

09590/22

7-9295/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 654401

21.06.22  
6-21790919

Condition that the document is subject to  
signature. The signature should be  
the development should be made within  
the period of the document.

District Sub-Registrar  
Alipore, South 24-parganas

21 JUN 2022

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on the  
21<sup>st</sup> day of June, 2022

### BETWEEN

(1) SMT. URMILA SINGH, PAN CCXPS7277L, Aadhaar  
No.9938 6370 8641, Mobile No.7980400872, wife of Sri



Mohan Singh, by Nationality- Indian, by faith- Hindu, by occupation- Housewife, (2) **SRI ANISH SINGH, PAN GECPS6298C, Aadhaar No. 9833 7489 4353, Mobile No.7003632202**, son of Sri Mohan Singh, by Nationality- Indian, by faith- Hindu, by occupation- Service, both residing at 330, Raynaga8r, Post Office- Bansdroni, Police Station- Bansdroni, Kolkata- 700070, hereinafter jointly called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, successor or successors, administrators and legal representatives and assigns) of the **FIRST PART**.

**AND**

**M/S. PADMA BUILDERS, PAN BGZPS0931E**, a Proprietorship Firm, having its Office at 56/19, Netaji Subhash Chandra Bose Road, 3/61, Regent Colony, P.O.- Regent Park, P.S.- Jadavpur, Kolkata- 700040 represented by its sole Proprietor **SRI SUBRATA SAHA, PAN BGZPS0931E, Aadhaar No.9745 3476 1206, Mobile No.9903216841**, son of Late Nityananda Saha, by Nationality-Indian, by faith-

Hindu, by occupation- Business, residing at 2/89, Regent Colony, P.O.- Regent Park, P.S.- Jadavpur, Kolkata- 700040, 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 its successors-in-office, legal heirs, executors, administrators and legal representatives and assigns) of the **SECOND PART**.

**WHEREAS SRI MOHAN SINGH** son of Late Shyamlal Singh and **SMT. URMILA SINGH** wife of Sri Mohan Singh jointly accordingly physical measurement by virtue of a Bengali Deed of Sale vide Book No.I, Volume No.24, Page Nos.73 to 82, Being No.1103 for the year 1990 registered in the Office Additional District Sub-Registrar at Alipore became the joint Owners of **ALL THAT** piece and parcel of Bastu Land measuring 04 Cototahs 15 Chittacks 41 Sq.Ft. more or less with structure standing thereon lying and situated at Mouza- Roynagar, Pargana- Magura, Touzi No.6, J.L. No.47, R.S. Nos.175, 209, Khatian No.220, Dag No.109, P.S. then Regent Park now Bansdroni, The Kolkata Municipal Corporation,



Ward No.112, District South 24-Parganas morefully and particularly described in the Schedule "A" written hereunder from the Owners SMT. MALATI DEBI, SRI RAMESH SHAW, REKHA SHAW, RAJANI SHAW, PUSHPA SHAW (Minor).

**AND WHEREAS SRI MOHAN SINGH** executed a Deed of Gift in favour of his son **SRI ANISH SINGH** in connection with his undivided half share of land and structure of Schedule "A" land which was duly registered in the Office of District Sub-Registrar-III at Alipore vide Book No.I, Volume No.1603-2022, Page from 311528 to 311556, Deed No.160308890 for the year 2022.

**AND WHEREAS** at present **SMT. URMILA SINGH** and **SRI ANISH SINGH** are the joint Owners of the Schedule "A" land/property/structure being Premises No.330, Roynagar, Mailing Address Roynagar, Mete Maszid, P.S. - Bansdroni, within The Kolkata Municipal Corporation, Ward No.112.

**AND WHEREAS** at present the structure situated on the Schedule "A" below mentioned land is almost in dilapidated condition and for that the Owners have decided to develop the

Schedule "A" below mentioned land by constructing a G+III storied building after demolishing the existing structure standing thereon according to the Building Plan to be sanctioned from The Kolkata Municipal Corporation.

**AND WHEREAS** the Developer/Second Part **M/S. PADMA BUILDERS**, a Proprietorship Firm represented by its Sole Proprietor namely **SRI SUBRATA SAHA** son of Late Nityananda Saha, residing at 2/89, Regent Colony, P.O.- Regent Park, P.S.- Jadavpur, Kolkata- 700040 is a well-known construction firm in the locality and the Developer/Second Part is carrying on construction business with good reputation and good will.

**AND WHEREAS** due to non-availability of sufficient fund and lack of technical knowledge the Owners are not in a position to carry on the proposed development and construction work and for that the Owners/First Part have requested the Developer/Second Part to carry on the development and construction work on Schedule "A" below mentioned land and the Developer/Second Part being agreed both the Owners and



the Developer do hereby enter into this Development Agreement under certain terms and conditions.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-**

**ARTICLE "I"**  
**DEFINITIONS**

In these presents unless there is something repugnant to or in consist with -

- i) **OWNERS** shall mean **SMT. URMILA SINGH** wife of Sri Mohan Singh and **SRI ANISH SINGH** son of Sri Mohan Singh both residing at 330, Raynagar, Post Office- Bansdroni, Police Station- Bansdroni, Kolkata- 700070 and their legal heirs and successors.
- ii) **DEVELOPER** shall mean **M/S. PADMA BUILDERS**, a Proprietorship Firm, having its Office at 56/19, Netaji Subhash Chandra Bose Road, 3/61, Regent Colony, P.O.- Regent Park, P.S.- Jadavpur, Kolkata- 700040, represented by its sole Proprietor namely **SRI SUBRATA SAHA** son of Nityananda Saha, residing at 2/89, Regent Colony, P.O.- Regent Park, P.S.- Jadavpur, Kolkata-

700040 and his successors-in-office, legal heirs, legal representatives, nominees and assigns.

- iii) **SAID LAND** shall mean **ALL THAT** piece and parcel of Bastu Land measuring about 04 Cottahs 15 Chittacks 41 Sq.Ft. more or less with structure standing thereon lying and situated at Mouza- Roynagar, Pargana- Magura, Touzi No.6, J.L. No.47, R.S. Nos.175, 209, Khatian No.220, Dag No.109 under Police Station- then Regent Park now Bansdroni within the limits of The Kolkata Municipal Corporation, Borough- XI, Ward No.112, District South 24-Parganas morefully and particularly described in the **Schedule "A"** written hereunder.
- iv) **BUILDING** shall mean proposed G+III storied building to be constructed at all the costs and expenses of the Developer/Second Part and according to the sanctioned Building Plan from The Kolkata Municipal Corporation to be prepared by the Architect/Engineer of the Developer/ Second Part at the costs and expenses of the Developer.



- v) **OWNERS' ALLOCATION** shall mean 50% share of the self-contained Flats and also 50% share in all other constructed areas excluding the Caretaker Room in the newly built up proposed G+III storied building as per sanctioned Building Plan from The Kolkata Municipal Corporation including all common passages, facilities, amenities and undivided impartiable share of land in the said premises. The Owners shall be entitled to get entire Second Floor of the newly built up G+III storied building, 50% share in the newly built up Ground Floor other than Caretaker Room and 50% share on the Top Floor South facing side and the Owners' Allocation has been described morefully and particularly in **Schedule "B"** written hereunder.

Apart from the allocation in the newly built up building, the Developer shall pay non-refundable Amount of **Rs.10,00,000/- (Rupees Ten Lacs)** only to the Owners for the proposed development and construction work on Schedule "A" below mentioned land/property.



- vi) **DEVELOPER'S ALLOCATION** shall mean 50% share in the newly built up self-contained Flats according to sanctioned Building Plan from The Kolkata Municipal Corporation which in details as the Developer shall be entitled to get entire First Floor of the newly built up G+III storied building, 50% share in the newly built up Ground Floor Garage Area and the Caretaker Room and 50% share on the Top Floor except land Owners' Allocation including all common passages, facilities, amenities and undivided impartiable share of land in the said premises morefully and particularly has been described in **Schedule "C"** written hereunder.
- vii) **CONSTRUCTED SPACE** shall mean the space in the newly built up G+III storied building available for independent use and occupation including the space demarcated for common spaces, facilities and services as per sanctioned Building Plan from The Kolkata Municipal Corporation.
- viii) **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation excluding

Owners' Allocation and the provisions for common facilities and the spaces required.

- ix) **BUILDING PLAN** shall mean the Building Plan prepared by the Architect/Engineer at the costs and expenses of the Developer with all its modifications and amendment to be sanctioned from The Kolkata Municipal Corporation after paying necessary fees.
- x) **TRANSFeree** shall mean any intending Purchaser to whom any Flat/Space in the building will be transferred.

**AND WHEREAS** at or before execution of this Agreement, the Owners herein have represented and assured the Developer as follows :-

- (I) The Owners have full and absolute right title interest authority and there is no bar legally or otherwise for the Owners to enter into this Agreement with the Developer.
- (II) Excepting the Owners nobody else whom has got any right, title, interest, claim or demand or any nature



whatsoever and/or howsoever over the said land/property/premises or any part thereof.

- (III) There is no Notice of acquisition and/or requisition upon the said land/property/premises or any part thereof.
- (IV) The Owners have not entered into any Agreement for Sale, Transfer, Lease, Development Agreement or otherwise for any purpose regarding the said land/property/premises or any part thereof.
- (V) The said land/property/premises is free from all encumbrances, charges, liens, lispendences, attachments whatsoever and/or otherwise.
- (VI) There is no proceeding under the public demand, Recovery Act and any other Civil and Criminal proceedings against the said Owners in respect of the said land/property/premises.

- (VII) That if during the pendency of the project work there is any litigation in connection with the family dispute of the Owners in that case the Owners shall have the liability to compensate the Developer.
- (VIII) The land Owners will hand over the vacant khas possession of proposed land to the Developer after execution and registration of this Development Agreement.
- (IX) That the Owners shall handover all the original title Deeds and other documents in connection with the Schedule "A" below mentioned land/property to the Developer on the date of execution and registration of this Development Agreement.
- (X) That the Landowners herein, will have no right, authority and power to terminate and/or determine this Development Agreement upto the final transaction on behalf of the Developer.



**ARTICLE "II"**  
**(Title and Indemnities)**

- 1) The Owners hereby declare that the Owners have good title in the said land/property by virtue of the Bengali Deed of Sale as mentioned above and the Owners do hereby undertake to keep indemnify the Developer and indemnified against any or all Third Party's claim, actions or demands whatsoever concerning the Owners' title.
- 2) The Owners do hereby confirm that the Developer shall be entitled to enjoy the Developer's Allocation therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners and the Owners undertake to keep indemnify the Developer and indemnified against all losses and damages and costs charges and expenses.
- 3) The Owners declare that the said Premises does not belong to any public work or for any private work and/or does not belong to any temple, church, mosque or under any Trust private or public or any endowment.

**ARTICLE "III"**  
**(Developer's Liabilities)**

- 1) The Developer undertakes to construct the building in accordance with the Building Plan to be sanctioned from The Kolkata Municipal Corporation.
- 2) The Developer shall have the right to appoint contractors for the construction of the proposed building.
- 3) The Developer do hereby undertakes that the Developer shall be entitled to construct and complete the building diligently and expeditiously within 2 (Two) years from the date of earth cutting but the time may be extended for further 06 (Six) months for any accidental natural event.

Beyond the extended period the Developer shall have to pay Rs.10,000/- (Rupees Ten Thousand) only per month to the Owner as damage charge for the next entire delay.



- 4) The Developer shall have the liability to bear all the costs and expenses for installation of the main electric meter in the newly built up building.
- 5) The Developer shall pay all the taxes claims before The Kolkata Municipal Corporation and other authorities from the date of execution of this Development Agreement upto handover of possession of the newly built up Flat in favour of the Owners and intending Purchasers.

**ARTICLE "IV"**  
**(Developer's Rights)**

- 1) The Developer shall be acting on behalf of and as Attorney of the Owners at the costs and expenses of the Developer from time to time by signing for submitting building plan to The Kolkata Municipal Corporation authority for construction of the G+III storied building at the said premises.

- 2) The Developer shall abide by all the laws rules and regulations of the Government, local bodies as the case may be and shall attend to answer any dispute arising therein.
- 3) That the Owners shall demolish the existing structure at their own costs and expenses and the Owners shall retain the demolished materials in their custody and for such demolition the Developer shall have no liability. ✓
- 4) That the Developer shall have the full right to deliver possession to the intending Purchaser of Developer's Allocation.
- 5) That the Developer shall be authorized in the name of the Landowners in so far as it necessary to apply for and obtain quotes, entitlements and other allocation of or for comment, all types of steels, bricks other building materials and accessories allocable to the Landowners for the construction of the building and to similarly apply for



and obtain temporary and permanent connection of water, drainage, sewerage and/or other facilities if any available to the new building and the imputes and facilities required for the construction or enjoyment of the building.

**ARTICLE "V"**  
**(Exclusive Rights)**

The Owners have granted exclusive right to the Developer to construct the said proposed building in the below mentioned Schedule "A" land/property.

The Developer shall make any Agreement for Sale and receive advance/booking money from any intending purchasers out of Developer's Allocation in the newly built up building.

**ARTICLE "VI"**  
**(Owner's Obligation)**

- 1) That during the continuance of this Agreement the Owners shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the said land/property at the said

premises by the Developer subject to violation of the terms and conditions of this Agreement by the Developer.

- 2) That the Owners shall sign all necessary papers and documents which may be required by the Developer for the purpose of construction and development of the said land/property in the said Premises without any further claim.

**ARTICLE "VII"**  
**(Miscellaneous)**

- 1) All disputes and differences arising out of this Agreement or in relation to the determination of any liabilities of the Parties hereto or the construction and interpretation any of the terms or meaning thereof shall be mutually decided by and between the parties and/or by the Arbitrator and in the ultimatum either party shall have the right and authority to appear before the appropriate Ld. Court of Law.
- 2) The Owners shall have the liability to mutate their allocation at their costs and expenses in the record of The Kolkata Municipal Corporation and the Owners shall



have the liability to pay all the taxes claims whatsoever before The Kolkata Municipal Corporation and other authorities including common expenses and taxes after taking handover from the Developer.

- 3) That the Developer shall serve 7 (Seven) days' Notice in writing to the Owners for taking handover of their allocation after completion of their allocation in habitable condition.

**IT IS FURTHER AGREED BY AND BETWEEN THE OWNERS  
AND DEVELOPER :-**

- 1) The Developer shall be bound to handover the delivery of the said Owners' allocated 50% sanctioned F.A.R. entire Second Floor 50% share in the Ground Floor other than caretaker room and 50% share in the Top Floor South facing side to the Owners at first and thereafter he shall have right to deliver possession of the Developer's allocated entire First Floor Flats, 50% share in the

Ground Floor Garage area and caretaker room and 50% share on the Top Floor to the nominee of the Developer.

- 2) The Developer being fully satisfied with the marketable title to the Owners herein, after examination of all documents, title of the Owners and thereafter entered into this Development Agreement.
- 3) The Owners shall have the full right and liberty to check up all the building materials, sanitary goods, electrical fittings and fixtures etc. to be used in the said building and if it will be found that any sub-standard building materials etc. are to be used at the instant of the Owners, the Developer shall be bound to alter and/or replace the said sub-standard materials by placing standard materials.
- 4) The Owners shall not be liable for any demand by the local club, Councilor, local party, neighbours, Police, local supplier etc. in respect of the said building construction and all problems should be solved or meet up by the Developer.



- 5) The Developer shall provide completion certificate in respect of the said building to the Owners at the time of delivery of possession of the Owners' allocated 50% sanctioned F.A.R. entire Second Floor 50% share in the Ground Floor other than caretaker room and 50% share entire Top Floor South facing side to the Owners without any objection whatsoever.
- 6) The Owners shall not be liable under any circumstances, if any accident or mishaps shall be occurred during the construction periods of 24 months from the date of earth cutting. The Developer shall be solely liable for the same and he shall make or pay compensation if it requires.
- 7) In case the Developer fails to delivery possession of the entirety of Owners allocated Flats as stated before within the stipulated period of 24 months then and in such event, the Developer shall also be granted an extension of a maximum period of six months provided however after that time period the Developer shall be liable to pay liquidated damages at the rate of Rs.10,000/- (Rupees

Ten Thousand) only per month for the entire period of delay.

- 8) The Developer shall strictly follow the building rules and regulations of The Kolkata Municipal Corporation in respect of the sanction of the said building plan shall not deviate the said building plan in respect of the construction of the said building.
- 9) The building will be made Ground plus Three storied according to sanctioned of the Building Plan.
- 10) In case of death of any of the parties under this Development Agreement the legal heirs and/or successor-in-interest will be substituted as the party and he or she or they will be bound to regard and fulfill the terms and conditions set forth in the instant Agreement.
- 11) If Supplementary Agreement will be executed subsequently (in connection with this Agreement or with this project) then that must be considered as the part and parcel of the instant Agreement by both the parties.
- 12) The Owners shall handover the original Title Deed along with other original papers and documents in respect of



the said land to the Developer at the time of execution of the Development Agreement and the Developer shall grant receipt for the same in favour of the Owner and the same shall be retained by the Developer until completion of the building.

- 13) The Developer shall provide electricity connection for the entirety of the new building including Owners' area.
- 14) The interpretation of this Agreement and/or any acts and/or omission arising out of this Agreement including the conduct of the parties shall be Governed by the applicable laws for the time being in force in India and/or State of West Bengal including their amendments and modification from time to time.

**SCHEDULE "A" ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Land measuring about **04 Cottahs 15 Chittacks 41 Sq.Ft.** with structure standing thereon situated at Mouza- Roynagar, Pargana- Magura, Touzi No.6, J.L. No.47, R.S. Nos.175, 209, Khatian No.220,

Dag No.109 under Police Station- Bansdronei within the limits of The Kolkata Municipal Corporation, Ward No.112, District South 24-Parganas, Premises No. 330, Roynagar, Mailing Address Roynagar, Mete Maszid which is butted and bounded as follows :-

**ON THE NORTH** : R.S. Dag No.113 ;  
**ON THE SOUTH** : 12' ft. wide passage ;  
**ON THE EAST** : R.S. Dag No.109/496 ;  
**ON THE WEST** : R.S. Dag No.517.

**SCHEDULE "B" ABOVE REFERRED TO**  
**(Description of the Owners' Allocation)**

Shall mean 50% share of the self-contained Flats and also 50% share of the Garage Space except Caretaker room according to the sanctioned Building Plan from The Kolkata Municipal Corporation of the newly built up G+III storied building including all common passages, facilities, amenities and undivided impartible share of land in the said premises. The Owners shall be entitled to get entire Second Floor of the newly built up G+III storied building, 50% share in the newly



built up Ground Floor except Caretaker Room and 50% share on the Top Floor, South facing side.

Apart from the allocation in the newly built up building, the Developer shall pay non-refundable Amount of **Rs.10,00,000/- (Rupees Ten Lacs)** only to the Owners for the proposed development and construction work.

**SCHEDULE "C" ABOVE REFERRED TO**  
**(Description of the Developer's Allocation)**

Shall mean 50% share in the newly built up self-contained Flats and also 50% share in Garage Space and entire Caretaker room according to the sanctioned Building Plan from The Kolkata Municipal Corporation. The Developer shall be entitled to get entire First Floor of the newly built up G+III storied building, 50% share in the newly built up Ground Floor Garage Area and entire Caretaker Room and 50% share on the Top Floor except land Owners' Allocation including all common passages, facilities, amenities and undivided impartiable share of land in the said premises.

**SCHEDULE "D" ABOVE REFERRED TO**  
**(Specification of Work)**

- Main structure : R.C.C. framed structure of isolated spread footing.
- Brick Work : External walls 8" thick and internal walls 3"/5" thick.

**FLOOR FINISH SKIRTING DADO**

- Vitrified tiles to all floor 4" height skirting to all rooms and 5" dado for bath and latrine, 6' ft. height for kitchen, cooking slab height 3' ft. wall tiles.
- **PLASTER** : The outside of the building will have sand and cement plaster (1:6).
- **DOOR AND WINDOWS** : All doors commercial flash doors except toilet doors which will be PVC door and all windows shall have Aluminum windows with grill.

**WHITE AND COLOUR WASH**

- The building shall be painted externally with snowchem/colourchem. The inside of the Flats shall be putty on the plaster surface.



- **TOILET** : (1) One European type white commode (Pariwire/hindwer) and one white plastic cistern, (2) One white wash basin, (3) One shower with hot and cold connected pipe, one geyser point for water bath, (4) Two taps (a) One Indian Type white commode and white plastic cistern, (b) One white wash basin, (c) One tap, (d) Provision for basin/washing point.
- **KITCHEN** : (1) One Kitchen steel sink, (2) One tap, kitchen black stone working platform 3' ft. height glazed tiles above the working platform.
- **ELECTRICAL** : Concealed wiring (copper wire) of approved brand (Haveals/Finolex).
- **BED ROOM** : Two light point, One fan point, One 5 Amp. Plug point, One A.C. point (for master bed room only), One Computer point.
- **DRAWING CUM DINING ROOM** : Three light point, Two fan point, One 5 Amp. Plug point, One calling bell point and One 15 Amp. Plug point.

- **KITCHEN AND TOILET** : One light point in each room, One 5/15 Amp. Plug point at kitchen or at toilet and One point for Exhaust fan in kitchen.
- **BALCONY** : One light point and One plug point.
- **WATER SUPPLY** : One PVC overhead reservoir will be provided on the top of the last roof as per design. The suitable electrical pump with motor will be installed in the Ground Floor to deliver water to overhead reservoir.
- **LIFT FACILITY** : Lift to be installed as per direction of the L.B.S. of the Developer.

**SCHEDULE "E" ABOVE REFERRED TO**  
**(Common spaces, areas and portions)**

- 1) Entrance and exists to the premises and the building.
- 2) Staircase, stair head room and lobbies with marble flooring of the building and lift.
- 3) Entrance lobby, electric room, water pump room, (if any).
- 4) Water, plumbing and drainage.
- 5) Drainage and sewage lines and other installation for the same.
- 6) Water supply system pipe size shall be 1½".
- 7) Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of water.



MEMO

**RECEIVED** from the within named Developer/Second Part a  
sum of **Rs.10,00,000/- (Rupees Ten Lacs)** only as per Memo

below :- (i) Cheque No. 000009 dt. 14.6.2022;  
(ii) Cheque No. 000010 dt. 14.6.2022, both  
drawn on Bank of Baroda, Kooru Avenue  
Branch.

WITNESSES :

1) Chandan Mukherjee  
6/34 Netaji Nagar  
Kolkata - 700092

1) Urmil Singh

2) Anish Singh

2) Ratan Mallik  
2/56 Santigroh Colony  
Kolkata - 700040

Signature of the Owners/  
First Part

Anish Singh

✓  
✓  
✓

IN WITNESS WHEREOF the Owners and the Developer have set and subscribed their respective hands and signatures on the day, month and year first above written.

**WITNESSES:**

1) *[Signature]*  
330 Rajnagar  
Kolkata - 700070

1) *Uamilsingh*

2) *Anish Dinda*

**Signature of the Owners/  
First Part**

2) *Chander Mukherjee*  
6/37 Netaji Nagar  
P.S. Netaji Nagar  
P.O. Rajbati Estate  
Kolkata - 700092

M/S. PADMA BUILDERS

*Subrata Saha*  
Proprietor

**Signature of the Developer/  
Second Part**

**Drafted by**

*Samir Kumar Basu*  
(SAMIR KUMAR BASU) *Advocate*  
Advocate

Alipore Police Court,  
Kolkata - 700027.

*F-196/105 of 1999*











**Computer Typed by**

*Deivajit Halder*  
Alipore Police Court,  
Kolkata - 700027.









	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name URMILA SINGH  
 Signature Urmila Singh

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ANISH SINGH  
 Signature Anish Singh

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SUBRATA SAHA  
 Signature Subrata Saha



भारत सरकार  
GOVERNMENT OF INDIA



उर्मिला सिंह  
Urmila Singh  
पिता : शंकु सिंह  
Father : SHANKU SINGH  
जन्म वर्ष / Year of Birth : 1965  
महिला / Female



9938 6370 8641

अभार - साधारण मानुषेर अधिकार

Urmila Singh



भारतीय विशिष्टपत्रिचय प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
पि-२७, नील गोपाल पार्क,  
बान्सद्रोनी, बड्गे बड्गे, पिन २३ पल्लवमा,  
पश्चिमबङ्ग, ७०००७०

Address:  
P-27, NIL GOPAL PARK,  
BANSDRONI, Budge Budge  
-1, Banadroni, South Twenty  
Four Parganas, West  
Bengal, 700070

1847  
950 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1847,  
Bangalore-560 001





Urmila Singh





भारत सरकार  
GOVERNMENT OF INDIA



अनिश सिंग  
Anish Singh  
पिता : मोहन सिंह  
Father : MOHAN SINGH  
जन्म वर्ष / Year of Birth : 1992  
पुरुष / Male



9833 7489 4353

आधार - साधारण मानुषेरा अधिकार

Anish Singh



भारतीय जनसंख्या प्रमाणिकरण  
INDIAN POPULATION AUTHORITY OF INDIA

ठिकाना:  
पि-२७, नील गोपाल पार्क, १  
बान्शदरनी, श्रीरामपुर, बर्हिना, पश्चिम  
१८ पार्गना, बर्हिना, ७०००८४

Address:  
P-27, NIL GOPAL PARK,  
BANSHDORNI, Srirampur,  
Garia, South Twenty Four  
Parganas, West Bengal,  
700084

1947  
800 188 1947

help@jca.gov.in

www.jca.gov.in

P.O. Box No. 1947  
Bengaluru 560 001







भारत सरकार  
Government of India



Issue Date: 15/03/2011



Subrata Saha  
DOB: 10/03/1968  
Male



9745 3476 1206

मेरा आधार, मेरी पहचान

Subrata Saha



भारतीय विधिक पहचान प्राधिकरण  
Bharatiya Vidhik Pehchan Pradhikaran of India



Print Date: 03/11/2011

Address: S/O Late Nityananda Saha,  
238, Regent Colony, Jadavpur, Regent  
Park S.O., Kolkata, West Bengal, 700040



9745 3476 1206



1947



help@uidai.gov.in



www.uidai.gov.in





*Subrata Saha*



भारत सरकार  
Identification Authority of India  
Government of India

Enrolment No. : 1507/77077/01823

To  
Samir Kumar Basu  
S/O: Hari Pads Basu  
284, GANGULY BAGAN  
Naktala  
Naktala, Circus Avenue, Kolkata,  
West Bengal - 700047  
9831024920

07/12/2016



KA064068955FH

06406895



आपका आधार क्रमांक / Your Aadhaar No. :

**6722 1349 8903**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Samir Kumar Basu

DOB: 30/12/1965

Male

**6722 1349 8903**



मेरा आधार, मेरी पहचान



### Major Information of the Deed

Deed No :	I-1603-09295/2022	Date of Registration	21/06/2022
Query No / Year	1603-2001790979/2022	Office where deed is registered	
Query Date	14/06/2022 4:14:36 PM	D.S.R. - III SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	SAMIR KUMAR BASU ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831024920, 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 : 10,00,000/-]		
Set Forth value	Market Value		
	Rs. 52,18,799/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 10,053/- (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:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Roynagar, Premises No: 330, , Ward No: 112 Pin Code : 700070



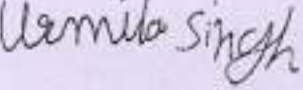


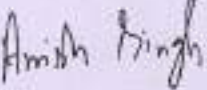
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	4 Katha 15 Chatak 41 Sq Ft		51,24,299/-	Width of Approach Road: 12 FL.
Grand Total :				8.2408Dec	0 /-	51,24,299 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	350 Sq Ft.	0/-	94,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		350 sq ft	0 /-	94,500 /-	



# Land Lord Details :



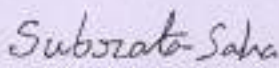
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs URMILA SINGH</b> Wife of Mr MOHAN SINGH Executed by: Self, Date of Execution: 21/06/2022 , Admitted by: Self, Date of Admission: 21/06/2022 ,Place : Office	<b>Photo</b>  21/06/2022	<b>Finger Print</b>  LTI 21/06/2022	<b>Signature</b>  21/06/2022
330, ROYNAGAR, City:- , P.O:- BANSDRONI, P.S:-Bansdrani, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CCxxxxxx7L, Aadhaar No: 99xxxxxxxx8641, Status :Individual, Executed by: Self, Date of Execution: 21/06/2022 , Admitted by: Self, Date of Admission: 21/06/2022 ,Place : Office				
2	<b>Name</b> <b>Mr ANISH SINGH</b> Son of Mr MOHAN SINGH Executed by: Self, Date of Execution: 21/06/2022 , Admitted by: Self, Date of Admission: 21/06/2022 ,Place : Office	<b>Photo</b>  21/06/2022	<b>Finger Print</b>  LTI 21/06/2022	<b>Signature</b>  21/06/2022
330, ROYNAGAR, City:- , P.O:- BANSDRONI, P.S:-Bansdrani, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: GExxxxxx8C, Aadhaar No: 98xxxxxxxx4353, Status :Individual, Executed by: Self, Date of Execution: 21/06/2022 , Admitted by: Self, Date of Admission: 21/06/2022 ,Place : Office				

# Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>PADMA BUILDERS</b> 56/19, NETAJI SUBHASH CHANDRA BOSE ROAD, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: BGxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SUBRATA SAHA</b> <b>(Presentant)</b> Son of Late NITYANANDA SAHA Date of Execution - 21/06/2022, , Admitted by: Self, Date of Admission: 21/06/2022, Place of Admission of Execution: Office	<b>Photo</b>  Jun 21 2022 10:56AM	<b>Finger Print</b>  LTI 21/06/2022	<b>Signature</b>  21/06/2022
2/89, REGENT COLONY, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BGxxxxxx1E, Aadhaar No: 97xxxxxxxx1206 Status : Representative, Representative of : PADMA BUILDERS (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SAMIR KUMAR BASU</b> Son of Late H P BASU ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 21/06/2022	 21/06/2022	 21/06/2022
Identifier Of Mrs URMILA SINGH, Mr ANISH SINGH, Mr SUBRATA SAHA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs URMILA SINGH	PADMA BUILDERS-4.12042 Dec
2	Mr ANISH SINGH	PADMA BUILDERS-4.12042 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs URMILA SINGH	PADMA BUILDERS-175.00000000 Sq Ft
2	Mr ANISH SINGH	PADMA BUILDERS-175.00000000 Sq Ft



**Endorsement For Deed Number : I - 160309295 / 2022**

**On 21-06-2022**

**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 10:40 hrs on 21-06-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SUBRATA SAHA ,

**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 52,18,799/-

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

Execution is admitted on 21/06/2022 by 1. Mrs URMILA SINGH, Wife of Mr MOHAN SINGH, 330, ROYNAGAR, P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 2. Mr ANISH SINGH, Son of Mr MOHAN SINGH, 330, ROYNAGAR, P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service Indetified by Mr SAMIR KUMAR BASU, , , Son of Late H P BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-06-2022 by Mr SUBRATA SAHA, Proprietor, PADMA BUILDERS, 56/19, NETAJI SUBHASH CHANDRA BOSE ROAD, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr SAMIR KUMAR BASU, , , Son of Late H P BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,053/- ( B = Rs 10,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/06/2022 5:20AM with Govt. Ref. No: 192022230049781922 on 14-06-2022, Amount Rs: 10,021/-, Bank: Bank of Boroda ( BARBOINDIAE), Ref. No. 1290704988 on 15-06-2022, 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 1,000/-, by online = Rs 6,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 654401, Amount: Rs.1,000/-, Date of Purchase: 07/06/2022, Vendor name: S B Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/06/2022 5:20AM with Govt. Ref. No: 192022230049781922 on 14-06-2022, Amount Rs: 6,021/-, Bank: Bank of Boroda ( BARBOINDIAE), Ref. No. 1290704988 on 15-06-2022, 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**



