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RUPEES

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INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

42AB 428376

1506-2-594869/2020 AGREEMENT FOR DEVELOPMENT
V.C. CASE NO-682/2020

4-13-35
+ 200 mb
RTI

THIS AGREEMENT FOR DEVELOPMENT made this 30th Day of June and Two Thousand and Twenty AMONGST (1) SRI ALOKE KUMAR DAS, (PAN No.BBBPD1201K), Aadhar No. 6521 6386 0386, and Mobile No. 9875613929, son of Late Dulal Chandra Das, by Nationality – Indian, by faith - Hindu, by Occupation – Business, residing at Holding/Premises No. 63 (201), Durganagar Station Road,

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheet Attached to the document are the part of the document.

Additional District Sub-Registrar
Coimbatore, Dist. Coimbatore, 24-Pgs. (North)

03 JUL 2020

144304

Sl. No.

Name : S. C. SAHA, Advocate

Address : Sealdah Police Court, Kolkata

Rs :-

Kolkata Collectorate

11, Neelaji Subhas Rd.

Kolkata-1

Kolkata.....

Amal Kr. Saha
Licensed Stamp
Vendor

19 NOV 2019

✓ S. C. Saha Kumar Das



2291

30/6/2020

- A. K. Saha Kumar Das.



2292 DO

Parul Das.



2293 DO

Diwali Das



✓
Additional District Sub Registrar
Coespore Dura-Dura 24 Parganas

30 JUN 2020

also known as 7, Bye Lane (Madhya Durganagar) , P.O. Rabindranagar, P.S. Nimta , Kolkata- 700065, District: North 24 Parganas, (2) SMT. PARUL DAS, (PAN No.BHPPD5571C) , Aadhar No. 5994 2506 7815, and Mobile No. 9874515496, wife of Amiyo Nimai Das and daughter of Late Dulal Chandra Das, by Nationality – Indian, by faith - Hindu, by Occupation – house wife , residing at Holding/Premises No. 63 (201), Durganagar Station Road, also known as 7, Bye Lane (Madhya Durganagar) , P.O. Rabindranagar, P.S. Nimta , Kolkata- 700065 , District: North 24 Parganas, (3) SMT. DIPALI DAS, (PAN No.BMOPD2699M) , Aadhar No. 7358 2832 8591, and Mobile No. 8420558165, wife of Samir Das and daughter of Late Dulal Chandra Das, by Nationality – Indian, by faith - Hindu, by Occupation – house wife , residing at Holding/Premises No. 63 (201), Durganagar Station Road, also known as 7, Bye Lane (Madhya Durganagar) , P.O. Rabindranagar, P.S. Nimta , Kolkata- 700065 , District: North 24 Parganas, (4) SMT. TULU TANIMA DAS DUTTA, (PAN No.BJHPD3673F) , Aadhar No. 9023 9534 5748, and Mobile No. 8276915674, wife of Sri Sukamal Dutta and daughter of Late Dulal Chandra Das, by Nationality – Indian, by faith - Hindu, by Occupation – house , residing at Holding/Premises No. 63 (201), Durganagar Station Road, also known as 7, Bye Lane (Madhya Durganagar) , P.O. Rabindranagar, P.S. Nimta , Kolkata- 700065 , District: North 24 Parganas, (5) SMT. BULU BAGCHI, (PAN No.BDZPB6192F) , Aadhar No. 4571 8056 4014, and Mobile No. 9051858015, wife of Alope Bagchi and daughter of Late Dulal Chandra Das, by Nationality – Indian, by faith - Hindu, by Occupation – house, residing at Holding/Premises No. 63 (201), Durganagar Station Road, also known as 7, Bye Lane



2294 30th 2020

Taku Tanni ma Das Datta



2295 10

Bulu Bagchi



~~2295~~
2296 10

Shampa Das Misra



2297 10

Kajam Chakraborty



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Mithun Das

S/O. G. Das

Milachal Birati

Feb-51



Additional District Sub Registrar
Cossipore, North 24 Parganas

30 JUN 2020

(Madhya Durganagar) , P.O. Rabindranagar, P.S. Nimta , Kolkata- 700065 , District: North 24 Parganas and (6) SMT. SHAMPA DAS alias Shampa Das Mitra, (PAN No.BAXPD4604D), , Aadhar No. 6116 8896 3242, and Mobile No. 6291080638, wife of Sukumar Mitra and daughter of Late Dulal Chandra Das, by Nationality – Indian, by faith - Hindu, by Occupation – house wife , residing at Holding/Premises No. 63 (201), Durganagar Station Road, also known as 7, Bye Lane (Madhya Durganagar) , P.O. Rabindranagar, P.S. Nimta , Kolkata- 700065 , District: North 24 Parganas, hereinafter called and referred to as the LANDLORDS /OWNERS, (which expression shall unless exclude by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, representatives and assigns) of the ONE PART.

- AND -

M/S. NEW SONALI CONSTRUCTION" , a proprietorship firm, having its registered office at 11, Naba Mahajati Road, Nalta , Kolkata – 700 028, P.S. Dum Dum, District : North 24 Parganas , represented by its sole proprietor namely - SRI KALYAN CHAKRABORTY(PAN No. AEGPC6955E), , Aadhar No. 9992 2321 4183, and Mobile No. 9674299907, son of Kishori Mohan Chakraborty, by faith –Hindu, by Nationality- Indian, occupation- business , residing at 11, Naba Mahajati Road, Nalta , Kolkata – 700 028, P.S. Dum Dum, District : North 24 Parganas hereinafter called and referred to as the DEVELOPER, (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, representatives and assigns) of the OTHER PART.



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Dist. Sub- Registrar
Coimbatore Dist-Dum 24 Jun 20

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WHEREAS one Dulal Chandra Das (since deceased) became the sole and absolute owner of a plot land measuring about 0.733 Decimals and as per physical measurement 4 (four) Cottahs 13 (Thirteen) Chitaks and 35 (Thirty five) Sq. ft. a little more or less lying situate at Mouza – Sultanpur, comprised in R.S. Dag No. 90/741, R.S. Khatian No. 880, and Jamidar Khatin No. 879 J.L.No. 10, R.S. No. 148, Touzi No. 173, within the jurisdiction of A.D.S.R, Cossipore Dum Dum , the then District – 24 Parganas , by virtue of a deed of sale , which was registered in the office of Sub Registrar at Cossipore Dum Dum in the year 1955 and it was recorded in Book No.1, Volume No.76, pages from 210 to 212 and being Deed No.3760 for the year 1955 from Achha Haqu Mondal and Jainal Abedin Mondal alias Abdul Khalek Mondal , both son of Achhiruddin Mondal more fully and particularly mentioned therein.

AND WHEREAS thereafter the said Dulal Chandra Das (since deceased) therein thus while seized, possessed, and enjoyed in respect of the said landed property without any intervene what so ever.

AND WHEREAS said Dulal Chandra Das (since deceased) mutated his names as recorded owner in the books and record of the then Sultapur Gram Panchayet authority in respect of the said plot of land .

AND WHEREAS said Dulal Chandra Das (since deceased) mutated his names as recorded owner in the books and record of the North Dum Dum Municipality in respect of the said plot of land and after mutation the said plot of land had been numbered and recorded as being holding no. 93(201) Durganagar Station Road,P.S. previously P.S. Dum Dum,



add District Sub- Registrar
Dum-Dum 24 Parganas

30 JUN 2020

Presently P.S. Nimta , within North Dum Dum Municipality, under Ward no.21, District: North 24 Parganas .

AND WHEREAS said Dulal Chandra Das died intestate on 27.12.1997 leaving behind his wife namely Usha Rani Das , his son namely Alope Kumar Das and his five daughters namely Parul Das, Dipali Das, Tulu Das Dutta, Bulu Bagchi and Shampa Das Mitra as legal heirs and successors.

AND WHEREAS after demises of said Dulal Chandra Das , his wife namely Usha Rani Das , his son namely Alope Kumar Das and five daughters namely Parul Das, Dipali Das, Tulu Das Dutta, Bulu Bagchi and Shampa Das Mitra became the joint owners of all that a plot of land measuring about 0.733 Decimals and as per physical measurement 4 (four) Cottahs 13 (Thirteen) Chitaks and 35 (Thirty five) Sq. ft. a little more or less lying situate at Mouza – Sultanpur, comprised in R.S. Dag No. 90/741, R.S. Khatian No. 880, and Jamidar Khatin No. 879 J.L.No. 10, R.S. No. 148, Touzi No. 173, within the jurisdiction of A.D.S.R, Cossipore Dum Dum and being holding no.-3(201) Durganagar Station Road, previously P.S. Dum Dum, Presently P.S. Nimta ,Kolkata- 700065 , within North Dum Dum Municipality, under Ward no.21, District: North 24 Parganas having 1/7th legitimate share by virtue of inheritance of law and Indian Succession Act .



Additional District Sub-Registrar
Coimbatore District, North 24 Parganas

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AND WHEREAS thereafter said Usha Rani Das died intestate on 16.04.2009 leaving behind her son namely Alope Kumar Das and her five daughters namely Parul Das, Dipali Das, Tulu Das Dutta, Bulu Bagchi and Shampa Das Mitra as legal heirs and successors.

AND WHEREAS after demises of said Dulal Chandra Das and said Usha Rani Das, their son namely Alope Kumar Das and their five daughters namely Parul Das, Dipali Das, Tulu Das Dutta, Bulu Bagchi and Shampa Das Mitra became the joint owners of all that a plot of land measuring about 0.733 Decimals and as per physical measurement 4 (four) Cottahs 13 (Thirteen) Chitaks and 35 (Thirty five) Sq. ft. a little more or less lying situate at Mouza – Sultanpur, comprised in R.S. Dag No. 90/741, R.S. Khatian No. 880, and Jamidar Khatin No. 879 J.L.No. 10, R.S. No. 148, Touzi No. 173, within the jurisdiction of A.D.S.R, Cossipore Dum Dum and being holding no. 93 (201) Durganagar Station Road, previously P.S. Dum Dum, Presently P.S. Nilmta, Kolkata- 700065, within North Dum Dum Municipality, under Ward no.21, District: North 24 Parganas having 1/6th legitimate share by virtue of inheritance of law and Indian Succession Act.

AND WHEREAS thereafter said Alope Kumar Das and Parul Das, Dipali Das, Tulu Das Dutta, Bulu Bagchi and Shampa Das Mitra mutated their names as recorded owner in the books and record of the North Dum Dum Municipality in respect of the said plot of land and after mutation the said plot of land had been numbered and recorded as being holding no. 93 (201) Durganagar Station Road, previously P.S.



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Dist. Sub-Registrar
Bangalore North 24 Parganas

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Dum Dum, Presently P.S. Nimta , Kolkata- 700065 , within North Dum Dum Municipality, under Ward no.21, District: North 24 Parganas .

AND WHEREAS thereafter the said Alope Kumar Das and Parul Das, Dipali Das, Tulu Das Dutta, Bulu Bagchi and Shampa Das Mitra thus while seized and possessed and enjoyed in respect of the said landed property stated herein above without any intervene what so ever.

ANDWHEREAS after acquiring absolute right title and interest over the holding no. 63(201) Durganagar Station Road, P.S. Nimta, Kolkata-700065, within North Dum Dum Municipality, under Ward no.21, District: North 24 Parganas, the first party hereto of the one part have expressed his desire to develop the said property, the details of which is more fully described in the Schedule A hereunder in written and hereinafter for the sake of brevity referred to as the SAID PREMISES free from all encumbrances, charges, liens, attachments, lispensens whatsoever, through any recognized Developer / Promoter for construction of Multistoried Building thereon consisting of several Flats in accordance with the building plan to be sanctioned by the North Dum Dum Municipality.

AND WHEREAS having come to know the aforesaid intention of the party hereto of the one part the party hereto of the other part being the reputed Developer /Promoter have also expressed their desire to take up the task of Development of the said first Schedule property in accordance with the Building plan to be sanctioned by the North Dum Dum Municipality.



Joint District Sub- Registrar
Cooch Behar

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AND WHEREAS after having detailed discussion the party hereto of the one part being the sole and absolute owner of the said first Schedule property have agreed to develop their said premises for construction of Multistoried Building thereon consisting of several Flats, Car Parking space, spaces etc. through the party hereto of the other part.

It has been further agreed by and between the parties herein that after development of the First Schedule property the first Party will get their owners allocation out of the said multistoried building as per building sanction plan to be sanctioned by the North Dum Dum Municipality stated as below:

- (a) The entire second floor constructed area consisting of five flats of the proposed ground plus multi storied building by way of owner' allocation.
- (b) The one flat on the ground floor measuring about 500 sq. ft. covered area North East side of the proposed ground plus multi storied building by way of owner' allocation.
- (c) The one flat on the first floor measuring about 400 sq. ft. covered area of North West side of the proposed ground plus multi storied building by way of owner' allocation.
- (d) That the owners will get 2 (two) shifting accommodation for Rs. 6000 (Rupees six thousand) only for per shifting



Sub-District Sub-Registrar,
Chennai District Office, North 24 Parganas

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accommodation as rent. And the Developer will pay the said rent till the handover of the owner's allocation as stated hereinabove, subject to handover the possession of the said premises and dilapidated building in favour of the Developer herein.

And whereas the original Deed and / or Deeds along with Tax bills, ROR, Electricity bill etc in respect of the land and /or property in question will be handed over by the owners to the developer on the day of execution and registration of instant development agreement.

And whereas it is declare and confirm that after handing over the possession from the developer the land owners will make a partition or gift deed among themselves (owners).The owner's allocation will take effect from the date of execution of the partition or gift.

AND WHAREAS the second party being the developer will get rest of the construction area and/or floors area and/or spaces save and except owner's allocation of the proposed multi storied building to be constructed on the first Schedule property and accordingly the party hereto of the other part shall have exclusive right to sell and/or dispose of his share of entire constructed area of the multi storied building under developers allocation in favour of any intending purchaser or purchasers or their nominee or nominees and for which the party hereto



add. District Sub Registrar
Singapore Duru-Duru 24 Parganas

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of the one part shall not have any right to raise any objection in any manner whatsoever and the details of the said Developers Allocation is more fully described in the third Schedule hereunder written.

AND WHEREAS the party hereto of the other part do hereby undertakes that he will complete the entire constructional work of the propose building to be constructed of the first Schedule property within 24 (Twenty Four) months from the date of obtaining of the valid building sanction plan from the North Dum Dum Municipality and a further period of 6 (six) months will be allowed by the owners hereinabove for unavoidable circumstances if any, during the construction of the said proposed building.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE APRTIES HERETO as follows:

1. THE PARTY HERETO OF THE ONE PART DECLARES as follows:-
 - a) That the party hereto of the one part are absolutely seized and possessed of or otherwise well and suffering entitled to the Schedule 'A' property as a sole and absolute owner hereof.
 - b) That the party hereto of the one part do hereby further states that they are the joint owners in respect of the Schedule 'A' property which is free from all encumbrances, charges, liens, attachments, lispendens, whatsoever.



Additional District Sub Registrar
Dum Dum, North 24 Parganas

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- c) That there is no excess vacant land at the said premises within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
 - d) That there is no legal impediment of the party hereto to obtained the necessary certificate including the certificate under section 230 (A) of the Income Tax Act, 1961.
- 2) THE PARTIES HEREIN DO HEREBY FURTHER DECLARES AND COVENANT as follows:-
- i) The party hereto of the one part hereby grants, exclusive rights to the other parts /Developer to undertake proposed construction on the Schedule 'A' property in accordance with the Building plan to be sanctioned by the competent authority.
 - ii) That all applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining sanction building plan and revised plan from the appropriate authority shall be prepared and submitted by the Developer on behalf of the First Party at the Developer's own cost and expenses by verbal information to the land owners.
 - iii) That there is a old building upon the said first schedule property and the developer will remove the said building after getting the building sanctioned plan from the North Dum Dum Municipality for the proposed multistoried building. And the materials of the said old building will be absolute right of the Developer herein.



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- iv) That after execution of this present Development Agreement the second party developer will cause necessary searching in regard the title of the property to the concerned authorities(s) and for that 3 (three months) time hereby granted by the 1st party land lords herein.
- v) That the First party and the Developer shall be exclusively entitled to their respective share of allocation in the building with exclusive right to transfer and the First Party herein shall not in any way interfere or disturb the quiet and peaceful possession of the Developers Allocation in any manner whatsoever, subject to the first party will get his allocation within the time.
- vi) That in so far as necessary all dealings by the Developer in respect of the building including agreement for sale or transfer concerning the remaining portions as Developer's Allocation shall be in the name of the First Party for which purposes the First Party herein undertakes to give the Developer a General Power of Attorney in a form and manner required by the Developer provided however the same shall not create any financial liability upon the first Party or their prospects in any manner whatsoever.
- vii) That the Developer hereby undertake that they will complete the entire construction within 24 (twenty four) months from the date of obtaining of the valid building sanction plan from the



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North Dum Dum Municipality and a further period of 6 (six) months will be allowed by the owners hereinabove for unavoidable circumstances if any, during the construction of the said proposed building.

- viii) That the Developer shall at his own cost and expenses shall Construct the proposed building on the Schedule "A" property in accordance with the building plan to be sanctioned by the Competent Municipal Authority and confirm to such specification as may be recommended by the recognized licensed holder Architect from time to time appointed for the purposes and it is hereby clearly understood that the decision of the Architect regarding the quality of materials which shall be final and binding on the parties hereto.
- ix) That the Developer shall be authorized in the name of the First party in so far as necessary to apply for obtaining the temporary and permanent sanction for electricity, drainage, sewerage, connection and/or other facilities if any required for the construction or enjoyment of the proposed building.
- x) That the name of the proposed building will be confirmed with mutually understating by the parties.
- xi) That the Developer at their own cost and expenses appoint Engineer, contractors , labor and any other type of workmen/expert for the purpose of carrying out the work of



Additional District Sub Registrar
Dum-Dum, North 24 Parganas

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constructions of the said proposed building on the said first Schedule property.

- xii) That the Developer shall be entitled to book and/or sell the flats, shops, commercial space or spaces from the signing of this joint venture agreement to any third party purchaser/purchasers and the said prospective purchaser(s) may obtain house building loan from any financial institution save and except those the Owner's Allocation in the said proposed building which the First Party doth hereby admit and acknowledge and appropriate the same for her own use and the Developer shall hold possession of the flats and/or apartments under their allocation till the final disposal of the same including registration of the said flats /apartments under the Developer's Allocation.
- xiii) That the First Party herein shall be bound to handover the possession of the to be constructed flats in favour of the Developer or his nominee or nominees as and when to be required by the Developer save and except the said Allocation of the First Party herein.
- xiv) That the First Party herein shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said building unless any act of the Developer infringes the right and interest of the First party herein.



National District Sub Registrar
North 24 Parganas, West Bengal

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- xv) That neither party shall use or be permitted to use the respective allocation in the building or any portion thereof for carrying on illegal and immoral trade or activity thereof for any purpose which may cause nuisance ,
 - xvi) Annoyance or hazard to the other Purchasers/ Occupiers of the apartment of the building.
3. THAT THE FIRST PARTY AND THE DEVELOPER DO HEREBY FURTHER DECLARE AND CONVENANT as follows:-
- a) That the First Party undertakes to indemnify and to keep the Developer indemnified against any claim, demand action arising out of any mortgage, charges, lien, on the said property created on behalf of the First Party or his/ her/their legal heirs and successors and the owner shall be held liable for any defects in title in respect of the said property.
 - b) That the second party is liable to meet up with all Municipal taxes or outgoings unto the date of this agreement. If any arrears are found due and in that case the First Party herein, shall be liable to pay the same.
 - c) That the First party hereby undertakes and agrees to supply and/or handover all the Original relevant papers and/or documents along with original title deed or deeds in respect of the said property including Electricity bill and site plan of the building /land, tax bills and other bills to the



Adl. District Sub-Registrar
Cossimbare Dum-Dum 24 Parganas

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Developer/Promoter at the time of signing this Development Agreement and/ or when all the original documents will be required for the purpose of the said construction then the first party will provide the same to the second party without any question.

- d) That the parties herein shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure condition, that is, flood, earth-quake, riot, war storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties herein.
- e) That the owners herein and do hereby declares that the property is free from all encumbrances and the title of this under noted schedule property is good and clean. The owner further declares that he will be liable to clean the title at her own cost if there is any defect of the title. On the other hand the developer will be liable and responsible for the full construction work and finance, if any disputes arise during the period of construction that will be making good by the developers at his own cost.
- f) That the First Party and the Developer have entered into this Agreement purely on contract basis and nothing contained herein shall be deemed to construe as partnership between



North District Sub-Registrar
Cosmopolis Dum-Dum 24 Parganas

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the First Party and the Developer nor shall the parties hereto constitute as an Association of persons.

- g) That in case any violation of the present rules and regulations be made by the second party in respect of the proposed multistoried building to be constructed, and in that event, if any fine impose by the authority concerned the same will be borne by the developer.
- h. That the owners do hereby undertake that they will deliver and hand over the vacant peace full possession of the said plot of land within the 3 (three) months to the developer as and when the developer ask for the purpose of construction of multi storied building on the said plot of land.

4. That in case of any dispute in connection with this agreement for development of the first schedule property shall be settled of the Court of Law having proper jurisdiction of the Court of West Bengal or such disputes be referred to the joint Arbitrators (one to be appointed by both the First Party and the Developer) and the award of the Arbitrators shall be full and binding on the parties herein.

5. That all deeds and documents in respect of the project in concern will be made and executed through M/s Resolution, Advocates & Associates of 8, Old Post Office Street, Ground Floor, Kolkata – 700001 , opposite Calcutta High Court and Branch Office at 106, Nalta Mahajati Road, Kolkata- 700 028.



Asst. District Sub-Registrar
Dum Dum, North 24 Parganas

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6. A list of General specification of work for the proposed building is fully described in the fourth Schedule hereunder written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT of a plot of bastu land measuring about 0.733 Decimals and as per physical measurement 4 (four) Cottahs 13 (Thirteen) Chitaks and 35 (Thirty five) Sq. ft. a little more or less together with a pucca structure with tiles shed ^{200 Sq. Ft.} lying situate at Mouza – Sultanpur, comprised in R.S. Dag No. 63/741, R.S. Khatian No. 880, and Jamidar Khatin No. 879 J.L.No. 10, R.S. No. 148, Touzi No. 173, within the jurisdiction of A.D.S.R, Cossipore Dum Dum and being holding no. 63(201) Durganagar Station Road, previously P.S. Dum Dum, Presently P.S. Nimta, P.O. Rabindranagar, Kolkata- 700065, within North Dum Dum Municipality, under Ward no.21, District: North 24 Parganas TOGETHER WITH all easement right/right, right to egress and ingress, path, passages and butted and bound as follows:-

ON THE NORTH : House of Late Debu Mondal;
ON THE SOUTH : 6 feet wide Municipal Road;
ON THE EAST : House of Sri Sandip Das;
ON THE WEST : House of Sri Shambhu Chandra & Others;

200 Sq. Ft. 13 Chitaks, 4 Cottahs



Seal District Sub Registrar
Dum Dum, North 24 Parganas

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THE SECOND SCHEDULE ABOVE REFERRED TO:
(OWNER'S ALLOCATION)

It has been further agreed by and between the parties herein that after development of the First Schedule property the first Party will get their owners allocation out of the said multistoried building as per building sanction plan to be sanctioned by the North Dum Dum Municipality stated as below:

- (a) The entire second floor constructed area consisting of five flats of the proposed ground plus multi storied building by way of owner' allocation.
- (b) The one flat on the ground floor measuring about 500 sq. ft. covered area North East side of the proposed ground plus multi storied building by way of owner' allocation.
- (c) The one flat on the first floor measuring about 400 sq. ft. covered area of North West side of the proposed ground plus multi storied building by way of owner' allocation.
- (d) That the owners will get 2 (two) shifting accommodation for Rs. 6000/- (Rupees six thousand) only for per shifting accommodation as rent. And the Developer will pay the said rent till the handover of the owner's allocation as stated hereinabove.

(E) A sum of Rs. 1000/- (Rupees) only will be paid by the developer to the owners.

Alka Kumari



Additional District Sub-Registrar
Gangasore Dur-Dum 24 Parganas

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THE THIRD SCHEDULE ABOVE REFERRED TO :
(DEVELOPER'S ALLOCATION)

ALL THAT rest of the constructed area on the first Schedule property hereinabove as per proposed valid sanction together with undivided importable proportionate share or interest over the aforesaid first Schedule property save and except the Owner's Allocation more fully described in the Schedule "B" hereinabove along with right of egress and ingress over the main entrance gate and all other common rights in the landings, lobbies, stair cases, lift, lift room, passages, sewerages, drainages, electrical installations, top roof of the proposed new building including all amenities, facilities and benefits in respect thereof.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Schedule of common portion/facilities)

- 1) Staircase on all the floor of the said multi-storied building.
- 2) Common landings Common passage including main entrance Leading to the ground floor.
- 3) Water pump, water tank, overhead tank and water supply line
- 4) External electrical installations switch board and all electrical Wringing and other electrical fittings installed in the said building.
- 5) Drainages, sewerages, septic tank and all pipes and other Installations for the same.
- 6) Boundary walls and main gate.
- 7) Such other common parts, areas, equipments, installations, Fittings, Fixtures and spaces in or about the said land, the premises and the building at are necessary for passage and/or



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Addl. District Sub- Registrar
Cossipore Dist-North 24 Parganas

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use of the unit in common by the co-owners appertaining to proportionate cost in terms of Sq. ft.

8) Roof.

(Specification of said flats.)

1. Structure: R.C.C. Foundation and R.C.C. Structure.
2. Brick Work: 5" outside, 3" inside partition wall.
3. Doors: All doors will be made of commercial flash doors except Bath rooms
4. Window:
All Windows will be Aluminum shutter with Grill and Glass fittings.
5. Floor: Floor Tiles.
6. Toilet: Floor with floor tiles and wall with Glazed Tiles upto 6' Height PVC fittings.
7. Kitchen :
Floor floor tiles and Kitchen slab is of Black stone and Kitchen sink of Black stone, wall above slab up to 2' height with colored glazed tiles for the kitchen Slab.
8. Dining room :
One Basin.
9. Electrical :
4 points in Bed rooms, 8 points in Drawing, dining room, 2 point in Toilet, 3 points in kitchen, 1 point in veranda/Balcony, 1 point for Door Bell.
10. Sanitary:
One white commode or white pan to toilet 3 water points in each Toilet and water point on sink.
11. Painting :
Inside wall with parish and outside wall with color.
12. Water Supply:



Additional District Sub Registrar
North 24 Parganas

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Common overhead Tank and distribution of water in each floor room down pipe of right PVC from Deep Tube -Well through pump.

13. Staircase: Grey Mosaic, white was in staircase inside wall.
14. Door, window and fittings: Main doors shall be provide by one viewfinder, Aluminum Tower bolt, handle and all inside door provides with necessary Aluminum fittings.
15. Water: Overhead water tank with sufficient capacity cost of Installation of Separate electric meter for said soap will be borne by the owners.

Extra Work: If any extra work be made by instant of the Owners the charges for the said works will be paid on or before starting the said work to the Developer by the owners herein.



উত্তর ২৪ পরগণা জেলা অতিরিক্ত উপ-রেজিস্ট্রার
স্বাক্ষরিত তারিখ ২৬ জুন ২০২০

30 JUN 2020

IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribe their respective hand and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED
by the LAND OWNERS above named
at Kolkata in the presence of:

1. *M. G. Maital Das*
Advocate

Abha Kumar Das.
Parul Das.

Dipali Das.
Tulsi Tannir Das Dutta
Bala Bagchi
Shampa Mishra Das

LAND OWNERS

SIGNED SEALED AND DELIVERED
by the DEVELOPERS above named at
Kolkata in the presence of:

1. *M. G. Maital Das*
Advocate
2.

New Sonali Construction
Kalyan Chakraborty.
Proprietor

DEVELOPER

Drafted by:-

M. G. Maital Das
Advocate
High Court, Calcutta,
Enrolment No. WB/302/2005.

New 8000 Construction



Additional District Sub Registrar
Core Dum Dum, North 24 Parganas

30 JUN 2020

RECEIVED of and from the within named Second Party/Developer/
Promoter the sum of Rs. 1,000/- (one thousand) only as per the within
mentioned Agreement as per Memo below:

MEMO OF CONSIDERATION

<u>Date :</u>	<u>Cheques / Cash :</u>	<u>Amount:</u>
30.6.2020	by cash	Rs. 1000/-

Rs. 1,000.00

Rupees (one thousand) only.

WITNESSES:

1. *Moumal Das*
2. *Advocate*

Alaka Kumar Das.
Parul Das.

Dipali Das.

Tulsi Tanima Das Datta

Rula Das Bagchi
Shampa Mitran Das
OWNERS



Additional District Sub Registrar
Cossore Dum-Dum 24 Parganas

30 JUN 2020
~~03 JUL 2020~~

SPECIMEN FORM FOR TEN FINGERPRINTS



Alok Kumar Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Parul Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Di Palit Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Titli Tanning Das Dubey

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



✓
Sd/- District Sub Registrar
Cossore Dum-Dum 24 Parganas

30 JUN 2020

SPECIMEN FORM FOR TEN FINGERPRINTS



Bule Burgechi

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Shampa Das Mishra

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Kalyan Chakrabarti

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Local District Sub Registrar
Cooch Behar North-24 Parganas

30 JUN 2020

~~03 JUL 2020~~



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

GRN: 192020210021326561

Payment Mode Online Payment

GRN Date: 25/06/2020 14:09:25

Bank : State Bank of India

BRN : CKN1223308

BRN Date: 25/06/2020 14:11:35

DEPOSITOR'S DETAILS

Id No. : 2000594869/1/2020

[Query No./Query Year]

Name : BISWAS CONSULTANCY

Contact No. : Mobile No. : +91 9239880397

E-mail :

Address : 101C SOUTH SIN THE ROAD

Applicant Name : Mr RAJA ADHIKARY

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000594869/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2000594869/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	71

Total

10092

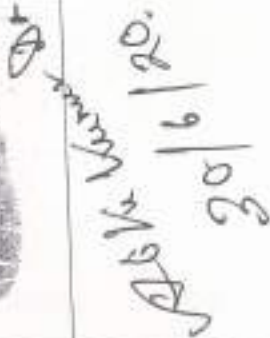
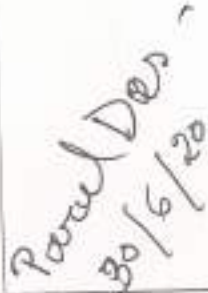
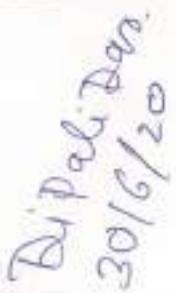
In Words : Rupees Ten Thousand Ninety Two only



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15062000594869/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri ALOKE KUMAR DAS 63, DURGA NAGAR STATION ROAD, P.O.- RABINDRANAGAR, P.S.- Nimta, District- North 24-Parganas, West Bengal, India, PIN - 700065	Land Lord			 30/6/20
2	Smt PARUL DAS 63, DURGA NAGAR STATION ROAD, P.O.- RABINDRANAGAR, P.S.- Nimta, District- North 24-Parganas, West Bengal, India, PIN - 700065	Land Lord			 30/6/20
3	Smt DIPALI DAS 63, DURGA NAGAR STATION ROAD, P.O.- RABINDRANAGAR, P.S.- Nimta, District- North 24-Parganas, West Bengal, India, PIN - 700065	Land Lord			 30/6/20



Additional District Sub Registrar
Cooch Behar District, North 24 Parganas

30-06-2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt TULU TANIMA DAS DUTTA 63, DURGA NAGAR STATION ROAD, P.O.- RABINDRANAGAR, P.S.- Nimta, District:- North 24-Parganas, West Bengal, India, PIN - 700065	Land Lord			Tulu Tanima Das Dutta 30.6.2020
5	Smt BULU BAGCHI 63, DURGA NAGAR STATION ROAD, P.O.- RABINDRANAGAR, P.S.- Nimta, District:- North 24-Parganas, West Bengal, India, PIN - 700065	Land Lord			Bulu Bagchi 30.6.2020
6	Smt SHAMPA DAS Alias Smt SHAMPA MITRA 63, DURGA NAGAR STATION ROAD, P.O.- RABINDRANAGAR, P.S.- Nimta, District:- North 24-Parganas, West Bengal, India, PIN - 700065	Land Lord			Shampa Das Mitra 30/6/2020



Additional District Sub Registrar
Cossimbore Dum-Dum 24 Parganas

30-06-2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Shri KALYAN CHAKRABORTY 11, NABA MAHAJATI ROAD, NALTA, P.O.- DUM DUM, P.S.- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028	Representative of Developer [NEW SONALI CONSTRUCTION]			Kalyan Chakraborty Dt. 30-06-2020
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mithun Das Son of Late G Das Nilachal Birati, P.O.- Birati, P.S.- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700051	Shri ALOKE KUMAR DAS, PARUL DAS, Smt DIPALI, Smt TULU TANIMA DAS, Smt BULU BAGCHI, Smt SHAMPA DAS, Shri KALYAN CHAKRABORTY			Mithun Das 30/06/2020

(Suman Basu)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

Adl. District Sub-Registrar
Cossipore Dum-Dum 24 Pgs 08



Additional District Sub Registrar
Singapore North 24 Parganas

30-06-2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KALYAN CHAKRABORTY

KISHORI MOHAN CHAKRABORTY

01/01/1971

Permanent Account Number

AEQPC6955

Kalyan Chakraborty
Signature



Kalyan Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BULU BAGCHI

DULAL CHANDRA DAS

01/01/1976
Permanent Account Number
BDZPB6192F

Bulu Bagchi
Signature



आयकर विभाग / Income Tax Department
आयकर विभाग, बंगलूर, कर्नाटक
आयकर विभाग, बंगलूर, कर्नाटक
बंगलूर, कर्नाटक - 560 001

आयकर विभाग / Income Tax Department
आयकर विभाग, बंगलूर, कर्नाटक
आयकर विभाग, बंगलूर, कर्नाटक
बंगलूर, कर्नाटक - 560 001

Bulu Bagchi



भारत सरकार

Government of India

Enrolment No.: 1193/84029/05285

To:
Bulu Das Bagchi
W/O Aloke Bagchi
Kalyandanga, Milan Pally Bankura
Bankura - Bankura
West Bengal - 722101
7384120260

13/12/2011



आपका आधार क्रमांक / Your Aadhaar No. :

4571 8056 4014

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Bulu Das Bagchi
Year of Birth : 1972
Female

4571 8056 4014



आधार — आम आदमी का अधिकार

Bulu Bagchi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

DIPALI DAS

DULAL CHANDRA DAS

11/05/1965

Permanent Account Number
BMOPD2699M

Dipali Das

Signature



Dipali Das.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

কলিকাতার আই ডি / Enrollment No.: 1040/21178/00594

To
দীপলি দাস
Dipali Das
87 ULTADANGA MAIN ROAD
Ultadanga Main Road
Ultadanga Main Road
Kolkata Kolkata
West Bengal 700067



MN819258102FT



আপনার সংখ্যা / Your No.:

7358 2832 8591

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

দীপলি দাস
Dipali Das
পিতা : দুলাল চন্দ্র দাস
Father : DULAL CHANDRA DAS
জন্মতারিখ / DOB : 11/05/1985
বয়স / Female

7358 2832 8591

- সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচা করা হয়।

INFORMATION

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

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
8/7, উল্টাডাঙ্গা মেন রোড,
উল্টাডাঙ্গা মেন রোড, কলকাতা,
উল্টাডাঙ্গা মেন রোড, কলকাতা,
700067

Address:
8/7, ULTADANGA MAIN ROAD,
Ultadanga Main Road, Kolkata,
Ultadanga Main Road, West
Bengal, 700067

7358 2832 8591

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Dipali Das.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তি নং ডি / Enrolment No. : 1111/98901/05489

To
Shampa Das
সম্পা দাস
18/02/2018
STATION ROAD
MADHYA DURGANAGAR
Rabindra Nagar
Rabindra Nagar, Kolkata
West Bengal - 700055



KL765482751PT

76548275



আপনার আধার সংখ্যা / Your Aadhaar No. :

6116 8896 3242

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সম্পা দাস
Shampa Das
পিতা - তুলসী চন্দ্র দাস
Father - Dulal Chandra Das

অনুলিপি: DOB: 01/08/1977
লিঙ্গ / Female

6116 8896 3242



আধার - সাধারণ মানুষের অধিকার

Shampa Das Mishra

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARUL DAS
DULAL CHANDRA DAS

07/03/1962
Permanent Account Number

BHPPD5571C

Parul Das
Signature



Parul Das



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



E-Aadhaar Letter

ভালিকাভুক্তির নম্বর/Enrolment No.: 1040/19715/20236

Date: 05/10/2013

Parul Das (পারুল দাস)
57BELEGHATA MAIN ROAD, P.O- BELEGHATA
Belegkata H.O, Kolkata
West Bengal, 700010

- অধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা যাচাই করা
- এটা এক ইলেকট্রনিক প্রক্রিয়াজাত পত্র

আপনার আধার সংখ্যা/Your Aadhaar No.:

5994 2506 7815



আধার - সাধারণ মানুষের অধিকার



INFORMATION

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

Validity unknown

Digitally signed by
Sandeep Bhardwaj
Date: 05/10/2013



- আধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই ভালিকাভুক্তি করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



পারুল দাস
Parul Das
জন্মবার্ষিকী/DoB: 1982
মহিলা Female



ঠিকানা:
৫৭বেলেঘাটা মেইন রোড,
পি.ও. বেলেঘাটা বেলেঘাটা,
কোলকাতা
পশ্চিমবঙ্গ, ৭০০০১০

Address:
57BELEGHATA MAIN ROAD,
P.O- BELEGHATA Belegkata
H.O, Kolkata
West Bengal, 700010

5994 2506 / 815

আধার - সাধারণ মানুষের অধিকার

Aadhaar - Aam Aadmi ka Adhikar

Parul Das .

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DULOKE KUMAR DAS
DULAL CHANDRA DAS
30/09/1966



Permanent Account Number
BBBPD1201K



Duloke Kumar Das
Signature

Duloke Kumar Das



ভারত সরকার

Government of India

অনুলিপি/ইউএসডি / Enrolment No. 1111/98901/05486

TO
Aloke Kumar Das
অলোক কুমার দাস
STATION ROAD
MADHYA DURGANAGAR
Rajnagar Naga
Rajnagar Naga Kolkata
(West Bengal) - 700066



KL820178490FT

62067849



আপনার সংখ্যা / Your Aadhaar No. :

6521 6386 0386

- সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অলোক কুমার দাস
Aloke Kumar Das
পিতা - অলোক চন্দ্র দাস
Father - Dulal Chandra Das

লসন/মিডিয়া/ওএ 300311074
লসন / Midia

6521 6386 0386



- সাধারণ মানুষের অধিকার

Aloke Kumar Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BJHPD3673F



नाम / Name

T J T NIKA DAS DUTTA

पिता/पति का नाम / Father's Name

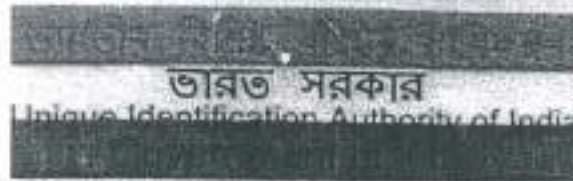
DILAL CH DAS

जन्म की तारीख / Date of Birth

11/08/1969

Tika Tanima Das Dutta
जन्म / Signature

Tika Tanima Das Dutta



ভারত সরকার/Enrolment No.: 0623/30262/28655

Download Date: 28/08/2018

To
শ্রী তানিম দাস দত্ত
Tulu Tanima Das Dutta
SWAMI TYAGISWARANANDA SARANI
SARADA PALLY
Bhadreshwar (II)
Saradapally
Houghly West Bengal - 712124
8276815674

Download Date: 13/09/2018

Signature valid



QR Code for Verification

আপনার আধার সংখ্যা / Your Aadhaar No.

9023 9534 5748

UID - 9170 8798 0177 7696

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্রী তানিম দাস দত্ত
Tulu Tanima Das Dutta
DOB: 11/08/1969
GENDER: FEMALE



9023 9534 5748

Tulu Tanima Das Dutta



INTRODUCTION



१०७३८७३३ साम : पितृभूत साम

Illustration by: William Dunn

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System: Controller:

1995 Dec 12 10:11 AM

अथ कश्चित्

Downloaded At: 11:53 11 September 2009

43462910

2004-2005

पृष्ठ संख्या : ३
प्रश्न संख्या : १

Abstract

1001, INLAOCH, SUIT 10, NORTH HAVEN
2001, AIR PORT, NORTH 24
CHANDAS-700102

10570

1.1.1.1. **ভাষার উচ্চ বিদ্যালয় (সহকারী) বিদ্যালয়**
সহকারী বিদ্যালয় (সহকারী) বিদ্যালয়

Facsimile Signature of the Electronic
Registration Officer for

114 - Dain Dain Utar Constituency

[illegible]

in case of damage to witness papers the Card No. of the relevant Form for including your name in the list at the changed address and to inform the card with same number. 93 / 699

我生了个儿子



भारत सरकार

Unique Identification Authority of India
Government of India

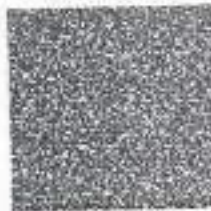
Enrolment No.: 2189/70439/73479

Generation Date: 08/03/2018

To
Kalyan Chakraborty
S/O Kishori Mohan Chakraborty
11
NALTA NABA MAHAJATI ROAD
P.S- DUMDUM
GUHA PARA
Dum Dum (m)
Dumdum
North 24 Parganas West Bengal - 700028
9674299007

Generation Date: 17/02/2018

Signature valid



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

9992 2312 4183

VID : 9114 1797 0172 2890

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Kalyan Chakraborty
Date of Birth/DOB: 01/01/1971
Male/MALE

9992 2312 4183

VID : 9114 1797 0172 2890

मेरा आधार, मेरी पहचान

Kalyan Chakraborty



संयुक्त
सर्वकार



सूचना

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

INFORMATION

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

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



एनयूआईएल
Unique Identification Authority of India

Address:
S/O Kishor Mohan Chakraborty, 11,
NALTA NABA MAHAJATI ROAD, GUMA
PARA, P.S- DUMDUM, Dum Dum(m),
North 24 Parganas,
West Bengal - 700028



QR Code with Photo

9992 2312 4183

VO: 9114 1797 0172 2890

10/11/17

10/11/17

10/11/17

Major Information of the Deed

Deed No :	I-1506-03498/2020	Date of Registration	03/07/2020
Query No / Year	1506-2000594869/2020	Office where deed is registered	
Query Date	07/06/2020 9:35:06 PM	1506-2000594869/2020	
Applicant Name, Address & Other Details	RAJA ADHIKARY HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, , Mobile No. : 9874027037, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 78,37,778/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,031/- (Article:48(g))	Rs. 71/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Durganagar Station Road, Mouza: Sultanpur, , Ward No: 21, Holding No:63 JI No: 10, Touzi No: 173 Pin Code : 700065

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-90/740	RS-880	Bastu	Bastu	4 Katha 13 Chatak 35 Sq Ft	1/-	77,77,778/-	Width of Approach Road: 8 Ft.,
Grand Total :					8.0208Dec	1/-	77,77,778/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1/-	60,000/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri ALOKE KUMAR DAS (Presentant) Son of Late DULAL CHANDRA DAS 63, DURGA NAGAR STATION ROAD, P.O:- RABINDRANAGAR, P.S:- Nimta, District -North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: BBBPD1201K, Aadhaar No: 65xxxxxxxx0386, Status :Individual, Executed by: Self, Date of Execution: 30/06/2020 Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/06/2020 Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Pvt. Residence

2	Smt PARUL DAS Wife of AMIYO NIMAI DAS 63, DURGA NAGAR STATION ROAD., P.O:- RABINDRANAGAR, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BHPPD5571C, Aadhaar No: 59xxxxxxxx7815, Status :Individual, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Pvt. Residence
3	Smt DIPALI DAS Wife of SAMIR DAS 63, DURGA NAGAR STATION ROAD., P.O:- RABINDRANAGAR, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BMOPD2699M, Aadhaar No: 73xxxxxxxx8591, Status :Individual, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Pvt. Residence
4	Smt TULU TANIMA DAS DUTTA Daughter of DULAL CH DAS 63, DURGA NAGAR STATION ROAD., P.O:- RABINDRANAGAR, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BJHPD3673F, Aadhaar No: 90xxxxxxxx5748, Status :Individual, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Pvt. Residence
5	Smt BULU BAGCHI Wife of ALOKE BAGCHI 63, DURGA NAGAR STATION ROAD., P.O:- RABINDRANAGAR, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BDZPB6192F, Aadhaar No: 45xxxxxxxx4014, Status :Individual, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Pvt. Residence
6	Smt SHAMPA DAS, (Alias: Smt SHAMPA MITRA) Wife of SUKUMAR MITRA 63, DURGA NAGAR STATION ROAD., P.O:- RABINDRANAGAR, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BAXPD4604D, Aadhaar No: 81xxxxxxxx3242, Status :Individual, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEW SONALI CONSTRUCTION 11, NABA MAHAJATI ROAD, NALTA., P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.: AEGPC6955E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri KALYAN CHAKRABORTY Son of KISHORI MOHAN CHAKRABORTY 11, NABA MAHAJATI ROAD, NALTA., P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEGPC6955E, Aadhaar No: 99xxxxxxxx4183 Status : Representative, Representative of : NEW SONALI CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mithun Das Son of Late G Das Nilachal Birati, P.O:- Birati, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700051			
Identifier Of Shri ALOKE KUMAR DAS, Smt PARUL DAS, Smt DIPALI DAS, Smt TULU TANIMA DAS DUTTA, Smt BULU BAGCHI, Smt SHAMPA DAS, Shri KALYAN CHAKRABORTY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ALOKE KUMAR DAS	NEW SONALI CONSTRUCTION-1.33681 Dec
2	Smt PARUL DAS	NEW SONALI CONSTRUCTION-1.33681 Dec
3	Smt DIPALI DAS	NEW SONALI CONSTRUCTION-1.33681 Dec
4	Smt TULU TANIMA DAS DUTTA	NEW SONALI CONSTRUCTION-1.33681 Dec
5	Smt BULU BAGCHI	NEW SONALI CONSTRUCTION-1.33681 Dec
6	Smt SHAMPA DAS	NEW SONALI CONSTRUCTION-1.33681 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri ALOKE KUMAR DAS	NEW SONALI CONSTRUCTION-33.33333300 Sq Ft
2	Smt PARUL DAS	NEW SONALI CONSTRUCTION-33.33333300 Sq Ft
3	Smt DIPALI DAS	NEW SONALI CONSTRUCTION-33.33333300 Sq Ft
4	Smt TULU TANIMA DAS DUTTA	NEW SONALI CONSTRUCTION-33.33333300 Sq Ft
5	Smt BULU BAGCHI	NEW SONALI CONSTRUCTION-33.33333300 Sq Ft
6	Smt SHAMPA DAS	NEW SONALI CONSTRUCTION-33.33333300 Sq Ft

On 30-06-2020

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

Presented for registration at 15:10 hrs on 30-06-2020, at the Private residence by Shri ALOKE KUMAR DAS , 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 78,37,778/-

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

Execution is admitted on 30/06/2020 by 1. Shri ALOKE KUMAR DAS, Son of Late DULAL CHANDRA DAS, 63, DURGA NAGAR STATION ROAD., P.O: RABINDRANAGAR, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 2. Smt PARUL DAS, Wife of AMIYO NIMAI DAS, 63, DURGA NAGAR STATION ROAD., P.O: RABINDRANAGAR, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife, 3. Smt DIPALI DAS, Wife of SAMIR DAS, 63, DURGA NAGAR STATION ROAD., P.O: RABINDRANAGAR, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife, 4. Smt TULU TANIMA DAS DUTTA, Daughter of DULAL CH DAS, 63, DURGA NAGAR STATION ROAD., P.O: RABINDRANAGAR, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife, 5. Smt BULU BAGCHI, Wife of ALOKE BAGCHI, 63, DURGA NAGAR STATION ROAD., P.O: RABINDRANAGAR, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife, 6. Smt SHAMPA DAS, Alias Smt SHAMPA MITRA, Wife of SUKUMAR MITRA, 63, DURGA NAGAR STATION ROAD., P.O: RABINDRANAGAR, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife

Indetified by Mithun Das, , Son of Late G Das, Nilachal Birati, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Others

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

Execution is admitted on 30-06-2020 by Shri KALYAN CHAKRABORTY, PROPRIETOR, NEW SONALI CONSTRUCTION (Sole Proprietorship), 11, NABA MAHAJATI ROAD, NALTA, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mithun Das, , Son of Late G Das, Nilachal Birati, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Others



Suman Basu

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

On 03-07-2020

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 71/- (B = Rs 50/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 71/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2020 2:11PM with Govt. Ref. No: 192020210021326561 on 25-06-2020, Amount Rs: 71/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKN1223308 on 25-06-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 144304, Amount: Rs.10/-, Date of Purchase: 19/11/2019, Vendor name: Amai Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2020 2:11PM with Govt. Ref. No: 192020210021326561 on 25-06-2020, Amount Rs: 10,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKN1223308 on 25-06-2020, Head of Account 0030-02-103-003-02



Suman Basu

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2020, Page from 170036 to 170089
being No 150603498 for the year 2020.



Suman

Digitally signed by SUMAN BASU
Date: 2020.07.07 15:48:27 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2020/07/07 03:48:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)