Schedule 'B' hereunder written. All such allotments shall be made by the Developer at their own risk and they alone shall be responsible to such party/parties in connection with all dealings between them and such buyers or allottees.

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16. The Developer shall be entitled to put up and display any hoardings or boards upon the said property advertising that the said building is being developed by it/them.
17. That after the construction of the proposed building is fully completed the Owners and Developer and/or the other occupiers of the said apartment shall cause an Owners' Association or a Society or a Syndicate to be formed or established by the occupiers and thereafter the Developer shall handover the control and management of the said building to the said committee/society and thereafter all regular/future expenses to maintain the said building/property shall be borne by the said Owners' Association/Body.
18. That in case of any dispute or differences arising between the parties hereto the same shall be referred to arbitration according to the provisions of law and the award of the Umpire/President shall be final and binding upon the parties.
19. That the Owners and the Developer have entered into this agreement purely on a principal to principal basis and nothing contained in these presents shall be construed as a Partnership business or joint venture.

SCHEDULE "A"

DESCRIPTION OF THE LAND

In the District of Paschim Bardhaman, P.S. Kulti, A.D.S.R. Office Kulti, **Mouza Kulti**, J.L. No. 16, under Asansol Municipal Corporation, Ward No. 72, at College Road, Kulti; all that piece and parcel of Bastu land comprised in R.S. & L.R. Plot No. 1214/1250 under L.R. Khatian No. 3645 & 3646, measuring 14 (fourteen) **Decimal** including a 05 years old tiles-shed residential structure constructed thereupon measuring an area of 100 Sq. Ft. with all easement rights attached thereto is hereby jointly handed over by the First Party / Owners for development upon the aforesaid terms and conditions.

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Butted and bounded by :

- On the North : Property of Mr. Pandey.
- On the South : 12'-0" feet wide Road.
- On the East : Property of Annada Prasad Das and others.
- On the West : 24'-0" feet wide Road.

SCHEDULE "B"

DESCRIPTION OF THE OWNERS' ALLOCATION

In lieu of the Owners' 'A' Schedule property, the Developer shall pay / provide / allot the following :

- (1) Rs.15,00,000/- (Rupees fifteen lakh only) as share of expected profits refundable money to be paid in the instalments as mentioned in para 6 herein before.
- (2) 30% (thirty per cent) of the developed property in the proposed multi-storied (G + 4 - storied) residential building / apartment to be constructed upon the said land of the Owners to be named as "TRISHUL ENCLAVE" consisting of self-contained residential flats from first floor upwards, parking spaces in the ground floor including water and electric connection and proportionate undivided share or interest in the said land the common rights and facilities and amenities of the said building to be enjoyed with other co-occupiers of the said apartment. It has also been agreed between the parties hereto that the First Party/Owners' specified 30% of the residential flats shall be allotted on the First Floor only and if the area of the flats increases or decreases after final measurement then the same shall be adjusted at the prevailing market rate to be paid either by the Owners or the Developer as the case maybe.

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Similarly, if the allotted area (i.e., 30%) of the no. of parking spaces of the First Party/Owners increases or decreases after final measurement then the same shall be adjusted at the prevailing market rate to be paid either by the Owners or the Developer as the case maybe.

The flat/s shall be completed as per standard specifications materials as follows :-

: SPECIFICATIONS :

Foundation	:	R. C. C. Foundation & framed structure for ground plus Four floors.
Doors	:	Good quality flush doors fitted with wooden frames; main door of desirable size will be polished; bathroom doors will be of fibre (ISI Brand).
Windows	:	Aluminium panel slide with glass shutters and M. S. Grill on the outside face of the window.
Floors	:	Good quality floor tiles (2ftx2ft size).
Kitchen	:	Cooking platform of 06'-0" feet length with steel-sink and two taps and granite table top and glazed tiles up to 2'-0" over working table and concealed piping and marble flooring.
Toilets	:	One shower, one mixture set & two tap in the common bathroom. Two taps in the attached bathroom. Both toilets will be of western type pan. All fittings will be white (extra charge if coloured fittings are required). All Bathroom fittings will be of ISI brand. 4'-0" inch tiles dado, vitrified tiles (1ftx1ft size) flooring, concealed piping and glazed tiles up to door level.

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- Water Supply : Deep tube-well with pump to feed underground and overhead individual water reservoir tank. A.M.C. bulk water supply at extra costs to be borne by all individual flats/units after registration as per AMC Rules.
- Electrical Wiring : All wiring will be concealed with ISI Brand copper wire. Invertor line in appropriate points will be made. Each Bed room shall be fitted with switch board and one 5 amp. plug point, two light point, one fan point, one foot-lamp point. One Bedroom will be fitted with AC point. Kitchen will provided with one 15 amp. Plug point, one exhaust point, one light point. Living/Dining room will be provided with one 15 amp. Refrigerator point, one 5 amp. TV point, one cable point, two light point, two fan point. Bathrooms/ Toilets will be fitted with light point and exhaust point and the common bathroom will be provided with one geyser point. Balcony will be fitted with one bulb point. One Calling Bell point in the front door. All switches will be of Pritam or equivalent ISI Brand. Any other costlier brands will be provided at extra charge. All flats will have individual meter as per the rules of W.B.S.E.D.C.L. the cost of which shall be borne by the Owners separately. Generator set will be provided of required capacity for lift, pump and staircase lights and common area lighting.

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- Lift : 4-passenger Lift facility will be available.
- Internal Walls : All the interior walls will be finished with a coat of white wall putty and primer.
- Outside Walls : The outside plaster will be finished with ISI Brand weather coat paints.
- Extra Works : Any extra work other than the standard specifications shall be charged extra as decided by the authorized Engineer and such amount shall be deposited by the Owners prior to the execution of the work/job.

DESCRIPTION OF THE DEVELOPER'S ALLOCATION

THE DEVELOPER shall get the rest 70% of the constructed area of the proposed building to be constructed at the land more fully described in the 'A' Schedule written hereinbefore TOGETHER WITH proportionate undivided impartible share of land and common parts and common amenities of the proposed multi-storied building, to be constructed by the Developer at its cost and the Developer shall have right to sell / transfer the Developer's allocated portions to any intending purchaser / purchasers except the Owners allotted property mentioned herein above.

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IN WITNESS WHEREOF both the Owners and the Developer hereto put their respective hands and seals in presence of the following witnesses on the day, month and year first above written.

WITNESSES :-

1. श्री (समर्थ शर्मा)

पति श्री राम

पति (समर्थ)

(१९१८ - पति (समर्थ))

पति - पति (समर्थ)

पति - 713335

2. Prasenjeet pandey

S/o Kamal pandey
Adol. Jantar

Nanesh Sharma

Rushmi Sharma

SIGNATURE OF THE OWNERS

For IRAVATI CONSTRUCTION

Bodhya Sharma

Partners

For IRAVATI CONSTRUCTIONS

Kalash Goyal

Partners

For IRAVATI CONSTRUCTIONS

Saiy Chidly

Partners

SIGNATURE OF THE DEVELOPER

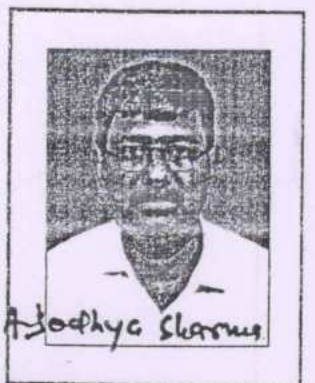
Drafted and prepared by me as per the instructions of the parties hereto and printed in my Office.

Subrata Das
Advocate, Asansol Court.

Enrol. No. WB/1116/1999.



Finger Print attested by me: Deboris Ganshi








Finger Print attested by me: Aditya Sharma



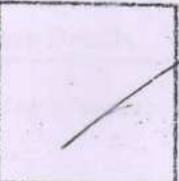
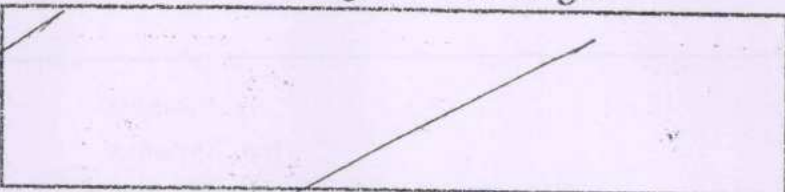
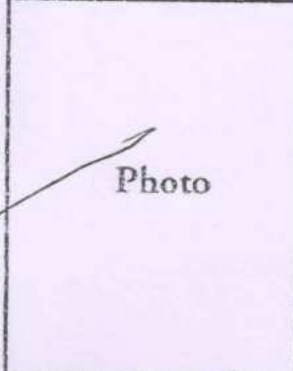


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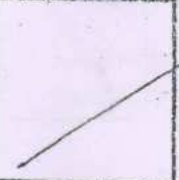
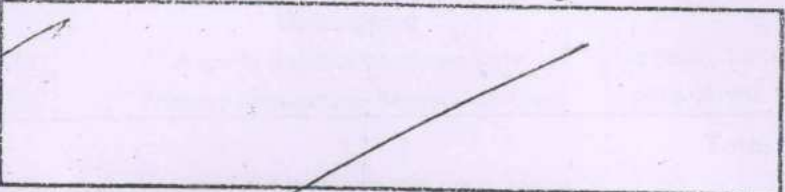
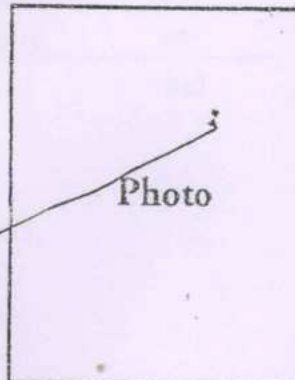
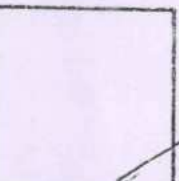
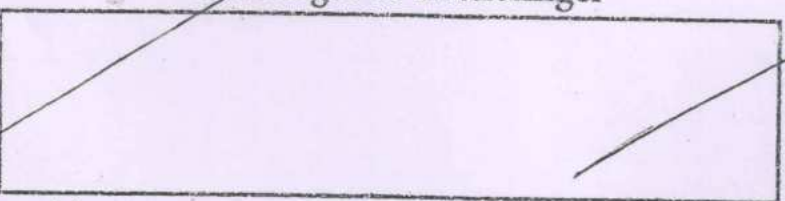
Finger Print attested by me: A. N. A. S. I

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Left Hand			
	Thumb	Forefinger to Littlefinger	
Right Hand			

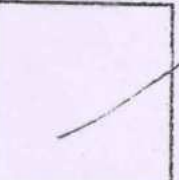
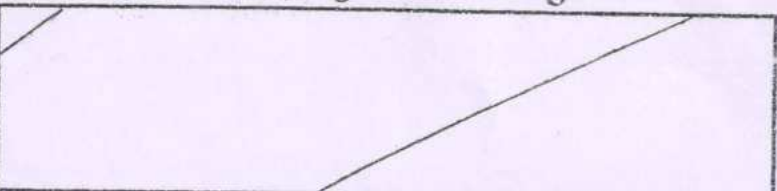
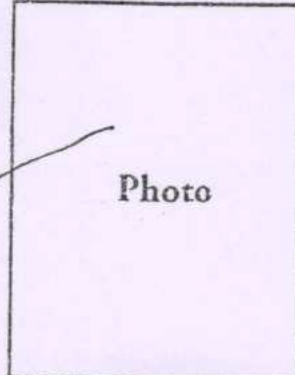
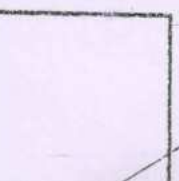
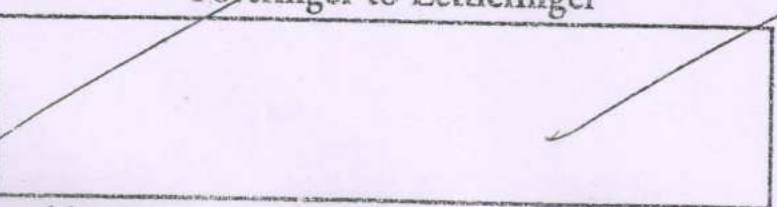
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Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192021220180969541	Payment Mode:	Online Payment
GRN Date:	09/02/2022 20:58:08	Bank/Gateway:	HDFC Bank
BRN :	1706596257	BRN Date:	09/02/2022 20:02:33
Payment Status:	Successful	Payment Ref. No:	2000416179/2/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Subrata Maji
Address:	Asansol Court
Mobile:	7001243660
Depositor Status:	Advocate
Query No:	2000416179
Applicant's Name:	Mr Subrata Maji
Identification No:	2000416179/2/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000416179/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2000416179/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	5021
Total				7042

IN WORDS: SEVEN THOUSAND FORTY TWO ONLY.

সংসদ সরকার
GOVERNMENT OF INDIA



সংসদ চৌধুরী
Sanjay Chowdhury
পিতা: এন.এন. চৌধুরী
Father: S.N. CHOWDHURY


জন্ম সাল/Year of Birth: 1978
পুরুষ/Male

8283 6052 8043




আধার - সাধারণ মানুষের অধিকার


অনুষ্ঠানিক পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA





ঠিকানা: হিল কলোনি, কুল্টি (এম), কুল্টি
বর্ডমান, পশ্চিমবঙ্গ, 713343

Address: HILL COLONY,
Jamgram, Kulti, Bardhaman,
West Bengal, 713343


1947
1800 180 1947


help@uidai.gov.in


www.uidai.gov.in


P.O. Box No.1947,
Bengaluru-560 901

Sanjay Choudhury

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

SANJAY CHOWDHURY
SUKHENDRA NATH CHOWDHURY

17/04/1978

Registration/Account Number
ADMPC5283C





Signature



Sanjay Choudhury


भारत सरकार
Government of India
Debasis Ganguly
DOB: 17/04/1956
MALE

2580 6084 5634
मेरा आधार, मेरी पहचान

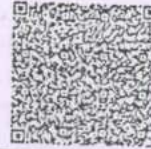

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
Address:
S/O Ashutosh Ganguly, 9 The
Ridge, Near CEO Office ISP
SAIL, Burnpur, Asansol (m
Corp.), Bardhaman,
West Bengal - 713325
2580 6084 5634
 1947  help@uidai.gov.in  www.uidai.gov.in

Debas
Debas Ganguly



भारत सरकार
Government of India

अजोध्या शर्मा
Ajodhya Sharma
जन्म तिथि / DOB : 28/02/1968
पुरुष / Male



7677 0320 4465

आधार - आम आदमी का अधिकार

Ajodhya Sharma



भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India

पता:
आत्मज: बलकेश्वर शर्मा, हनुमान
मंदिर के पास, एस.बी.गोराई
रोड, नज्रूल पल्ली आसनसोल,
आसनसोल (एम कोर्प.), बर्द्धमान,
आसनसोल कोर्ट, वेस्ट बंगाल,
713304

Address:
S/O: Balakeshwer Sharma, near
hanuman mandir, S.B.Gorai
Road, Nazrul Pally Asansol,
Asansol (m Corp.), Bardhaman,
Asansol Court, West Bengal,
713304

7677 0320 4465

1947
1800 300 1947

http://uidai.gov.in

www.uidai.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AJBPS2787G



नाम /NAME

AJODHYA SHARMA

पिता का नाम /FATHER'S NAME

BALKESHWAR SHARMA

जन्म तिथि /DATE OF BIRTH

28-02-1968

हस्ताक्षर /SIGNATURE

Ajodhya Sharma

[Handwritten Signature]

आयकर आयुक्त, प.ब.-II

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

Ajodhya Sharma

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

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या फॉर्म
Permanent Account Number Card

AAGFI9146R



राज्य नाम
IRAVATI CONSTRUCTIONS

निर्माण/गठन की तारीख
Date of Incorporation/Formation
23/02/2018

12032018

Ajay Sharma For IRAVATI CONSTRUCTIONS

Ashish Gupta IRAVATI CONSTRUCTIONS

IRAVATI CONSTRUCTIONS

Sarita Choudhary

भारत सरकार
Ministry of Information & Public Relations
सूचना आयोग
Information Commission of India

3084 4814 6273

VID: 9183 6168 4099 0915

आम जन आवाज, आभार सार्वजनिक

3084 4814 6273

VID: 9183 6168 4099 0915

आम जन आवाज, आभार सार्वजनिक

Rushpa Sharma

भारत सरकार
Ministry of Information & Public Relations
सूचना आयोग
Information Commission of India

3084 4814 6273



VID: 9183 6168 4099 0915

आम जन आवाज, आभार सार्वजनिक

3084 4814 6273

VID: 9183 6168 4099 0915

आम जन आवाज, आभार सार्वजनिक

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA	
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card		
	EXZPS9898G		
नाम / Name PUSHPA SHARMA		पति का नाम / Father's Name PRAKASH SHARMA	
जन्म तिथि / Date of Birth 03/04/1982		हस्ताक्षर / Signature	

Pushpa Sharma



ভারত সরকার
ভারত সরকার



Download Date: 30/03/2021



নরেশ শর্মা
NARESH SHARMA
জন্মতারিখ/DOB: 04/05/1971
পুরুষ/ MALE

Issue Date: 20/03/2021

5661 3302 6346

VID : 9139 5172 9517 3527

আমার আদার, আমার পরিচয়

Nareesh Sharma



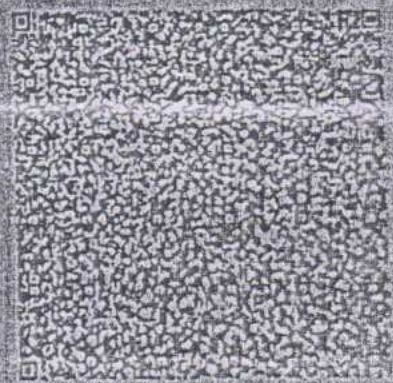
ভারত সরকার
ভারত সরকার
Ministry of Information and Public Relations
Ministry of Information and Public Relations
Authority of India



ঠিকানা:
খিরুদ শর্মা বাবুভাসা পাড়া, কালী মন্দিরের নিকটে,
নেমাতপুর, আসানসোল (এম কো), বর্ধমান,
পশ্চিম বঙ্গ - 713359

Address:
KHIRU SHARMA, BABUBASA PADA
NEAR KALI MANDIR, NEAMATPUR,
Asansol (M. Corp), Bardhaman,
West Bengal - 713359

9474042798



5661 3302 6346

VID : 9139 5172 9517 3527

www.uidai.gov.in

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

APJPS8581G



नाम /NAME

NARESH SHARMA

पिता का नाम /FATHER'S NAME

KHIROO SHARMA

जन्म तिथि /DATE OF BIRTH

04-05-1971

हस्ताक्षर /SIGNATURE

Nareesh Sharma

[Handwritten signature]


आयकर अधीक्षक, प.व. III

COMMISSIONER OF INCOME TAX, W.B. - III

Nareesh Sharma

ELECTION COMMISSION OF INDIA
ভারতীয় নির্বাচন কমিশন


IDENTITY CARD WB/38/258/162291
২৫৮ নং



Elector's Name : GOBARDHAN PAL
 নির্বাচক নাম : গোবর্দহন পাল
 Father/Mother :
 Husband's Name : UPENDRA
 পিতা/মাতা/স্বামীর নাম : উপেন্দ্র
 Sex : M
 লিঙ্গ : পুরুষ
 Issued on 1.1.1985 - 3
 প্রদত্ত তারিখ : ০১/০১/৮৫

ADDRESS ALLAH
SALANPUR
BURDWAN

ঠিকানা :
 আল্লাহ
 সালানপুর
 বর্দমান



Electoral Registration Officer
নির্বাচন-নিবন্ধন অফিসার দ্বারা

For 258-BURDWAN Assembly Constituency
 ২৫৮-বর্দমান বিধানসভা নির্বাচন কেন্দ্র

Place : ASANSOL
 স্থান : আসনসোল
 Date : 04.01.85
 তারিখ : ০৪/০১/৮৫

জা গোবর্দহন পাল

Major Information of the Deed

Deed No :	I-2324-00686/2022	Date of Registration	10/02/2022
Query No / Year	2324-2000416179/2022	Office where deed is registered	
Query Date	07/02/2022 11:45:34 AM	2324-2000416179/2022	
Applicant Name, Address & Other Details	Subrata Maji Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001243660, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 32,34,266/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



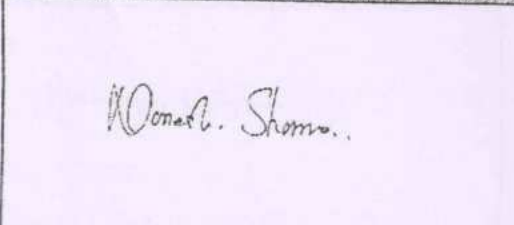

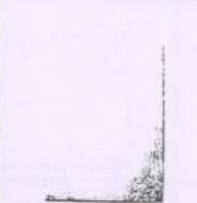
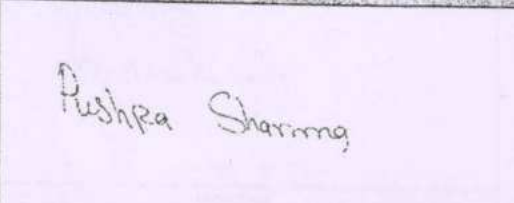
District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: College Road Kulti, Mouza: Kulti, JI No: 16, Pin Code : 713343

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1214/1250 (RS :-)	LR-3645	Bastu	Kanali	7 Dec	1/-	16,03,633/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L2	LR-1214/1250 (RS :-)	LR-3646	Bastu	Kanali	7 Dec	1/-	16,03,633/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
		TOTAL :			14Dec	2 /-	32,07,266 /-	
	Grand Total :				14Dec	2 /-	32,07,266 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq-Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	1 /-	27,000 /-	



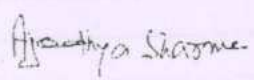


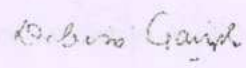


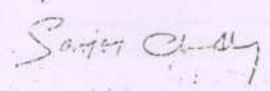
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Naresh Sharma (Presentant) Son of Late Khiroo Sharma Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Office	Photo  10/02/2022	Finger Print  LTI 10/02/2022	Signature  10/02/2022
Neamatpur, City:- , P.O:- Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India PIN:- 713359 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: APxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Office				
2	Name Mrs Pushpa Sharma Wife of Mr Naresh Sharma Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Office	Photo  10/02/2022	Finger Print  LTI 10/02/2022	Signature  10/02/2022
Neamatpur, City:- , P.O:- Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India PIN:- 713359 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CXxxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Office				



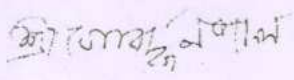
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Iravati Constructions Hill Colony, New Road, Near Kamala Nursing Home, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343 ,PAN No.: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

No	Name, Address, Photo, Finger print and Signature			
1	Name Mr Ajodhya Sharma Son of Late Balkeshwar Sharma Date of Execution - 10/02/2022, , Admitted by: Self, Date of Admission: 10/02/2022, Place of Admission of Execution: Office	Photo  Feb 10 2022 3:36PM	Finger Print  LTI 10/02/2022	Signature  10/02/2022
	Nazrul Pally, S. B. Gorai Road, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx7G, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Iravati Constructions (as Partner)			
2	Name Mr Debasis Ganguly Son of Ashutosh Ganguly Date of Execution - 10/02/2022, , Admitted by: Self, Date of Admission: 10/02/2022, Place of Admission of Execution: Office	Photo  Feb 10 2022 3:34PM	Finger Print  LTI 10/02/2022	Signature  10/02/2022
	9, The Ridge, Near CE Office, City:- Asansol, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6J, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Iravati Constructions (as Partner)			
3	Name Mr Sanjay Chowdhury Son of Sukhendra Nath Chowdhury Date of Execution - 10/02/2022, , Admitted by: Self, Date of Admission: 10/02/2022, Place of Admission of Execution: Office	Photo  Feb 10 2022 3:40PM	Finger Print  LTI 10/02/2022	Signature  10/02/2022
	Hill Colony, New Road, Near Kamala Nursing Home, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3C, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Iravati Constructions (as Partner)			

Identifier Details.:

Name	Photo	Finger Print	Signature
Mr Gobardhan Pal Son of Late Upendra Pal Alladi, City:- , P.O:- Basudebpur Jemari, P.S:-Salanpur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713335			

10/02/2022 10/02/2022 10/02/2022

er Of Mr Naresh Sharma, Mrs Pushpa Sharma, Mr Ajodhya Sharma, Mr Debasis Ganguly, Mr Sanjay Chowdhury

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Naresh Sharma	Iravati Constructions-7 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Pushpa Sharma	Iravati Constructions-7 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Naresh Sharma	Iravati Constructions-50.00000000 Sq Ft
2	Mrs Pushpa Sharma	Iravati Constructions-50.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: College Road Kulti, Mouza: Kulti, JI No: 16, Pin Code : 713343

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1214/1250, LR Khatian No:- 3645	Owner:নরেশ শর্মা, Gurdian:খিরু শর্মা, Address:নিয়ামতপুর, Classification:কানালী, Area:0.07000000 Acre,	Mr Naresh Sharma
L2	LR Plot No:- 1214/1250, LR Khatian No:- 3646	Owner:পুষ্পা শর্মা, Gurdian:নরেশ শর্মা, Address:নিয়ামতপুর, Classification:কানালী, Area:0.07000000 Acre,	Mrs Pushpa Sharma

10-02-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under 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 13:20 hrs on 10-02-2022, at the Office of the A.D.S.R. KULTI by Mr Naresh Sharma , one of the Executants.

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 32,34,266/-

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

Execution is admitted on 10/02/2022 by 1. Mr Naresh Sharma, Son of Late Khiroo Sharma, Neamatpur, P.O: Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Business, 2. Mrs Pushpa Sharma, Wife of Mr Naresh Sharma, Neamatpur, P.O: Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Business

Indetified by Mr Gobardhan Pal, , Son of Late Upendra Pal, Alladi, P.O: Basudebpur Jemari, Thana: Salanpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713335, by caste Hindu, by profession Others

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

Execution is admitted on 10-02-2022 by Mr Ajodhya Sharma, Partner, Iravati Constructions (Partnership Firm), Hill Colony, New Road, Near Kamala Nursing Home, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr Gobardhan Pal, , Son of Late Upendra Pal, Alladi, P.O: Basudebpur Jemari, Thana: Salanpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713335, by caste Hindu, by profession Others

Execution is admitted on 10-02-2022 by Mr Debasis Ganguly, Partner, Iravati Constructions (Partnership Firm), Hill Colony, New Road, Near Kamala Nursing Home, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr Gobardhan Pal, , Son of Late Upendra Pal, Alladi, P.O: Basudebpur Jemari, Thana: Salanpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713335, by caste Hindu, by profession Others

Execution is admitted on 10-02-2022 by Mr Sanjay Chowdhury, Partner, Iravati Constructions (Partnership Firm), Hill Colony, New Road, Near Kamala Nursing Home, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr Gobardhan Pal, , Son of Late Upendra Pal, Alladi, P.O: Basudebpur Jemari, Thana: Salanpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713335, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2022 8:59PM with Govt. Ref. No: 192021220180969541 on 09-02-2022, Amount Rs: 5,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1706596257 on 09-02-2022, 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 5,000/-, by online Rs 2,021/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 744, Amount: Rs.5,000/-, Date of Purchase: 27/01/2022, Vendor name: S BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/02/2022 8:59PM with Govt. Ref. No: 192021220180969541 on 09-02-2022, Amount Rs: 2,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1706596257 on 09-02-2022, Head of Account 0030-02-103-003-02



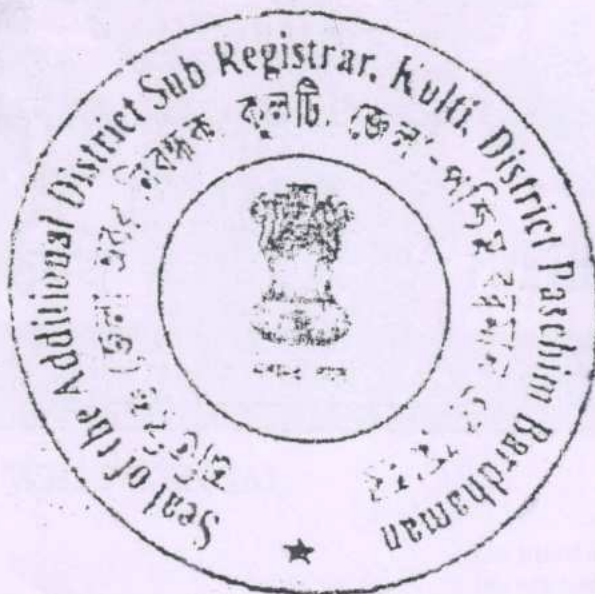
Tanmoy Sarkar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2324-2022, Page from 17053 to 17090
being No 232400686 for the year 2022.



Digitally signed by Tanmoy Sarkar
Date: 2022.02.16 12:18:33 +05:30
Reason: Digital Signing of Deed.

(Tanmoy Sarkar) 2022/02/16 12:18:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.

(This document is digitally signed.)