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2-12119/2022



पश्चिम बंगाल WEST BENGAL

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

*[Signature]*

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

26 JUL 2022

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 26th day of July 2022

(Two Thousand Twenty Two) in the Christian Era;

B E T W E E N

(2)

**SMT. ARCHANA SINGH [PAN: BOEPS8576N] [AADHAAR NO. 6887 5073 7550]** wife of Sri Rakesh Kumar Singh, by Nationality- Indian, by Faith- Hindu, by Occupation- House wife, residing at BC- 4/4, Rajarhat Road (Taltala), Mrinalini Bhawan, 3rd floor, Flat No. 8, P.O. Raghunathpur, P.S. Baguiati, District North 24 Parganas, Kolkata - 700059, West Bengal 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 legal heirs, successor, executors, administrators, legal representatives and assigns) of the **ONE PART:**

**AND**

**"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, West Bengal represented by its' Partners namely **1. SRI SADANANDA SARKAR [PAN: AMAPS4203R] [AADHAAR NO. 9422 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, West Bengal presently residing at Dashadrone Apartment, Block- B, Third Floor, Flat No. 8, P.O. R.Gopalpur, P.S. Baguiati, District North 24 Parganas, Kolkata- 700136, West Bengal 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-

(3)

Business, residing at KD-1, Aswininagar, P.O. Aswininagar, P.S. Baguiati, District North 24 Parganas, Kolkata- 700159, West Bengal 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, successor and assigns) of the **OTHER PART**;

**WHEREAS** the land owner herein absolute owner of the below first schedule property land measuring an area of 2 cottahs be the same a little more or less comprised in C.S. Dag No. 2846, R.S. & L.R. Dag No. 3050 under C.S. Khatian No. 677, R.S. Khatian No. 1093, Samil Khatian No. 946, L.R. Khatian No. 1151 adhin L.R. Khatian No. 51 lying and situated at Mouza-Ghuni, J.L. No. 23, Re.Sa. No. 232, Touzi No. 178, previously P.S. Rajarhat, presently P.S. New Town, District North 24 Parganas, within the local limits of Jyangra-Hatiara II No. Gram Panchayet by way of a registered deed of sale being No. 03128 dated 14.03.2011 registered at A.D.S.R.O. Bidhannagar (Salt Lake City) and the said deed duly copied in Book No. I, Volume No. 6, Pages from 848 to 862 for the year 2011.

**AND WHEREAS** after purchasing aforesaid plot of land the land owner herein recorded her name in the B.L & L.R.O vide Khatian No. 4003 and convert the nature of land from "Shali to Bastu" from the B.L. & L.R.O. Rajarhat (Vide conversion case No. CN/2019/1507/2758 dated 16.06.2020) and possess the same free from all encumbrances.

(4)

**AND WHEREAS** now the land owner intend to develop the under first schedule property land measuring an area of 2 cottahs be the same a little more or less by raising construction of 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 but to decide to appoint **DEVELOPER** who will be able to undertake the aforesaid job. The land owner has expressed her desire to construct a multi storied building upon the schedule land which is free from all sorts of encumbrances, liens, charges, lispendents, 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. ARCHANA SINGH** and her heirs, executors, administrators and assigns and legal representatives.
- (b) **AMALGAMATED LAND/AMALGAMATED PROPERTY:** shall mean the said land/or the said property with other surrounding or adjacent land or lands and or properties already acquired and/or so may be acquired by the developer and amalgamated and or adjoined with said land and or said property by the developer in future.

(5)

- (c) **BUILDING:** shall mean multi storeyed building shall be constructed in finished and habitable condition by the developer in accordance with the sanctioned plan.
- (d) **PREMISES:** shall mean the official identity of the collective from or the said land.
- (e) **DEVELOPER:** shall mean "S.R. CONSTRUCTION" and its' representatives, legal heirs, executors, successor, administrators, representatives and assigns.
- (f) **LAND OWNER'S ALLOCATION:** the land owner shall be entitled to get morefully and particularly mentioned in the second schedule of this agreement.
- (g) **DEVELOPER'S ALLOCATION:** the developer's allocation shall mean always mean the rest of the portion of the flat/garage/shop/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 land owner's allocation to the land owner as fully and particularly mentioned in the third schedule of this development agreement.
- (h) **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, stair, lift and entrance and exist of

(6)

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.

- (i) **COMMON EXPENSES:** common expenses means expenses of administration, maintenance, repair or replacement of the common area and facilities.
  - (j) **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.
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 and the land owner shall deliver said property to the developer and also hand over tittle 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

(7)

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 complete the construction of the said multi storeyed building within **36 (Thirty Six) months** from the date of start constructional work. 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 period for completion of the said construction work beyond which no time shall be extended in any case.
5. 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 land owner will at the request of the developer execute and register the deed of conveyance or conveyances in respect of the developer allocation.
6. The land owner shall execute a registered development power of attorney after registration of development agreement empowering the developer to execute all such agreement for sale, conveyance for and on behalf of the land owner concerning the developer's allocation exclu-

(8)

sively of the said multi storeyed building along with the proportionate share of land in the said premises.

7. 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.
8. The land owner shall have no right or power to terminate this agreement till the period provided the developer does not violate any of the terms and conditions contained in this agreement.
9. 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 sanctioned 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.

(9)

10. The developer shall be at sole liberty to engage various professional like legal adviser, Architect, R.C.C Consultant and/or contractors whichever as his 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 his choice and also land owner shall render good suggestion to the developer so far as the development work is concerned.
11. 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, drainages, sewerages and/or other facilities to the new building and other inputs and facilitates required for the purpose and for which the land 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.

12. The developer shall install, erect the building at developer's own costs and expenses including water pump, 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 land owner shall bear costs and expenses for installation of separate individual electric meter in her flats and also bear of proportionate share of transformer.
13. 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.
14. 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 his flats/units etc. if the developer will not violate any terms and conditions of this agreement.
15. 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 and it is further agreed that the land owner will be entitled to transfer or otherwise deal with his

(11)

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 allocation by the land owner.

16. 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.
17. 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 owner, his estate and effect safe and harmless and indemnify against all suits, cases, claims, demands rights and actions in respect of such eventualities.
18. That the land owner with or without her architect/architects shall have every right to supervise the construction of their allocation.

(12)

19. 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 unit or any premises out of the land owner's allocation in the building at the said premises.
20. That the developer shall defend, possess, manage and maintain the said premises including the construction of the proposed new building at its' own costs.
21. Nothing in these presents shall be constructed as a demise or assignment on 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 owner to the developer hereof for the purpose mentioned therein.
22. The land owner will not be liable of any income tax, wealth tax or any 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.

(13)

23. 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 land owner by the developer.
24. 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.
25. **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, stair, lift 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.

26. Common area and facilities shall remain undivided and as no owner of any portion of the building shall be entitled to bring any action of suit for partition or division on any part thereof.
27. 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**

28. 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.
29. 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.
30. 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.

31. Court of North 24 Parganas, Barasat alone shall have the Jurisdiction to try and entertain all disputes and differences arising out of this development agreement between the parties hereto.
32. However if any disputes and difference between the parties arise 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

33. 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.
34. In the event of the land owner committing breach on any of the terms and conditions herein contained or compelling the developer to make

(16)

delay to develop the land, the developer shall be entitled to sue in any court of the law against the 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 owner Architect in accordance with law subject to condition that this clause shall have no effect, if delay is caused by the land owner due to fault of the developer.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of land)**

**ALL THAT** a piece or parcel of "**Bastu**" vacant land measuring an area of 2 **(two) cottahs** be the same a little more or less comprised in C.S. Dag No. 2846, R.S. & L.R. Dag No. 3050, under C.S. Khatian No. 677, R.S. Khatian No. 1093, Samil Khatian No. 946 at present L.R. Khatian No. 4003 lying and situated at **Mouza- Ghuni**, J.L. No. 23, Re.Sa. No. 232, Touzi No. 178, previously P.S. Rajarhat presently P.S. New Town, District North 24 Parganas, within the local limits of Jyangra-Hatiara II No. Gram Panchayet, Previous A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat New Town.

(17)

**BUTTED AND BOUNDED BY:-**

|                            |                      |
|----------------------------|----------------------|
| <b><u>ON THE NORTH</u></b> | : R.S Dag No. 3050.  |
| <b><u>ON THE SOUTH</u></b> | : 14 feet wide Road. |
| <b><u>ON THE EAST</u></b>  | : Plot No. 7.        |
| <b><u>ON THE WEST</u></b>  | : Plat No. 8.        |

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

**SMT. ARCHANA SINGH**, the land owner shall be entitled to get two flats on the "THIRD FLOOR" one flat having super built up area 850 sq.ft. be the same a little more or less (front side) consisting of three bed rooms, one dining, one kitchen, two toilet one balcony and another flat having super built up area 422 sq.ft. be the same a little more or less (back side) consisting of one bed room, one dining, one kitchen, one toilet one balcony and one car parking space on the "**GROUND FLOOR**" of proposed multi storeyed building along with proportionate share of common areas, stair, lift other common facilities, connected therewith including the undivided proportionate share of land of the premises morefully and particularly described in the first schedule herein written above.

The developer shall give possession letter to the land owner's according to her allotment as mentioned herein.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(DEVELOPER'S ALLOCATION)**

The developer will be provided all parts and portions of the proposed multi storeyed building **TOGETHER WITH** undivided proportionate share of the land morefully described in the first schedule and common areas and facilities **SAVE AND EXCEPT** the land owner's allocation as mentioned in the second schedule above referred.

**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.
2. **EXTERNAL WALL:** 8"/5" thick brick wall and plastered with Cement Mortar.
3. **INTERNAL WALL:** 5" or 3" thick brick wall and Plastered with Cement Mortar to be finished with plaster of Paris.
4. **DOORS:** All door frames of the door in the flat shall be made of good quality sal wood. All the doors are made as flash doors. The main door provides lock of standard quality.
5. **WINDOW:** Aluminium window frame with shutter palla fitted by 3 mm thick glass with standard quality Grill.

6. **KITCHEN:** Cooking platform and sink will be black stone and 2'-0" height white Glazed Tiles above the platform to protect the oil spot. One C.P. bib cock point will be provided.
7. **SANITARY FITTING:** One Indian Type pan make with standard low down cystem plumbing fittings and two C.P Bib-Cock and one shower point in bath with 5' hight white Glazed tiles from floor level. These toilets are of standard materials. One Basin (dining). All the external and Internal sanitary plumbing lines are made of highdensity standard pipes. All the sanitary lines to be connected with Septic tank and waster water lines with the drain source. If there is any need of gyser, extra payment to be borne by the land owner.
8. **W.C:** one english white commode with lowdown PVC cystem, Two C.P Bib-Cocks and 5'-0" hight Glazed tiles (white) to be provided. Apart from above, extra payment to be paid for extra works by the land owner.
9. **WATER :** 24 hours water facility through O.H Tank from the source of Deep tube well – which installed inside the Apartment compound.
10. **FLOORING:** All the Floor are finished with Marble/Tiles with 4" skirting.
11. **GRILL:** Standard quality of Grill shall be fixed at Balcony/ Verandah upto 3'-0" hight only.

12. **ELECTRIFICATION:**

- BED ROOM**
- 2 (two) light points.
  - 1 (one) fan point.
  - 1 (one) plug point (5AMP).

**DINING AND DRAWING ROOM**

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

**VERANDAH/BALCONY**

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

**KITCHEN**

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

**TOILET**

- 1 (one) light point.
- 1 (one) exhaust fan point.

(21)

**CALLING BELL**

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

13. **PAINTING:**

- a) Inside wall of the flat will be plaster of paris and external wall with Snowcem or equivalent.
- b) All door frames and shutter painted with two coats primer.

14. **LIFT:** 4 passengers lift.

**ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION:-**

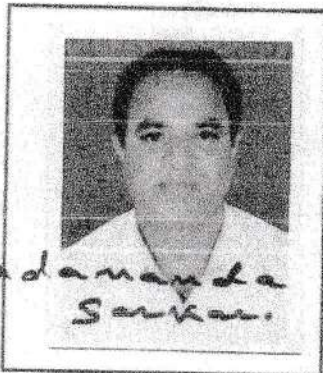
- (a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced.
- (b) The decision of developer will be final.

# (Specimen Form for Ten Finger Prints)



*31-11-11*

|            | LITTLE | RING | MIDDLE | FORE | THUMB  |
|------------|--------|------|--------|------|--------|
| LEFT HAND  |        |      |        |      |        |
|            | THUMB  | FORE | MIDDLE | RING | LITTLE |
| RIGHT HAND |        |      |        |      |        |



*Sadananda Sarika.*

*Sadananda Sarika.*

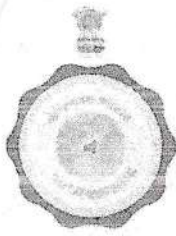
|            | LITTLE | RING | MIDDLE | FORE | THUMB  |
|------------|--------|------|--------|------|--------|
| LEFT HAND  |        |      |        |      |        |
|            | THUMB  | FORE | MIDDLE | RING | LITTLE |
| RIGHT HAND |        |      |        |      |        |



*Pranav Reddy*

*Pranav Reddy*

|            | LITTLE | RING | MIDDLE | FORE | THUMB  |
|------------|--------|------|--------|------|--------|
| LEFT HAND  |        |      |        |      |        |
|            | THUMB  | FORE | MIDDLE | RING | LITTLE |
| RIGHT HAND |        |      |        |      |        |



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

**GRN Details**

**GRN:** 192022230081662431 **Payment Mode:** Online Payment  
**GRN Date:** 25/07/2022 12:45:14 **Bank/Gateway:** State Bank of India  
**BRN :** CKU2997663 **BRN Date:** 25/07/2022 12:46:50  
**Payment Status:** Successful **Payment Ref. No:** 3002168552/5/2022  
[Query No\*/Query Year]

**Depositor Details**

**Depositor's Name:** S R CONSTRUCTION  
**Address:** GOURANGANAGAR  
**Mobile:** 9830292637  
**Depositor Status:** Buyer/Claimants  
**Query No:** 3002168552  
**Applicant's Name:** Mr M K SIKDER  
**Identification No:** 3002168552/5/2022  
**Remarks:** Sale, Development Agreement or Construction agreement Payment No 5

**Payment Details**

| Sl. No.      | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)  |
|--------------|-------------------|------------------------------------------|--------------------|-------------|
| 1            | 3002168552/5/2022 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 4020        |
| 2            | 3002168552/5/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21          |
| <b>Total</b> |                   |                                          |                    | <b>4041</b> |

**IN WORDS: FOUR THOUSAND FORTY ONE ONLY.**

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ARCHANA SINGH

BADAN SINGH

05/03/1980

Permanent Account Number

BOEPS8576N

अर्चना सिंह  
Signature



19092007



ভারতীয় বিনিউ পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

নথীভুক্তকরণ নং/Enrolment No.: 1190/60018/02035

To: Archana Singh  
(অর্চনা সিংহ)  
W/O Rakosh Kumar Singh  
MRINALINI BHAWAN, 3RD FLOOR, FLAT NO-8  
NEAR NEW TOWN NURSING HOME  
BC-4/4, RAJARHAT ROAD, TALTALA, BAGUATI  
JYANGRA  
North Twenty Four Parganas  
West Bengal - 700069  
Mobile : 9874797000

Date: 07/11/2011

Ref. No : 00007770-00118554-00090491-



UA 07826728 4 IN

আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6887 5073 7550**

আধার – সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



অর্চনা সিংহ  
Archana Singh  
জন্ম সাল / Year of Birth : 1980  
মহিলা / Female

**6887 5073 7550**



আধার – সাধারণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT  
S R CONSTRUCTION

05/06/2009

Permanent Account Number  
ABUFS4541F

Signature

भारत सरकार  
GOVT. OF INDIA

भारत सरकार  
Unique Identification Authority of India

तलिकाङ्कित नम्बर/ Enrolment No.: 2189/71103/58686

To  
समानस सरकार  
SADANANDA SARKAR  
S/O Nagendra Nath Sarkar

GOURANGA NAGAR  
NEW TOWN  
Rajarhat-gopalpur (m)  
Aswini Nagar  
North 24 Parganas West Bengal - 700159  
9836909980

Download Date: 04/01/2018

Generation Date: 27/12/2017

Signature valid

आपনার आधार সংখ্যা / Your Aadhaar No. :  
**9422 4325 0741**

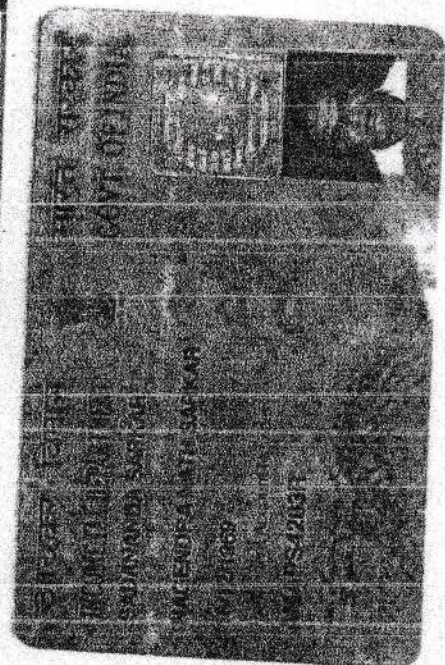
আমার आधार, আমার পরিচয়

ভারত সরকার  
Government of India

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

**9422 4325 0741**

আমার





भारत सरकार  
GOVERNMENT OF INDIA



PRAMOD ROUT  
DOB: 02/12/1971  
MALE



7500 9510 8261

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

7500 9510 8261



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

स्थायी अकाउंट 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



GOVERNMENT OF WEST BENGAL  
INDIAN UNION DRIVING LICENCE

Driving Licence No : WB25 20200000904

Name : BIDHAN HALDER

Address :

VILL - PROMADHGHARH 6 NO GOLI PO- GOURANGA  
NAGAR,  
PS NEW TOWN,  
RAJARHAT, NORTH TWENTY FO, WB, 700150



S/D/W OF : LT SUDHANGSHU HALDER

|                 |            |                  |
|-----------------|------------|------------------|
| Date of Issue   | 15-01-2020 | Blood Group : A+ |
| Valid Till (NT) | 14-01-2030 | Date of Birth :  |
| Valid Till (TR) |            | 26-02-1982       |

Licence holder sign

Licensing Authority : L A NORTH 24 PARGANAS

Licensing Authority Sign

### Major Information of the Deed

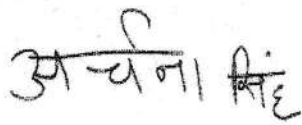
|                                                              |                                                                                                                                                |                                                |            |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|
| Deed No :                                                    | I-1523-12119/2022                                                                                                                              | Date of Registration                           | 26/07/2022 |
| Query No / Year                                              | 1523-3002168552/2022                                                                                                                           | Office where deed is registered                |            |
| Query Date                                                   | 18/07/2022 11:44:00 AM                                                                                                                         | A.D.S.R. RAJARHAT, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details                      | M K SIKDER<br>BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124,<br>Mobile No. : 9830292637, Status : Advocate |                                                |            |
| Transaction                                                  | Additional Transaction                                                                                                                         |                                                |            |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]                                                                      |                                                |            |
| Set Forth value                                              | Market Value                                                                                                                                   |                                                |            |
| Rs. 1/-                                                      | Rs. 16,03,800/-                                                                                                                                |                                                |            |
| Stampduty Paid(SD)                                           | Registration Fee Paid                                                                                                                          |                                                |            |
| Rs. 5,020/- (Article:48(g))                                  | Rs. 21/- (Article:E, E)                                                                                                                        |                                                |            |
| Remarks                                                      |                                                                                                                                                |                                                |            |

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700157

| 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            | LR-3050 (RS :- ) | LR-4003        | Bastu             | Bastu   | 2 Katha      | 1/-                     | 16,03,800/-           | Width of Approach Road: 14 Ft., Adjacent to Metal Road, |
| Grand Total : |                  |                |                   |         | 3.3Dec       | 1 /-                    | 16,03,800 /-          |                                                         |

### Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                |                                                                                     |                                                                                      |                                                                                       |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Name                                                                                                                                                                         | Photo                                                                               | Finger Print                                                                         | Signature                                                                             |
|       | Smt ARCHANA SINGH<br>Wife of Mr RAKESH KUMAR SINGH<br>Executed by: Self, Date of Execution: 26/07/2022<br>, Admitted by: Self, Date of Admission: 26/07/2022 ,Place : Office |  |  |  |
|       |                                                                                                                                                                              | 26/07/2022                                                                          | L77<br>26/07/2022                                                                    | 26/07/2022                                                                            |

BC-4/4, RAJARHAT ROAD, TALTALA, MRINALINI BHAWAN, 3RD FLOOR, FLAT NO- 8, City:- , P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BOxxxxxx6N, Aadhaar No: 68xxxxxxx7550, Status :Individual, Executed by: Self, Date of Execution: 26/07/2022  
Admitted by: Self, Date of Admission: 26/07/2022 ,Place : Office

#### Developer Details :

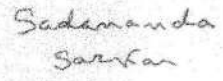
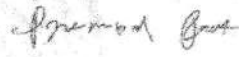
S. No. Name,Address,Photo,Finger print and Signature

#### S R CONSTRUCTION

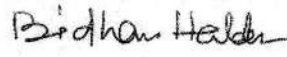
GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 , PAN No.: ABxxxxxx1F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

S. No. Name,Address,Photo,Finger print and Signature

| S. No. | Name                                                                                                                                                                                                                                                                                                                                                                      | Photo                                                                               | Finger Print                                                                        | Signature                                                                             |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1      | <b>Mr SADANANDA SARKAR</b><br>Son of Late NAGENDRA NATH SARKAR<br>Date of Execution - 26/07/2022, , Admitted by: Self, Date of Admission: 26/07/2022, Place of Admission of Execution: Office                                                                                                                                                                             |   |   |    |
|        |                                                                                                                                                                                                                                                                                                                                                                           | Jul 26 2022 2:04PM                                                                  | LTI<br>26/07/2022                                                                   | 26/07/2022                                                                            |
|        | DASHADRONE APARTMENT ,3RD FLOOR, Block/Sector: B, Flat No: 8, City:- , P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMxxxxxx3R, Aadhaar No: 94xxxxxxxx0741 Status : Representative, Representative of : S R CONSTRUCTION (as PARTNERS) |                                                                                     |                                                                                     |                                                                                       |
| 2      | <b>Mr PRAMOD ROUT (Presentant)</b><br>Son of Late BASANTA ROUT<br>Date of Execution - 26/07/2022, , Admitted by: Self, Date of Admission: 26/07/2022, Place of Admission of Execution: Office                                                                                                                                                                             |  |  |  |
|        |                                                                                                                                                                                                                                                                                                                                                                           | Jul 26 2022 2:07PM                                                                  | LTI<br>26/07/2022                                                                   | 26/07/2022                                                                            |
|        | KD-1, ASWININAGAR, City:- , P.O:- ASWININAGAR, P.S:-Baguiati, 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                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Mr BIDHAN HALDER</b><br>Son of Late S HALDER<br>PRAMODGARH CHY. P.O.-<br>GOURANGANAGAR P.S.-New Town,<br>District-North 24-Parganas, West Bengal,<br>India. PIN-700152 |  |  |  |
|                                                                                                                                                                           | 26/07/2022                                                                        | 26/07/2022                                                                        | 26/07/2022                                                                          |
| Witnesses: Smt ARCHANA SINGH, Mr SADANANDA SARKAR, Mr PRAMOD ROUT                                                                                                         |                                                                                   |                                                                                   |                                                                                     |

**Transfer of property for L1**

| S.No | From              | To. with area (Name-Area) |
|------|-------------------|---------------------------|
| 1    | Smt ARCHANA SINGH | S R CONSTRUCTION-3.3 Dec  |

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700157

| Sch No | Plot & Khatian Number                   | Details Of Land                                                                                                                                                                | Owner name in English as selected by Applicant |
|--------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 3050, LR Khatian No:- 4003 | Owner: অর্চনা সিং, Gurdian: রাকেশ কুমার সিং, Address: বি.সি 4/4, রাজারহাট রোড (তালতলা), মৃণালিনী ভবন, 4র্থ তল, ফ্ল্যাট-8, কলি-59, Classification: শালি, Area: 0.03000000 Acre, | Smt ARCHANA SINGH                              |

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 4,020/-

**Description of Stamp**

1. Stamp: ~~Stamp~~ Serial no 3804, Amount: Rs.1,000/-, Date of Purchase: 22/07/2022, Vendor name: M Dutta  
Description: ~~Stamp~~ Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25-07-2022 12:46PM with Govt. Ref. No: 192022230081662431 on 25-07-2022, Amount Rs: 4,020/-, Bank:  
State Bank of India (SBIN00000001), Ref. No. CKU2997663 on 25-07-2022, Head of Account 0030-02-103-003-02

*Sanjoy Basak*

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

On 18-07-2022

Certificate of Admissibility (Rule 43, W.B. Registration Rules of 2001)

Certified that the value of this property which is the subject matter of the deed has been assessed at Rs 16,00,000/-

*Sanjoy Basak*

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

On 24-07-2022

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

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

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

Presented for registration at 13:24 hrs on 26-07-2022, at the Office of the A.D.S.R. RAJARHAT by Mr PRAMOD ROUT.

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

Execution is admitted on 26/07/2022 by Smt ARCHANA SINGH, Wife of Mr RAKESH KUMAR SINGH, BC-4/4, RAJARHAT ROAD, TALTALA, MRINALINI BHAWAN, 3RD FLOOR, FLAT NO- 8, P.O: JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

Indetified by Mr BIDHAN HALDER, , Son of Late S HALDER, PRAMODGARH, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

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

Execution is admitted on 26-07-2022 by Mr SADANANDA SARKAR, PARTNERS, S R CONSTRUCTION, GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Mr BIDHAN HALDER, , Son of Late S HALDER, PRAMODGARH, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

Execution is admitted on 26-07-2022 by Mr PRAMOD ROUT, PARTNER, S.R.CONSTRUCTION, GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Mr BIDHAN HALDER, , Son of Late S HALDER, PRAMODGARH, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/07/2022 12:46PM with Govt. Ref. No: 192022230081662431 on 25-07-2022, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKU2997663 on 25-07-2022, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 490441 to 490476  
being No 152312119 for the year 2022.



*Sanjoy Basak*

Digitally signed by SANJOY BASAK  
Date: 2022.07.27 17:02:16 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2022/07/27 05:02:16 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)