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पश्चिम बंगाल WEST BENGAL

5/2312/453/21

T 559038

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

B. Adan

Additional District Sub-Registrar
Rajarhat New town, North 24-Pgs.

29 NOV 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 29 th day of November 2021 (Two Thousand Twenty One) in the Christian Era;

B E T W E E N

5246
30/10/2021

সন - Manoj Kanti Sikder
সন ও তারিখ - Advocate
কোর্টের নাম - Barasat Judges' Court

সাক্ষি -
স্বাক্ষর -
স্বাক্ষর -

স্বাক্ষর -
স্বাক্ষর -

25 OCT 2021

স্বাক্ষর - 1740000

স্বাক্ষর -
স্বাক্ষর -



Bidhan Halder
s/o S. Halder
Promod Gosh
Gouranga Nagar
New Town
K1-100159
Bachchan

Additional District Sub-Registrar
Barasat New Town, North 24 Pgs

29 NOV 2021

(2)

SMT. TANIMA BHOWMICK [PAN-AEXPB2144M] [AADHAAR NO.- 6395 6064 3097] wife of Sri Sekhar Bhowmick, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at DC-7, Narayantala (West), P.O. Deshbandhunagar, P.S. Baguiati, District North 24 Parganas, Kolkata- 700059, hereinafter referred to and called as the LAND OWNER (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART:

A N D

"S.R. CONSTRUCTION" [PAN-ABUFS4541F] a Partnership firm having its' office at Vill & P.O. Gouranganagar, P.S. New Town, District North 24 Parganas, Kolkata- 700159 represented by its' Partners namely 1. SRI SADANANDA SARKAR [PAN-AMAPS4203R] [AADHAAR NO.- 8422 4325 0741] son of Late Nagendra Nath Sarkar, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at vill & P.O. Gouranganagar, P.S. New Town, District North 24 Parganas, Kolkata- 700159 and 2. SRI PRAMOD ROUT [PAN-AFNPR1748C] [AADHAAR NO.- 7500 9510 8261] son of Late Basanta Rout, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at KD-1, Aswininagar, P.O. Aswininagar, P.S. Baguiati, District North 24 Parganas, Kolkata- 700159 hereinafter referred to and called as the DEVELOPER (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its' executors, administrators, legal representatives and assigns) of the OTHER PART:

WHEREAS the land owner herein namely Smt. Tanima Bhowmick purchased ALL THAT a piece or parcel of land measuring an area of 4 cottahas 7 chittacks be the same a little more or less being plot No. "A" & "B" comprised in R.S. &

(3)

L.R Dag No. 234 under R.S. Khatian No. 6, L.R Khatian No. 4/1, 195/1, 198/1, 354/1, 366/1, 9/1, 4/2, 2/3, 6, 6/2, 48, 98/2, 98/3, & 48/1 lying and situated at Mouza- Dashadrone, J.L No. 4, Re.Sa No. 150, Touzi No. 2998, P.S. Baguiati (formerly Rajarhat), District North 24 Parganas, by way of a registered deed of sale being No. 05452 dated 08.06.2001 registered at A.D.S.R.O Bidhan Nagar (Salt Lake City) and the said deed duly copied in Book No. 1, Volume No. 289, Pages from 284 to 296 for the year 2001 from the Sri Dilip Kumar Paul and Gayetri Paul.

AND WHEREAS by way of such purchase said Smt. Tanima Bhowmick became the absolute owner of land measuring an area of **4 cottahas 7 chittacks** be the same a little more or less and recorded her name in the L.R. Records or rights vide L.R. Khatian No. 2584.

AND WHEREAS said Smt. Tanima Bhowmick (the land owner herein) also convert the nature of land from "Shali" to "Bastu" from the B.L. & L.R.O. Rajarhat vide Memo No. 40/BL&LRO/RHT/17 dated 13.01.2017 and possessing the same free from all encumbrances having right, title, interest therein and has every right to sell, gift, alienate, transfer the same to any body in any way whatsoever and howsoever morefully and particularly described in the schedule hereunder written.

AND WHEREAS now the land owner intend to develop the under first schedule property measuring an area of **4 cottahas 7 chittacks** be the same a little more or less by raising construction of a multi storeyed building in accordance with the sanctioned building plan but due to lack of experience she could not proceed further and finding no other alternative has decided to appoint a **DEVELOPER** who will be able to undertake the aforesaid job. The land owner has expressed

(4)

her desire to construct a multi storeyed building upon the schedule land which is free from all sorts of encumbrances, liens, charges, dispendens, attachments to the developer herein at the developer's costs and expenses and under some mutual terms and conditions subject to the sanction of the building plan by the concerned appropriate authority. The mutual terms and conditions are as mentioned below. The developer accepted the proposal of the land owner for construction of the said multi storeyed building at its' own costs and expenses in accordance with the sanctioned building plan.

NOW THIS AGREEMENT WITNESSES and it is hereby agreed by and between the parties as follows:-

1. **DEFINITION:** unless there is anything repugnant to the subject or context.
- (a) **LAND OWNER:** shall mean **SMT. TANIMA BHOWMICK** and her heirs, executors, administrators and assigns and legal representatives.
- (b) **BUILDING:** shall mean multi storeyed building as shall be constructed in finished and habitable condition by the developer in accordance with the sanctioned plan or revise plan to be prepared, submitted only by the developer and sanctioned by the concerned Bidhan Nagar Municipal Corporation and the said land described in the first schedule hereunder written.
- (c) **PREMISES:** shall mean the official identity of the collective from or the said land.
- (d) **DEVELOPER:** shall mean **"S.R CONSTRUCTION"** and its' representatives, legal heirs, executors, administrators, representatives and assigns.
- (e) **LAND OWNER'S ALLOCATION:** the owner shall be entitled to get morefully and particularly mentioned in the second schedule of this agreement.

(5)

- (f) **DEVELOPER'S ALLOCATION:** the developer's allocation shall mean always mean the rest of the portion of the flat/shop/garage/office etc. with and or all other portion of the building of the said premises as per constructed area along with undivided proportionate share of land and the common areas and facilities of the building and premises after handing over the owner's allocation to the land owner as fully and particularly mentioned in the third schedule of this agreement.
- (g) **COMMON AREAS AND FACILITIES:** common areas and facilities including the land on which the building is located and all easement rights, appurtenances belonging to the land and the building the foundation, columns, supports, main walls, lift, stair case and entrance and exist of the building, installation of the common services, such as power light, water, tank, pump, motor and in general all apparatus and installations existing for common use, all other parts of the property necessary or convenient to its existence maintenance and safety or normally in common use from time to time.
- (h) **COMMON EXPENSES:** common expenses means expenses of administration, maintenance, repair or replacement of the common area and facilities.
- (i) **COMMON PURPOSE:** common purpose mean and include the purpose of managing, maintaining up keeping, administrating and security of the building and the particulars the common areas installations and facilities rendering of common services in common to the unit purchasers/holders collection and this disbursement of the common expenses and dealing with the matters in all of common interest of the occupants of the building.

(6)

2. This agreement shall be deemed to have been commenced on and with effect from the date, month and year first above written.
3. The land owner do hereby authorise and empower the developer to construct a multi storeyed building on the said plot of land through sanction building plan which is to be approved and sanctioned by the Bidhan Nagar Municipal Corporation and/or the appropriate authority at costs and expenses of developer and the land owner shall deliver full and vacant possession of the said land to the developer at the time of obtaining the building and also hand over original deed and relevant papers and documents to the developer and those documents will remain in custody and possession of the developer and the owner or any other heirs, successors or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever, if the developer does not violate any terms and conditions of this agreement.
4. The developer shall obtain the sanctioned building plan or modified if necessary at its cost for construction of the said proposed multi storeyed building on the said plot of land at its own costs and in that connection the land owner will sign papers, plan and all applications as required for getting the plan sanctioned or modified from the appropriate authority in accordance with Law.
5. The developer shall complete the construction of the said multi storeyed building within **36 (Thirty Six) months** from the date of execution of this agreement. In case of any Natural calamity and unavoidable circumstances which is beyond the control of the developer then the developer shall get a further period of **6 (Six) months** as grace for completion of the said construction work beyond which no time shall be extended in any case.

(7)

6. The developer shall be liberty to negotiate for sale, lease of the only developer allocation with any prospective purchaser or purchasers in course of construction or after the construction together with proportionate share of land on which the said multi storeyed building will be constructed, at such consideration and on such terms and condition with such person or persons as the developer think fit and proper and the owner will at the request of the developer execute and register the deed of conveyance or conveyances in respect of the developer allocation.
7. The land owner shall execute a registered development power of attorney empowering the developer to execute all agreement for sale, conveyance for and on behalf of the land owner concerning the developer's allocation exclusively of the said building along with the proportionate share of land in the said premises.
8. The land owner hereby declared and confirmed the developer that she is absolute owner and in khas possession to the landed property described in the first schedule hereunder written and has good and marketable title free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim. There is no agreement with any person or persons and if any discrepancy be found any time in regards of the title being good and marketable and free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim, it shall be the sole responsible of the land owner to make the title good, clear and marketable in accordance with law and difficulty even in such case then the developer shall call up the owner to rectify the same within reasonable period.
9. The land owner shall have no right or power to terminate this agreement till

(8)

the period provided the developer does not violate any of the terms and conditions contained in this agreement.

10. The developer shall at its' own costs construct, erect and complete the said multi storeyed building including the land owner's allocation in accordance with the sanction building plan and complying with all rules and regulations of all statutory body or bodies provided the developer exclusively shall be sole responsible for committing violation of any laws, rules and regulations thereof.
11. The developer shall be at sole liberty to engage various professional like legal adviser, Architect, R.C.C Consultant and/or Contractors whichever as their choice who shall take steps on behalf of the developer from time to time and the developer shall be responsible for making payments to each and every of them. The land owner will have no responsibility for making payments to any of them either during the construction period and/or after completion of the construction or at any point of time and even if any local hazards including any problem of law and order arise during construction then the developer shall have sole responsibilities to solve the same at its own costs and expenses. It is agreed between the parties that the land owner will have every right to engage various professionals like legal adviser, Architect, R.C.C Consultant of her choice and also land owner shall render good suggestion to the developer so far as the development work is concerned. It is further agreed that Sri Manoj Kanti Sikder, Advocate Barasat Judges' Court shall be appointed to be performed lawful works on behalf of the developer exclusively.

- (9)
12. The developer shall be authorized by the land owner in so far as is necessary to apply for and obtaining of permanent connection of electricity, lift, drainages, sewerages and/or other facilities to the new building and other inputs and facilitates required for the purpose and for which the owner will execute in favour of the developer all sorts of papers and documents at the costs of the developer as shall be required by the developer.
 13. The developer shall install, erect the building including water pump, twenty four hours water supply arrangement, water storage tank, over head reservoir, electrification, permanent electric connection from the WBSEDCL and until permanent electric connection is obtained temporary electric connection shall be arranged and provided for the said building. The owner shall pay for installation of separate individual electric meter in each of her flats/units.
 14. All costs, charges and expenses including fees payable to the Architect shall be discharged and paid by the developer and the land owner will have no liability, responsibility in this context to the Architect in any manner whatsoever.
 15. The land owner will not do any act, deeds whereby the developer may be prevented from lawful construction and completion of the said building in the time and sale of their flats/units etc. if the developer will not violate any terms and conditions of this agreement.
 16. The land owner do hereby agrees with the developer not to let out, sell, grant, lease, mortgage and/or charges or not to make any agreement for any purpose save and except the land owner's allocation from the date of execution of this agreement.

(10)

17. It is further agreed that the land owner will be entitled to transfer or otherwise deal with her allocations in the building in the manner as the land owner shall deem fit and proper at any time without taking any prior and/or subsequent permission in any manner from the developer herein and also the developer shall not in any way interfere with or disturb the quiet and peaceful possession along with right to transfer the land owner's allocation by the owner.
18. The developer shall have full right to transfer, lease, mortgage and even they can make the registry of their allocated portion to any person or persons at its' own discretion as per terms and conditions of this agreement.
19. That the land owner will grant to the developer or its' partners, by their individual name jointly concerned, a development power of attorney as may be required for the purpose of obtaining of sanctioned plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Bidhan Nagar Municipal Corporation and other authorities.
20. It is agreed that in the event of any damage or injury arising out from accidents for carelessness of the developer and subsequently victimizing such work men or any other persons whatsoever or causing any harm to the property during the course of construction, the developer shall bear the responsibility and liability thereof and shall keep the land owner, her estate and effect safe and harmless and indemnify against all suits,

(11)

cases, claims, demands rights and actions in respect of such eventualities.

21. That the land owner with or without her architect/architects shall have every right to supervise the construction of her allocation.
22. The developer hereby agrees and covenants with the land owner not to do any act, deed or thing whereby the land owner is prevented from enjoying, selling assigning and/or disposing of any flat or any premises out of the owner's allocation in the building at the said premises.
23. The developer shall hand over completion certificate in favour of land owner after obtained from the Bidhna Nagar Municipal Corporation and/or the appropriate authority.
24. That the developer shall defend, possess, manage and maintain the said premises including the construction of the proposed new building at its' own costs.
25. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law of the said premises or any part thereof to the developer by the land owner or so creating any right title or interest in respect of the said unto and in favour of the developer hereto either than the exclusive licence or right in favour of the developer to do the acts, deeds and things expressly provided herein as well as stated in the agreement or development so given by the land owner to the developer hereof for the purpose mentioned therein.
26. The land owner will not be liable of any income tax, wealth tax or any

(12)

other taxes in respect of the developer's allocation and the developer shall be liable to make payment of the same and keep the owner indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

27. Any notice required to be given by the land owner to the developer shall without prejudice to any other mode of service available be deemed to have been served on the developer if delivered by hand and duly acknowledged or sent by registered post with due acknowledgment and shall likewise be deemed to have been served on the owner by the developer.
28. The developer and the land owner will mutually frame scheme for the management and the administration of the said building and/or common parts thereof after the completion of the said building.
29. THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING:-
 - (a) The land on which the building will be constructed with all easements rights and appurtenances to that and building.
 - (b) The foundations, columns, girders, beams, roofs, slabs, supports, main walls, lift, stair case and stair ways, entrance, exit and passage.
 - (c) Water tanks, pumps, electric motor, sewerage and water pipe line and all such apparatus for common use.
 - (d) Installation of common services which may be specially provided in the schedule.
30. Common area and facilities shall remain undivided and as no owner of

(13)

any portion of the building shall be entitled to bring any action of suit for partition or division on any part thereof.

31. That the land owner shall be entitled to use the common areas and facilities with all other Co-owner of the building without hindering or encroaching upon the lawful rights of the other Co-owner, further the owner or occupiers of the flats shall not place or caused to be placed in the lobbies, vestibules, stair-ways, corridors and other area and facilities both common and restrict of any kind and such areas shall be used for other purposes then for normal transit through them.

RESTRICTION

32. The land owner's allocation in the proposed building shall be subject to the same restrictions and sue so far applications applicable to the developer's allocation in the building intended for common benefits of all occupiers of the building.
33. Neither party shall use nor permit the area of the respective allocations in the building nor any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity or use thereof for any purpose which may cause any hazard to the other occupiers of the building and/or the neighboring people.
34. Both parties shall abide by laws, byelaws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and the responsibility for any division, violation and/or breach of any of the laws, bye-laws and regulations.
35. Court of jurisdiction over the property shall have jurisdiction to enter & try all actions, suits, proceedings arising out of this agreement.

(14)

36. However if any disputes and differences between the parties arises out of the meaning, construction or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the arbitration of two independent Arbitrators, one to be appointed by each of the parties, who shall act as joint Arbitrators, and they shall jointly appoint an Umpire. All Arbitrators will act in terms of The Arbitration and Conciliation Act 1996.

LIQUIDATED DAMAGES AND PENALTY

37. That parties shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force major warse conditions i.e flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto to the satisfaction of the others.
38. In the event of the land owner committing breach on any of the terms and conditions herein contained or compelling the developer to make delay to develop the land, the developer shall be entitled to sue in any court of the law against the land owner to get payment for the same damage and expenses/compensations for any excuse of constructional costs due to increase of price of raw materials or labour and shall be liable to pay such reasonable losses and compensation as shall be determined by the Architect of the developer which shall be cross checked by the land owner Architect in accordance with law subject to condition that this clause shall have no effect, if delay is caused by the owner due to fault of the developer.

(15)

39. In the event of the developer failing to complete the project within the time fixed or abandons the project midway or otherwise violates any of its obligations under this agreement the owner shall be entitled to cancel this agreement and complete the project through any other method or through any other agency and in such event the land owner shall be entitled to take advantage.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT a piece or parcel of "Bastu" vacant land measuring an area of 4 cottahas 7 chittacks be the same a little more or less being plot No. "A" & "B" comprised in R.S. & L.R Dag No. 234 under R.S. Khatian No. 6, at present L.R. Khatian No. 2584 within Mouza- Dashadrone, J.L No. 4, Re.Sa No. 150, Touzi No. 2998 situated at Maniktala Khelar Math, P.S. Bagulati (formerly Rajarhat), District North 24 Parganas, within local limits of Bidhan Nagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), previous A.D.S.R.O Bidhna Nagar (salt Lake City) at present Rajarhat New Town.

BUTTED AND BOUNDED BY:-

<u>ON THE NORTH</u>	: 16 feet wide .
<u>ON THE SOUTH</u>	: R.S & L.R Dag No. 234.
<u>ON THE EAST</u>	: R.S & L.R Dag No. 234.
<u>ON THE WEST</u>	: 18 feet wide.

THE SECOND SCHEDULE ABOVE REFERRED TO

(LAND OWNER'S ALLOCATION)

SMT. TANIMA BHOWMICK shall be entitled to get 45% constructed area of proposed four storeyed building which consists three car parking space on the

(16)

"GROUND FLOOR", entire "FIRST FLOOR" and remaining area on the "THIRD FLOOR" (North-West side) together with undivided and impartible proportionate share of land including the enjoyment the right of all common facilities and areas of the building. The land owner shall also entitled to get Rs. 10,00,000.00 (Rupees Ten Lakhs) only as refundable money out of which Rs. 2,00,000.00 (Rupees Two Lakhs) only on/or before execution of this agreement and balance Rs. 8,00,000.00 (Rupees Eight Lakhs) only shall be paid within 1 (one) months from the date of execution of this agreement. The land owner said amount i.e Rs. 10,00,000.00 (Rupees Ten Lakhs) only will return back in favour of the developer at the time of handing over land owner's allocation to the land owner.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

The developer shall be entitled to get 55% constructed area of proposed four storeyed building which consists entire "GROUND FLOOR" (save and except land owner's three car parking space), entire "SECOND FLOOR" and remaining area on the "THIRD FLOOR" together with undivided and impartible proportionate share of land including the enjoyment the right of all common facilities and areas of the building.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(MATERIAL TO BE USED)

1. **STRUCTURE** Building Designed with R.C.C Frame structure rests on individual column foundation as per structural design approved by the competent Authority.

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12. ELECTRIFICATION:

BED ROOM

- 2 (Two) light points.
- 1 (One) fan point.
- 1 (One) plug point. (5AMP).
- 1 (One) A.C point.

DINING AND DRAWING ROOM

- 3 (three) light points.
- 2 (two) fan point.
- 1 (one) plug point. (5AMP).
- 2 (two) power plug point (15 AMP).

VERANDAH/BALCONY

- 1 (one) light point.
- 1 (one) plug point. (5AMP).

KITCHEN

- 2 (two) light point.
- 1 (one) exhaust fan point.
- 1 (one) power plug point (15AMP).

TOILET

- 1 (one) light point.
- 1 (one) exhaust fan point.
- 1 (one) power plug point (15AMP).
- 1 (one) gijer point.

(19)

CALLING BELL

1 (one) calling bell point at the main entrance.

13. LIFT:

4 passenger lift install of the building.

AND

14. PAINTING:

a) Inside wall of the flat will be plaster of paris and external wall with Snowcem or equivalent/weather coat/synthetic weather shield.

b) All door frames and shutter painted with two coats primer.

15. ROOF: The roof of the building will be finished with water and heat proofing Grey Citu Mosaic.

ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION.

(a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced.

(b) The decision of developer will be final.

(20)

IN WITNESSES WHEREOF we the aforesaid parties of this agreement have put out respective hands and seals, the day, month and year first above written.

SIGNED SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES:-

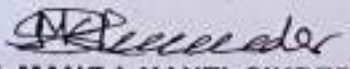
1. Bidhan Halder
Promodgrah
Chausangh Naya
NEW TOWN, K-1, 700139

Tanima Bhattacharya
Signature of the Land Owner

2. Manoj Kanti Sikder
Advocate

Read over, explained and

Drafted by:-

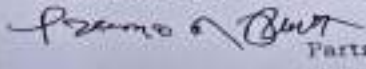

(SRI MANOJ KANTI SIKDER)
Advocate,

District Judges' Court,
North 24 Parganas, Barasat.
En. No. WB/334/2001.

Computer Typed By :-
Bidhan Halder
(Bidhan Halder)

Promodgrah.

S. R. CONSTRUCTION
Sadananda Sarma
Partner

S. R. CONSTRUCTION

Partner
Signature of the Developer

(21)

MEMO OF CONSIDERATION

RECEIVED Rs. 2,00,000 /- (Rupees Two Lakhs) only by following manner:-

<u>BANK</u>	<u>DATE</u>	<u>CHEQUE NO.</u>	<u>AMOUNT</u>
Axis	15.03.21	339059	2,00,000.00

SIGNED SEALED AND DELIVERED
IN PRESENCE OF
WITNESSES:-

1. Bimal Ha Haha

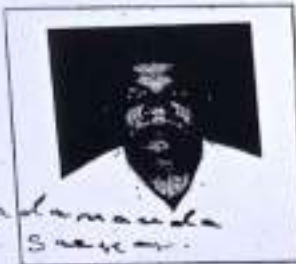
2. Haroj Kanti Sikkler
Advocate

Tarima Bhowmik.
Signature of the Land Owner

(Specimen Form for Ten Finger Prints)



<i>Tajima Brown</i>		LITTLE	RING	MIDDLE	FORE	THUMB
	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND						



<i>Salamanda Sanyan</i>		LITTLE	RING	MIDDLE	FORE	THUMB
	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND						



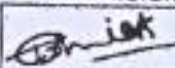
<i>Pamod Jhar</i>		LITTLE	RING	MIDDLE	FORE	THUMB
	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND						

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEXPB2144M

नाम /NAME
TANMA BHOWMICK

पिता का नाम /FATHER'S NAME
SUDHIR BASU

जन्म तिथि /DATE OF BIRTH
01-01-1974

हस्ताक्षर /SIGNATURE



आयकर अधिनियम, १९६१-111
COMMISSIONER OF INCOME-TAX, W.B. - III



ভারত সরকার

Unique Identification Authority of India

भारत सरकार / Government of India

অনুমতি নম্বর / Enrollment No. : 1111/19190/00156

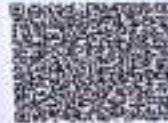
10/03/2014

To
Tanima Bhowmick
তানিমা বোমিক
DC/7
NARAYANTALA WEST
DESHBANDHU NAGAR
BAGUIATI
Rajarat Gopipur (m)
Desh Bandhu Nagar, North 24 Parganas
West Bengal - 700059



KL802140197FT

80214019



আপনার আধার সংখ্যা / Your Aadhaar No. :

6395 6064 3097

আধার - সাধারণ মানুষের অধিকার



তানিমা বোমিক
Tanima Bhowmick
বিতা : সুদীর চন্দ্র বোস
Father: SUDHIR CHANDRA BOSE

অনুমতি নম্বর/DOB: 01/01/1974
লিঙ্গ / Female

6395 6064 3097



আধার - সাধারণ মানুষের অধিকার





ভারত সরকার
Unique Identification Authority of India

ভাসিকার্ত্তির নম্বর/ Enrolment No.: 2189/71103/58686

Download Date: 04/12/2017

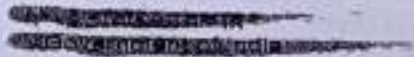
To
সদানন্দ সরকার
SADANANDA SARKAR
S/O Nagendra Nath Sarker
GOURANGA NAGAR
NEW TOWN
Rajarhat-gopalpur (m)
Aswini Nagar
North 24 Parganas West Bengal - 700159
9836909980

Enrolment Date: 27/12/2017

Signature valid




আপনার আধার সংখ্যা / Your Aadhaar No. :
9422 4325 0741
আমার আধার, আমার পরিচয়





সদানন্দ সরকার
SADANANDA SARKAR
জন্মতারিখ/DOB: 16/12/1969
পুরুষ/ MALE

9422 4325 0741
আমার আধার, আমার পরিচয়



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AFNPR1748C



नाम /NAME

PRAMOD ROUT

पिता का नाम /FATHER'S NAME

BASANTA ROUT

जन्म तिथि /DATE OF BIRTH

02-12-1971

हस्ताक्षर /SIGNATURE

Pramod Rout

Shahin

आयकर आयुक्त, (कम्प्यू. अपा.), कोलकाता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



भारत सरकार

विद्यमानता/मिशन/कॉन्सल्टिंग



PRAMOD ROUT

DOB: 02/12/1971

MALE



7500 9510 8261

MEERA AADHAAR, MERI PEHCHAN



भारतीय विधिक सेवा प्राधिकरण
भारत सरकार, नई दिल्ली

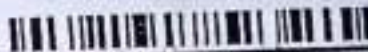
Download Date: 11/07/2017

Address

S/O Basanta Rout, KD 1, Satyanarayan
Abasan, Ashwini Nagar, Near Ashwini
Nagar Post Office, Rajarhat-gopalpur (m),
North 24 Parganas,
West Bengal - 700159

Generation Date: 21/06/2017

7500 9510 8261



1947
1800 300 1947

Help@uidai.gov.in

www.uidai.gov.in

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

इस कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरिंगहे स्क्वायर,
कलकत्ता - 700 069.

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



**GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE**

Driving Licence No : WB25 20200000904

Name : BIDHAN HALDER

Address :

VILL - PROMADHGARH 6 NO GOLI PO - GOURANGA
NAGAR,
PS NEW TOWN,
RAJARHAT, NORTH TWENTY FO, WB, 700159



S/D/W OF : LT SUDHANGSHU HALDER

Date of Issue	15-01-2020
Valid Till (NT)	14-01-2030
Valid Till (TR)	

Blood Group : A+

Date of Birth :

26-02-1982

Licence holder sign

Licensing Authority : I A NORTH 24 PARGANAS

Licensing Authority Sign

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

GRN Details

GRN:	192021220123504851	Payment Mode:	Online Payment
GRN Date:	29/11/2021 11:57:21	Bank/Gateway:	State Bank of India
BRN:	IK0BJZSIA5	BRN Date:	29/11/2021 12:11:18
Payment Status:	Successful	Payment Ref. No:	3002312943/8/2021

(Query No*/Query Year)

Depositor Details

Depositor's Name:	PRAMOD ROUT
Address:	GOURANGANAGAR NEW TOWN PIN-700159
Mobile:	9836706149
Depositor Status:	Buyer/Claimants
Query No:	3002312943
Applicant's Name:	Mr M K SIKDEER
Identification No:	3002312943/8/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No 8

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3002312943/8/2021	Property Registration- Stamp duty	0030-02-103-003-02	3000
Total				3000

IN WORDS: THREE THOUSAND ONLY.

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

GRN Details

GRN:	192021220111513991	Payment Mode:	Online Payment
GRN Date:	11/11/2021 21:07:20	Bank/Gateway:	State Bank of India
BRN :	IK0BJHTJL6	BRN Date:	11/11/2021 21:11:41
Payment Status:	Successful	Payment Ref. No:	3002312943/3/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SADANANDA SARKAR
Address:	GOURANGA NAGAR PIN-700159
Mobile:	7003979373
Depositor Status:	Buyer/Claimants
Query No:	3002312943
Applicant's Name:	Mr M K SIKDEER
Identification No:	3002312943/3/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3002312943/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	6021
2	3002312943/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	2021
Total				8042

IN WORDS: EIGHT THOUSAND FORTY TWO ONLY.

Major Information of the Deed

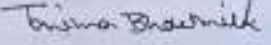
Deed No :	I-1523-18677/2021	Date of Registration	29/11/2021
Query No / Year	1523-3002312943/2021	Office where deed is registered	1523-3002312943/2021
Query Date	08/11/2021 5:16:41 PM		
Applicant Name, Address & Other Details	M K SIKDEER BARASAT, Thana : Barasat, District : North 24 Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9836706149, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4305] Other than Immovable Property, Declaration (No of Declaration : 2), [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]
Set Forth value	Rs. 1/-	Market Value	Rs. 67,09,501/-
Stamp duty Paid (SD)	Rs. 10,021/- (Article:48(g))	Registration Fee Paid	Rs. 2,021/- (Article:E, E, B)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent slip. (Urban area)		

Land Details :

District: North 24 Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Maniktala Khelar Math (Dasodrone), Mouza: Dasodrone, JI No: 4, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-234 (RS 1/-)	LR-2584	Bastu	Bastu	4 Katha 7 Chatak	1/-	67,09,501/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road.
Grand Total :					7.3219Dec	1/-	67,09,501/-	

Land Lord Details :

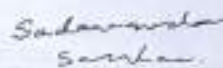
Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt TANIMA BHOWMICK Wife of Mr. SEKHAR BHOWMICK Executed by: Self, Date of Execution: 29/11/2021 Admitted by: Self, Date of Admission: 29/11/2021, Place : Office			
		29/11/2021	L1 29/11/2021	29/11/2021

DC-7, NARAYANTALA WEST, City:- , P.O:- D B NAGAR, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx4M, Aadhaar No: 63xxxxxxxx3097, Status :Individual, Executed by: Self, Date of Execution: 29/11/2021
Admitted by: Self, Date of Admission: 29/11/2021 ,Place : Office

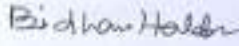
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S R CONSTRUCTION GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 , PAN No.: ABxxxxxx1F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SADANANDA SARKAR (Presentant) Son of Late NAGENDRA NATH SARKAR Date of Execution - 29/11/2021, , Admitted by: Self, Date of Admission: 29/11/2021, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature  29/11/2021
GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMxxxxxx3R, Aadhaar No: 94xxxxxxxx0741 Status : Representative, Representative of : S R CONSTRUCTION (as PARTNER)				
2	Name Shri PRAMOD ROUT Son of Late BASANTA ROUT Date of Execution - 29/11/2021, , Admitted by: Self, Date of Admission: 29/11/2021, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature  29/11/2021
KD-1, ASWININAGAR, City:- , P.O:- ASWININAGAR, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx8C, Aadhaar No: 75xxxxxxxx8261 Status : Representative, Representative of : S R CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIDHAN HALDER Son of Late S HALDER PRAMODHARH, City:-, P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700162			
Identifier Of Smt TANIMA BHOWMICK, Shri SADANANDA SARKAR, Shri PRAMOD ROUT	29/11/2021	29/11/2021	29/11/2021

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt TANIMA BHOWMICK	S R CONSTRUCTION-7.32188 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Maniktala Khelar Math (Dasadrone), Mouza: Dasadrone, JI No: 4, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 234, LR Khatian No:- 2584	Owner:তানিমা ভৌমিক, Gurdian:সংকর Address:মির্জা Classification:ডাঙ্গা, Area:0.07000000 Acre,	Smt TANIMA BHOWMICK

Endorsement For Deed Number : I - 152316677 / 2021

On 08-11-2021

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 67,09,501/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 29-11-2021

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 12:03 hrs on 29-11-2021, at the Office of the A.D.S.R. RAJARHAT by Shri SADANANDA SARKAR ..

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

Execution is admitted on 29/11/2021 by Smt TANIMA BHOWMICK, Wife of Mr SEKHAR BHOWMICK, DC-7, NARAYANTALA WEST, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Identified by Mr BIDHAN HALDER, . . Son of Late S HALDER, PRAMODHGARH, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700162, by caste Hindu, by profession Others

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

Execution is admitted on 29-11-2021 by Shri SADANANDA SARKAR, PARTNER, S R CONSTRUCTION, GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Identified by Mr BIDHAN HALDER, . . Son of Late S HALDER, PRAMODHGARH, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700162, by caste Hindu, by profession Others

Execution is admitted on 29-11-2021 by Shri PRAMOD ROUT, PARTNER, S R CONSTRUCTION, GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Identified by Mr BIDHAN HALDER, . . Son of Late S HALDER, PRAMODHGARH, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700162, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- .E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/11/2021 9:09PM with Govt. Ref. No: 192021220111513894 on 11-11-2021, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BJHTJL6 on 11-11-2021, Head of Account 0030-03-104-001-16 Online on 29/11/2021 12:00PM with Govt. Ref. No: 192021220123504851 on 29-11-2021, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BJZSIA5 on 29-11-2021, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs. 1,000/-, by online = Rs. 9,021/-

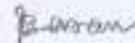
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5246, Amount: Rs.1,000/-, Date of Purchase: 30/10/2021, Vendor name: T K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 11/11/2021 9:09PM with Govt. Ref. No: 192021220111513991 on 11-11-2021, Amount Rs: 6,021/-, Bank: State Bank of India (SBIN00000001), Ref. No. IK0BJHTJL6 on 11-11-2021, Head of Account 0030-02-103-003-02

Online on 29/11/2021 12:00PM with Govt. Ref. No: 192021220123504851 on 29-11-2021, Amount Rs: 3,000/-, Bank: State Bank of India (SBIN00000001), Ref. No. IK0BJZSIA5 on 29-11-2021, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2021, Page from 707341 to 707376
being No 152316677 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.12.15 12:28:21 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2021/12/15 12:28:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)