

1158/2023

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2177321/23



AE 692700

12-46
25/01/23

Additional Registrar of Assurance
Kolkata

Certified that the Documents admitted to
Registration are the same as the Sheet and the
enclosures are the same as the documents to this document
Additional Registrar
of Assurance II Kolkata

25 JAN 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 25th day of
January Two Thousand Twenty Three (2023);

BETWEEN

093317

NO. Sold to Uttam Singh (Adv)
Address..... Sealdah court
Rs..... 01 SEP 2022
Date..... NO 1-14

SIPRA DEY

Licence No.: 18A

Code : 1070

1, N. S. Road, Kolkata-700 001



Uttam Mr. Singh
Adv
8/01 Shiv Shanker Singh
Sealdah court complex
Room NO 101, 1st floor
PO and PS- Entally
Kolkata- 700014



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



100120232024798711

GRIPS Payment Detail

GRIPS Payment ID:	100120232024798711	Payment Init. Date:	10/01/2023 15:35:10
Total Amount:	7041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0528433972238	BRN Date:	10/01/2023 15:35:36
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SANJAY KANSAL
Mobile: 8017222213

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230247987128	Directorate of Registration & Stamp Revenue	7041
Total			7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192022230247987128

GRN Details

GRN:	192022230247987128	Payment Mode:	SBI Epay
GRN Date:	10/01/2023 15:35:10	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0528433972238	BRN Date:	10/01/2023 15:35:36
Gateway Ref ID:	230105872124	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	100120232024798711	Payment Init. Date:	10/01/2023 15:35:10
Payment Status:	Successful	Payment Ref. No:	2000077321/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SANJAY KANSAL
Address:	403/1 DAKSHINDARI ROAD FLAT 9H ALCOVE GLORUA
Mobile:	8017222213
Email:	silvervilla@rediffmail.com
Period From (dd/mm/yyyy):	10/01/2023
Period To (dd/mm/yyyy):	10/01/2023
Payment Ref ID:	2000077321/1/2023
Dept Ref ID/DRN:	2000077321/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000077321/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2000077321/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.

(1) **SRI ASIS KUMAR KARMAKAR (PAN: AVRPK9767G & Aadhaar No. 2224 5352 4750)** son of Sri Nemai Chandra Karmakar, by occupation - Business, by Nationality -Indian and (2) **SRI AVIJIT KARMAKAR (PAN: BDEPK9685D & Aadhaar No. 400742955272)** son of Sri Nemai Chandra Karmakar, by occupation - Business, by Nationality -Indian, both by faith - Hindu, residing at 228/1/15, S.K. Deb Road 5th Bye Lane, P.O. & P.S. - Lake Town, Kolkata - 700 048, hereinafter called and referred to as the **LANDLORDS/ OWNERS** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, representatives, successors, administrators, executors and assigns) of the **FIRST PART**.

A N D

SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED PAN: AALCS5185L, a company incorporated under Companies Act, 1956 and having its registered office at P-17, New CIT Road, 1st Floor, P.O. & P.S. Bowbazar, Kolkata- 700073, represented by its one of the Director **SRI SANJAY KANSAL (PAN: ACKPA0003H) & Aadhar No. 7270 6500 5794**, son of Late M.P. Kansal, by faith-Hindu, by occupation-Business, by Nationality - Indian, at 403/1, Dakshindari Road, 9th Floor, P.O. Sreebhumi & P.S. Lake Town, Kolkata-700048, hereinafter called and referred to as the **DEVELOPER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interests and assigns) of the **OTHER PART**.

WHEREAS by virtue of a registered "Bikroy Kobala" dated 07.08.1962, written in Bengali language, and duly registered with the office of the Sub-Registrar at Cossipore, Dumdum, 24 Paraganas and recorded in Book No-1, Volume No-101, Pages from 69 to 72, being Deed No.6934 for the year 1962, one Rekha Mukherjee became the absolute owner in respect of the land measuring about 1 (One) Cottah 9 (Nine) Chittacks 30 (Thirty) Sq. ft., be the same or little more or less lying and situated under Mouza - Dakshidari, R. S. Dag No. 772 & 773, R. S. Khatian No. 216, J. L. No. 25, Touzi No-1298/2833, the then P. S. - Dum Dum within the jurisdiction of South Dum Dum Municipality in the District of 24 Paraganas, from the erstwhile owner namely Madhab Chandra Kundu for a valuable consideration mentioned therein.

AND WHEREAS subsequently the said Rekha Mukherjee had duly mutated her name in the records of the South Dum Dum Municipality and paid Municipal Taxes thereof in respect of the abovementioned plot of land. The said Rekha Mukherjee applied for building plan and accordingly the concerned authority issued Sanction Plan vide Plan No.544 dated 25.01.1967 in favour of said Rekha Mukherjee and subsequently she constructed a two storied building on the said plot of land as per building plan sanctioned by the South Dum Dum Municipality. The said Rekha Mukherjee completed the construction ground floor and partly completed the construction of the first floor.

AND WHEREAS the said Rekha Mukherjee while possessing and enjoying theaforesaid property, fully described in the First Schedule hereunder written, sold out and conveyed the entire ground floor to one Avijit Karmakar vide a registered Indenture executed on 23.04.1990, registered with the office of the Registrar of Assurances- II, Kolkata and recorded in Book No. I, Volume No. 137, pages from 318 to 333, being Deed No. 5680 for the year 1990.

AND WHEREAS the said Rekha Mukherjee while possessing and enjoying the aforesaid property, fully described in the First Schedule hereunder written, sold out, transferred and conveyed the partly constructed first floor to one Asis Kumar Karmakar vide a registered Indenture executed on 23.04.1990, registered with the office of the Registrar of Assurances- II, Kolkata and recorded in Book No. I, Volume No. 137, pages from 334 to 347, being Deed No. 5681 for the year 1990.

AND WHEREAS by deed of the abovementioned two Indenture, the said Avijit Karmakar and Asis Kumar Karmakar became the owner of the ground floor and first floor respectively with absolute right, title and interest TOGETHER WITH undivided proportionate share in the said land, TOGETHERWITH common right over the passage, staircase, ultimate roof, main entrance, drain line, water line, pumps and motors etc. within the said building.

AND WHEREAS the said Avijit Karmakar and Asis Kumar Karmakar, being the Land Owners herein, mutated their names in the records of South Dum Dum Municipality in respect of the ground floor and first floor respectively and accordingly the said Avijit Karmakar and Asis Kumar Karmakar became the joint owners in respect of the plot of land, morefully and particularly described in the First Schedule written hereunder. And the Land Owners herein have been possessing and enjoying jointly the First Schedule mentioned property, peacefully without interruption of others, by paying relevant taxes to the concerned authority and the Land Owners Declare that the land with structure is free from all sorts of encumbrances, charges, liens, mortgages etc..

AND WHEREAS the said **SRI ASIS KUMAR KARMAKAR and SRI AVIJIT KARMAKAR** the Landowners herein desirous to develop **ALL THAT** piece and parcel of BASTU land measuring an area of 01 (One) Cottah 9 (Nine) Chittacks 30 (Thirty) Sq. ft., as well as 1155 Sq. ft. little more or less, along with two storied pucca dilapidated 50 years old building measuring 900 Sq. ft. on the ground floor and 900 Sq. ft. on the first floor, in total 1800 Sq. ft., more or less for two floors standing thereon, with cemented floor, lying and situated at Mouza - Dakshindari, J.L. No.25, Revenue Survey No. 25 (GD-I), Touzi No. 1298/2833, comprised in R. S. Dag No.772 & 773, under R. S. Khatian No. 216 within the jurisdiction of South Dum Dum Municipality, under Ward No. 31, Holding No. 33 & 34, S. K. Deb Road, 5th Bye Lane, being Premises No. 228/1/15, S. K. Deb Road, 5th Bye Lane, Kolkata 700048, previously A.D.S.R.O-Cossipore,

Dum Dum, at present Bidhannagar (Salt Lake City), P.S.- Lake Town, in the District of North 24 Paraganas, which property is more fully and particularly mentioned, described, enumerated, provided and given at and under the **FIRST SCHEDULE** hereunder written and/or given.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

The Owners/1st part have engaged the party of the 2nd part as Builder/Developer for construction and completion of the said building on the said premises and the party of the 2nd part has accepted the said engagement as "Developer" who will construct a multi-storied building on the land of the said premises in accordance with the building plan duly sanctioned by the Office of South Dum Dum Municipality with erection and structure in the said building in the manner on the terms and conditions stipulated hereinafter appearing.

1. That for the purpose of construction a multi-storied building on the said property detailed in First Schedule below, the Developer shall adopt all procedures and make necessary arrangements to complete the said building as per sanctioned plan from South Dum Dum Municipality at the own cost and expenses of the Developer.
2. That the developer shall construct and complete the building on the land of the said premises and the proposed construction shall be constructed and completed within a period of months from the date of obtaining of sanctioned building plan from the

South Dum Dum Municipality or on peaceful possession of the Schedule property whichever is later and owing to unavoidable circumstances on the part of the developer in completion of the said proposed construction, the said time for completion of the construction may be extended on mutual consent of the parties for another six months.

3. The Owners' allocation would be one self contained residential flat measuring about 1200 sq.ft. super built up area on the 5th floor to Mr. Asis Kumar Karmakar and another one self contained residential flat measuring about 1200 sq.ft. super built up area on the floor next to top floor to Mr. Avijit Karmakar along with two (2) open car parking space on the ground floor of the said proposed building together with proportionate share of land of the said building as which is more fully detailed and specified in **SECOND SCHEDULE** written and rest constructed area of the said proposed building with proportionate share of land shall be regarded to be the allotted portion of the developer which is more fully detailed and specified in **THIRD SCHEDULE**. The developer shall be entitled to dispose of his allotted portion to any intending buyer/buyers for residential/commercial/semi-commercial purposes only at his own sweet will and discretion by accepting the amount of consideration and for the said purpose the developer shall be entitled to enter into agreement for sale upon accepting the amount of earnest money and upon receipt of full

amount of consideration. The developer shall be entitled to execute and register a deed of sale in favour of such intending buyer/buyers under and by virtue of a registered development power of attorney, which the Owners undertakes to execute and register in favour of the developer simultaneously with the execution of this agreement at the cost and expenses of the developer.

4. The Owners or their constituted attorney shall put signature after verification on the additional plan and/or other applications and documents as would require to be submitted at the office of the South Dum Dum Municipality in respect to the said property.
5. That the developer is hereby authorized and empowered in relation to said construction, so far as may be necessary to apply and obtain quotas, entitlement and other allocation of or for cement, steel, bricks and other materials allocable to the Owners for the construction of the said proposed building and similarly to apply for and obtain temporary and/or permanent connection of water, electricity, power, gas and other input and facilities required for the instruction of enjoyment of the building plan for which the Owners shall execute a Development power of attorney in favour of the Developer and all such power of attorney and other authorities shall be executed as shall be required by the Developer for the purpose of construction and allied jobs and the

Owners shall also sign all such applications and other documents as shall be required for the purpose or otherwise for in construction of proposed building from time to time and Owners or their constituted attorney shall sign on the building plan before submitting the same to the Municipal authority.

6. That the Owners will execute and register a Development Power of Attorney in favour of the developer simultaneously with the execution of this agreement to enable the developer to take all necessary action for and on behalf of the Owners concern for commencing the work, construction and completion of the said proposed Housing Project and entering into agreement for sale of the flats or apartment and floor spaces of the developer's allocation as per Third Schedule in the said building but all such power of attorney shall be executed and registered by the Owners concern at the cost and expenses of the developer so that the developer can sale/transfer his allocation with proportionate share of land.
7. That the Owners shall not interfere with or obstruct in any manner in the execution and completion work of development and construction job on the land of the said premises.
8. That the Owners shall pay all arrear municipal taxes due and payable in respect of the said property as arises till the date of

execution of this agreement. After the completion of the proposed building and handing over possession of the Owners' allocation to the Owners liabilities in this behalf shall be the joint liability of the Owners and developer in proportion to their allocation of the proposed building.

9. That the Owners shall not do any act, deed or thing whereby enjoyment of any common facilities among the several flats Owners in the building may be obstructed.
10. That the allocation of the Owners concern and the Developer has been specifically mentioned in Second Schedule and Third Schedule respectively.
11. The Developer shall be entitled to fix its signboard on the said property, for advertisement of sale of flat and inserting in news paper and other advertising media after sanction of the building plan without any objection from the land Owners.
12. The Developer absolutely shall appoint any Architects for supervising the structural constructions of the foundation, basements, pillars, structures, terms and conditions slabs, concrete underground/overhead reservoirs, electrical and plumbing fixtures and materials for constructions sewers and sewerage system etc. and shall have the right to do so but

exclusively at their (developers) costs and expenses. The land Owners shall not be liable responsible in any manner whatsoever regarding for the construction materials used by the developer.

13. That the developer have full right to amalgamate the said land with any other adjacent land purchased or entered into a Joint development Agreement or otherwise by the Developer at the expenses of the Developer and Owners and developer mutually agrees to aforesaid amalgamation of the aforesaid land.
14. The Developer shall have their full right to dispose of their allotted portion of the said building in favour of the intending buyers and the Owners shall have no objection in respect of the same. The consideration money which ever shall be realized by the developer for the disposal of his allotted portion of the said Building, shall be regarded the income of the developer and the Owners shall not be accountable for such money received by the developer before any authority namely income tax and other statutory authorities.
15. That upon demise either of the parties to this agreement shall not be cancelled or terminated, the respective heirs of the deceased party will steps into the shoes of the deceased party and the said heirs of the deceased party shall be bound to fulfill the terms of this agreement. The Owners undertakes to effect delivery of possession of the said property in free condition and without any

encumbrances so that the developer can undertake the development job of the said premises.

16. The developer and its men, agents, engineers, architects, masons, Labours, contractors will have free access to the said premises and will take all necessary steps/action necessary for implementation of the project by development of the land of the said premises, posting of banners and advertisement in the papers inviting buyers of the allotted portion of the developer. The developer hereby agrees to ensure for all sorts of safety and security measures and will be solely responsible for any untoward incidents/accidents, damage, loss caused to or suffered by anybody during the period of construction.
17. That the sale proceeds of the developer's allocation will be considered as consideration of the flats/apartment of the developer and all other expenses incurred by the developer.
18. The parties of the both part have entered into agreement purely on principle-to-principle basis and nothing stated herein shall be deemed or constructed as partnership or a joint ventures between the Owners concern and developer. Each party shall keep other indemnified from and against the same.
19. The apartments in the said housing project of developer's allocation shall be booked and sale by the developer to the

intending purchaser or purchasers for residential/commercial purposes only. The developer is entitled to accept money from the intending purchasers by way of advance for the sale of flat or flats/ garage/ spaces of the building from the intending purchasers. The Owners shall not be entitled to interfere with and to raise any objection whatsoever thereto.

20. All disputes and differences by and between the parties hereto and their representatives as to this agreement or its clauses or as to the meaning, scope and effect there or as to the rights, benefits and privileges of the parties hereto as to any matter touching these presents shall be referred to the arbitration of two arbitrators to be appointed by the parties hereto. The arbitration proceedings shall be governed under the provisions of Arbitration and conciliation Act 1996 and the rules framed there under for the time being in force.
21. That simultaneously with the execution of this agreement, the Owners shall handover all the original documents relating to the title of the Owners in the said property upto the completion of the building to the developer, Thereafter the original documents of the said property shall be handed over by the developer to the syndicate/committee/body corporate/company/association to be formed under the West Bengal Apartment Ownership act, 1972 (Association) at the time of handing over the project to the

association. The Owners further assures that the said property is free from all encumbrances from the date of delivery of possession of the apartment, the developer and the Owners of the respective flats shall pay the proportionate Municipal taxes and any other impositions, maintenance charges and other expenses relating to the said housing project proportionately as may be determined by all the flat Owners or by the Association of the Apartment Owners to be formed.

22. That it is agreed upon that if for any reason the Owners cannot execute and register a Power of Attorney in favour of the developer conferring rights upon the developer to transfer the allotted portion of the developer in the said building in favour of the intending buyers by executing and registering deed of sale, the Owners undertakes to execute and register deed of sale in favour of intending buyers with regard to the allotted portion of the developer in the said proposed building by joining as vendor in the deed of sale.
23. Notwithstanding anything contained anywhere in this agreement or in any other agreement between the parties, every conditions contained in this agreement or any performance due by the Owners herein shall be strictly subject to realization of any cheque or negotiable instrument provided by the developer herein at post/later date.

24. That the developer shall be liable to deliver actual physical possession of the completed flat as agreed upon herein to the Owners.
25. That it is agreed by and between the parties the developer shall pay shifting charge to the landowners/ first part.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of BASTU land measuring an area of 01 (One) Cottah 9 (Nine) Chittacks 30 (Thirty) Sq. ft., as well as 1155 Sq. ft. little more or less, along with two storied pucca dilapidated 50 years old building measuring 900 Sq. ft. on the ground floor and 900 Sq. ft. on the first floor, in total 1800 Sq. ft., more or less for two floors standing thereon, with cemented floor, lying and situated at Mouza - Dakshindari, J.L. No.25, Revenue Survey No. 25 (GD-I), Touzi No. 1298/2833, comprised in R. S. Dag No.772 & 773, under R. S. Khatian No. 216 within the jurisdiction of South Dum Dum Municipality, under Ward No. 31, Holding No. 33 & 34, S. K. Deb Road, 5th Bye Lane, being Premises No. 228/1/15, S.K. Deb Road, 5th Bye Lane, Kolkata 700048, previously A.D.S.R.O.-Cossipore, Dum Dum, at present Bidhannagar (Salt Lake City), P.S.- Lake Town, in the District of North 24 Paraganas, upon which the proposed multi storied building is to be constructed in accordance with the building plan to be sanctioned from the South Dum Dum Municipality, which is butted and bounded as follows:

ON THE NORTH : 16 ft. wide Municipal Road;
ON THE SOUTH : Land of Dag No.774;
ON THE EAST : Plot No. 12;
ON THE WEST : Plot No. 14.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Allotted portion of the Owners)

ALL THAT one self contained residential flat measuring about 1200 sq. ft. super built up area on the 5th floor and another one self contained residential flat measuring about 1200 sq.ft. super built up area on the floor next to top floor along with two (2) open car parking space on the ground floor of the said proposed building constructed upon the first schedule property together with proportionate share of land of the said building.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Allotted portions of the Developer)

ALL THAT the entire constructed area of the said proposed building constructed upon the said First Schedule property together with proportionate share of land except the Owners' allocation mentioned in Second Schedule.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Common portions of the proposed building)

1. The foundations, columns, beams, supports, girders, entrance and exists, sky street, corridors, stair, staircase of the building, boundary walls and main gate, stair case and stair case landing.
2. Common passage, common areas
3. Water pump, overhead water tank and underground water reservoirs, water pumps and other common plumbing installation pump room, ventilation duct.
4. Electrical wiring, motors, fittings and fixtures for lighting the stair cases lobby and other common areas (excluding those as are installed for any particulars flat) installation fixtures, fittings etc. and roof.
5. Drains and sewerage line of the building.
6. Such other common parts, areas equipment, installation fixtures, fittings, covered and open space in or around the said building as are necessary for passage to or about the occupy of the flats and as are assessments of necessary of the building.
7. The ultimate roof of the said building will be used by the purchasers commonly.
8. Lift.

(SPECIFICATION)

The General specification of the work for the First Party appended below:-

- STRUCTURE** : R.C.C. frame structure as per specification sanctioned in the Corporation and empanelled structural Engineer of the South Dum Dum Municipality.
- FLOOR FINISH** : All floors will be tiles finished.
- WALL FINISH** : Cement mortar plaster, exterior and interior wall, beam, columns, etc. plaster of Paris framing with standard quality materials to all interior walls.
- TOILET & KITCHEN** : Two taps, one shower, one basin, one white Indian type pan/ western type commode will be provided for each toilet and the floor will be mosaic finished, wall will be of tiles upto 6' height and the wall will be finished with plaster of paris. On one side kitchen counter with black stone will be provided with approved quality sink.

- WINDOWS** : Steel frame with glass panel, window to be provided by the Developer and the window is to be guarded with M.S. Grills at flat Owners own cost as will be assessed by the Developers.
- SANITARY AND PLUMBING** : Full concealed and P.V.C. pipe lines will be as per corporation approval.
- ELECTRICAL POINTS FITTINGS** : a) Concealed P.V.C. conduits, standard quality copper wire will be provided.
 b) Separate meters for all the flat Owners as well as for common use will be provided at extra cost to be paid by the flat Owners as will be assessed by the Developers. 1) Bed rooms points, 2) light points, 1 fan points, 5 amp. Plug, ii) living cum dinning, 3 light points. 2 fan points, 5 amp. Plug point and calling bell, iii) kitchen : 2 light points and 5 amp. Plug, iv) toilet : 1 light point and 5amp. Plug.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal on the day, month, year first above written.

SIGNED, SEALED & DELIVERED

in the presence of :-

WITNESSES:

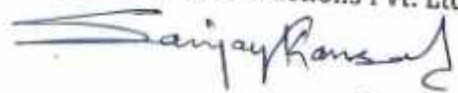
1. Uttam Mr. Singh
Adv.
Sealdah Court
Kolkata-700014

Asin Kumar Karmakar
Joint Karmakar

SIGNATURE OF THE OWNERS

2. Amarjit Singh Yadav
43 D. D. Road
Kolkata-700078

Silver Villa Constructions Pvt. Ltd.


Director

SIGNATURE OF THE DEVELOPER

Drafted by me:

Uttam Mr. Singh

UTTAM KUMAR SINGH

Advocate

Sealdah Court Complex,
Room No. 101, 1st Floor,
Kolkata-700014

Enrolment No. F/26/199/07

SPECIMEN FORM FOR TEN FINGERPRINTS



Sanjay Kumar

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



Anil Kumar Kamal

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



Anirudh Kumar

	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					



Asis Kumar Karmakar



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাচুক্তির নম্বর/ Enrolment No.: 0657/26921/82744

To
আশিস কুমার কর্মকার
Asis Kumar Karmakar
S/O: Nemai Chandra Karmakar
228/1/15
S K DEB ROAD
5TH BYE LANE
Sreebhum
Sreebhum
North 24 Parganas West Bengal - 700048
9830061883

Download Date: 20/12/2019

Generation Date: 10/09/2019

Signature Not Verified
Date: 10/09/2019
Authority: UIDAI
Ref: 0657/26921/82744



QR Code with Photo/Signature

আপনার আধার সংখ্যা / Your Aadhaar No. :

2224 5352 4750

VID : 9126 4159 0686 2112

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



আশিস কুমার কর্মকার
Asis Kumar Karmakar
জন্মতারিখ/DOB: 03/10/1967
পুরুষ/ MALE

2224 5352 4750

VID : 9126 4159 0686 2112

আমার আধার, আমার পরিচয়

Asis Kumar Karmakar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AVIJIT KARMAKAR

NEMAI CHANDRA KARMAKAR

09/11/1967

Permanent Account Number

BDEPK9685D

Karmakar

Signature



01/2012

Avijit Karmakar


ভারত সরকার
Government of India


অভিজিৎ কর্মকার
Avijit Karmakar
পিতা : নরেন্দ্র চন্দ্র কর্মকার
Father : Narend Chandra Karmakar
জন্মতারিখ / DOB : 09/11/1987
পুরুষ / Male



4007 4295 5272

আধার - সাধারণ মানুষের অধিকার

Signature


ভারত সরকার
Government of India

অধিকার
Unique Identification Authority of India

ঠিকানা:
228/1/15, এস কে দেব রোড,
5th বাই লেন, শ্রীভূমি, উত্তর 24
পারগনা, শ্রীভূমি, পশ্চিম বেঙ্গল,
700048

Address:
228/1/15, S K DEB ROAD, 5TH
BYE LANE, Sreebhum, North 24
Parganas, Sreebhum, West
Bengal, 700048

4007 4295 5272

 **1800 300 1947**

 **help@uidai.gov.in**

 **www.uidai.gov.in**

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AALCS5185L



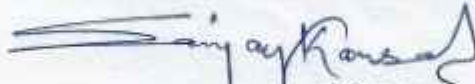
नाम / Name

SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
08/01/2008

26012017

Silver Villa Constructions Pvt. Ltd.


Director

आयकर विभाग
INCOME TAX DEPARTMENT
SANJAY KANSAL

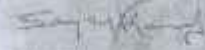


भारत सरकार
GOVT OF INDIA

MAHABIR PRASAD KANSAL

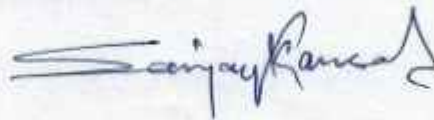
15/02/1978
Permanent Account Number

ACKPA0003H


Signature



P1002719





भारत सरकार
GOVERNMENT OF INDIA



Sanjay Kansal
DOB: 15/08/1976
Male / MALE



7270 6500 5794

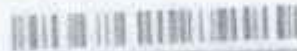
आधार-साधारण मानुषेअ अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Late Mahabir Prasad Kansal, Alcove
Gloria, Tower- 02, Floor- 09, Flat No- 9 H,
403 / 1 Dakshindari Road, Sreebhumi,
Sreebhumi, North 24 Parganas,
West Bengal - 700048



1947
1800 280 1947

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1947
1800 280 1947

1947
1800 280 1947

Sanjay Kansal

Major Information of the Deed

Deed No :	I-1902-00997/2023	Date of Registration	25/01/2023
Query No / Year	1902-2000077321/2023	Office where deed is registered	
Query Date	10/01/2023 4:52:34 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	UTTAM KUMAR SINGH Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830079802, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 42,85,130/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

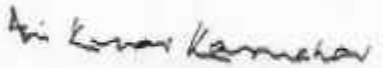
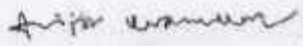
District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb 5th By Lane., Mouza: Dakshindari, , Ward No: 031, Holding No:33 AND 34 JI No: 25, Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-772	RS-216	Bastu	Bastu	577.5 Sq Ft		17,32,502/-	Width of Approach Road: 16 Ft.,
L2	RS-773	RS-216	Bastu	Bastu	577.5 Sq Ft		17,32,502/-	Width of Approach Road: 16 Ft.,
		TOTAL :			2.6469Dec	0 /-	34,65,004 /-	
	Grand Total :				2.6469Dec	0 /-	34,65,004 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1800 Sq Ft.	2/-	8,20,126/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1800 sq ft	2 /-	8,20,126 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri ASIS KUMAR KARMAKAR, (Alias: Shri ASISH KUMAR KARMAKAR) Son of Shri Nemai Chandra Karmakar Executed by: Self, Date of Execution: 25/01/2023 , Admitted by: Self, Date of Admission: 25/01/2023 ,Place : Office	Photo 	Finger Print 	Signature 
		25/01/2023	LTI 25/01/2023	25/01/2023
	228/1/15, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: avxxxxxx7g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/01/2023 , Admitted by: Self, Date of Admission: 25/01/2023 ,Place : Office			
2	Name Shri AVIJIT KARMAKAR Son of Shri Nemai Chandra Karmakar Executed by: Self, Date of Execution: 25/01/2023 , Admitted by: Self, Date of Admission: 25/01/2023 ,Place : Office	Photo 	Finger Print 	Signature 
		25/01/2023	LTI 25/01/2023	25/01/2023
	228/1/15, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bdxxxxxx5d, Aadhaar No: 40xxxxxxxx5272, Status :Individual, Executed by: Self, Date of Execution: 25/01/2023 , Admitted by: Self, Date of Admission: 25/01/2023 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED P-17, New CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANJAY KANSAL (Presentant) Son of Late M P KANSAL Date of Execution - 25/01/2023, , Admitted by: Self, Date of Admission: 25/01/2023, Place of Admission of Execution: Office	Photo  Jan 25 2023 5:03PM	Finger Print  LTI 25/01/2023	Signature  25/01/2023
403/1, DAKSHINDARI ROAD, 9TH FLOOR, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3H, Aadhaar No: 72xxxxxxxx5794 Status : Representative, Representative of : SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Uttam Kumar Singh Son of Late SHIV SANKAR SINGH SEALDAH COURT COMPLEX, City:- , P.O:- ENTALLY, P.S:-Entaly, District:- South 24-Parganas, West Bengal, India, PIN:- 700014	 25/01/2023	 25/01/2023	 25/01/2023
Identifier Of Shri ASIS KUMAR KARMAKAR, Shri AVIJIT KARMAKAR, Mr SANJAY KANSAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ASIS KUMAR KARMAKAR	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.66172 Dec
2	Shri AVIJIT KARMAKAR	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.66172 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri ASIS KUMAR KARMAKAR	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.66172 Dec
2	Shri AVIJIT KARMAKAR	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.66172 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri ASIS KUMAR KARMAKAR	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-900.00000000 Sq Ft
2	Shri AVIJIT KARMAKAR	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-900.00000000 Sq Ft

On 25-01-2023

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 16:33 hrs on 25-01-2023, at the Office of the A.R.A. - II KOLKATA by Mr SANJAY KANSAL .

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 42,85,130/-

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

Execution is admitted on 25/01/2023 by 1. Shri ASIS KUMAR KARMAKAR, Alias Shri ASISH KUMAR KARMAKAR, Son of Shri Nemai Chandra Karmakar, 228/1/15, S.K. Deb Road 5th Bye Lane, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business, 2. Shri AVIJIT KARMAKAR, Son of Shri Nemai Chandra Karmakar, 228/1/15, S.K. Deb Road 5th Bye Lane, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business

Indetified by Mr Uttam Kumar Singh, . . Son of Late SHIV SANKAR SINGH, SEALDAH COURT COMPLEX, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-01-2023 by Mr SANJAY KANSAL, DIRECTOR, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED, P-17, New CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr Uttam Kumar Singh, . . Son of Late SHIV SANKAR SINGH, SEALDAH COURT COMPLEX, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- , I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/01/2023 3:35PM with Govt. Ref. No: 192022230247987128 on 10-01-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 0528433972238 on 10-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 93317, Amount: Rs.50.00/-, Date of Purchase: 01/09/2022, Vendor name: S DEY
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/01/2023 3:35PM with Govt. Ref. No: 192022230247987128 on 10-01-2023, Amount Rs: 7,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0528433972238 on 10-01-2023, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 41029 to 41058

being No 190200997 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.01.31 14:22:27 -08:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/01/31 02:22:27 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)