

1109/22

2-1136/2022

1



पश्चिम बंगाल WEST BENGAL

AG 677735

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Behala, South 24 Parganas

27 JAN 2022

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made this the 27th day of January, 2022 (Two Thousand and Twenty Two).

BETWEEN

SRI BABULAL DAS (PAN NO. CJSPD2806C, ADHAAR NO. 8242 9471 1084, MOBILE NO. 9051081983), son of Late Felucharan Das Pramanick, by faith - Hindu, by Occupation - NIL, by Nationality - Indian, residing at 239/N, Jaigir Ghat Road, P.O. Thakurpukur, Police Station - Thakurpukur, Kolkata - 700063, hereinafter referred to as the **LAND OWNER** (which terms or expressions shall unless excluded by or repugnant to the context, mean and include his legal heirs, successors, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**

Major Information of the Deed

Deed No :	I-1607-01136/2022	Date of Registration	27/01/2022
Query No / Year	1607-2000193343/2022	Office where deed is registered	
Query Date	19/01/2022 1:51:47 PM	1607-2000193343/2022	
Applicant Name, Address & Other Details	Sarmistha Brahma Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617759050, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]; [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 13,27,100/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,100/- (Article:48(g))		Rs. 28/- (Article:E, E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

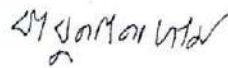
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dakshin Para Road, Road Zone : (Premises NOT located on D H Road (Ward 125) --) , , Premises No: 239, , Ward No: 125
Pin Code : 700063

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 5 Chatak 16 Sq Ft	1/-	10,57,100/-	Width of Approach Road: 31 Ft.,
Grand Total :				2.2023Dec	1 /-	10,57,100 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	2,70,000 /-	

Land Lord Details :

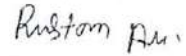
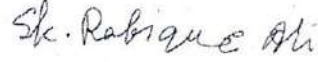
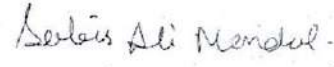
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BABU LAL DAS Son of Late FELUCHARAN DAS Executed by: Self, Date of Execution: 27/01/2022 , Admitted by: Self, Date of Admission: 27/01/2022 ,Place : Office			
	27/01/2022	LTI 27/01/2022		27/01/2022
239/N, JAIGIR GHAT ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: CJxxxxxx6C, Aadhaar No: 82xxxxxxxx1084, Status :Individual, Executed by: Self, Date of Execution: 27/01/2022 , Admitted by: Self, Date of Admission: 27/01/2022 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ROSE CONSTRUCTION 302, JAIGIR GHAT ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:: ABxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SEKH ABDUS SALIM Son of Late SK ABDUS SAMAD Date of Execution - 27/01/2022, , Admitted by: Self, Date of Admission: 27/01/2022, Place of Admission of Execution: Office			
	Jan 27 2022 1:39PM	LTI 27/01/2022		27/01/2022
166, PANCH MASJID ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: FJxxxxxx5B, Aadhaar No: 90xxxxxxxx1151 Status : Representative, Representative of : ROSE CONSTRUCTION (as AS PARTNER)				

Name	Photo	Finger Print	Signature
Mr PUSTAM ALI Son of Mr DAUD ALI Date of Execution - 27/01/2022, , Admitted by: Self, Date of Admission: 27/01/2022, Place of Admission of Execution: Office	 Jan 27 2022 1:40PM	 LTI 27/01/2022	 27/01/2022
JAIGIR GHAT ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ATxxxxxx9M, Aadhaar No: 21xxxxxxxxx7014 Status : Representative, Representative of : ROSE CONSTRUCTION (as AS PARTNER)			
SEKH RAFIQUE ALI Son of Late SK YUSUF ALI Date of Execution - 27/01/2022, , Admitted by: Self, Date of Admission: 27/01/2022, Place of Admission of Execution: Office	 Jan 27 2022 1:40PM	 LTI 27/01/2022	 27/01/2022
JAIGIR GHAT ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ASxxxxxx4E, Aadhaar No: 28xxxxxxxxx1438 Status : Representative, Representative of : ROSE CONSTRUCTION (as AS PARTNER)			
ABDUL JABBAR Son of Late ALI NOOR Date of Execution - 27/01/2022, , Admitted by: Self, Date of Admission: 27/01/2022, Place of Admission of Execution: Office	 Jan 27 2022 1:41PM	 LTI 27/01/2022	 27/01/2022
506, JAIGIR GHAT ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx3M, Aadhaar No: 51xxxxxxxxx0633 Status : Representative, Representative of : ROSE CONSTRUCTION (as AS PARTNER)			
SABIR ALI MONDAL (Presentant) Son of Late MD ALI MONDAL Date of Execution - 27/01/2022, , Admitted by: Self, Date of Admission: 27/01/2022, Place of Admission of Execution: Office	 Jan 27 2022 1:41PM	 LTI 27/01/2022	 27/01/2022
MALLICK PARA, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: BOxxxxxx8D, Aadhaar No: 23xxxxxxxxx2223 Status : Representative, Representative of : ROSE CONSTRUCTION (as AS PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABDUL MONIR SK Son of Mr ABDUL MALEK SK 148/1, JAIGIR GHAT ROAD, City:- , P.O:- PASCHIM BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063			<i>Abdul Monir SK</i>
	27/01/2022	27/01/2022	27/01/2022
Identifier Of Mr BABU LAL DAS, SEKH ABDUS SALIM, Mr RUSTAM ALI, SEKH RAFIQUE ALI, ABDUL JABBAR, SABIR ALI MONDAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BABU LAL DAS	ROSE CONSTRUCTION-2.20229 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BABU LAL DAS	ROSE CONSTRUCTION-400.00000000 Sq Ft

On 19-01-2022

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 13,27,100/-



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 27-01-2022

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

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

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

Presented for registration at 12:30 hrs on 27-01-2022, at the Office of the A.D.S.R. BEHALA by SABIR ALI MONDAL

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

Execution is admitted on 27/01/2022 by Mr BABU LAL DAS, Son of Late FELUCHARAN DAS, 239/N, JAIGIR GHAT ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Retired Person

Indetified by Mr ABDUL MONIR SK, , Son of Mr ABDUL MALEK SK, 148/1, JAIGIR GHAT ROAD, P.O: PASCHIM BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Business

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

Execution is admitted on 27-01-2022 by SEKH ABDUS SALIM, AS PARTNER, ROSE CONSTRUCTION (Partnership Firm), 302, JAIGIR GHAT ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Mr ABDUL MONIR SK, , Son of Mr ABDUL MALEK SK, 148/1, JAIGIR GHAT ROAD, P.O: PASCHIM BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Business

Execution is admitted on 27-01-2022 by Mr RUSTAM ALI, AS PARTNER, ROSE CONSTRUCTION (Partnership Firm), 302, JAIGIR GHAT ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Mr ABDUL MONIR SK, , Son of Mr ABDUL MALEK SK, 148/1, JAIGIR GHAT ROAD, P.O: PASCHIM BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Business

Execution is admitted on 27-01-2022 by SEKH RAFIQUE ALI, AS PARTNER, ROSE CONSTRUCTION (Partnership Firm), 302, JAIGIR GHAT ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Mr ABDUL MONIR SK, , Son of Mr ABDUL MALEK SK, 148/1, JAIGIR GHAT ROAD, P.O: PASCHIM BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Business

Execution is admitted on 27-01-2022 by ABDUL JABBAR, AS PARTNER, ROSE CONSTRUCTION (Partnership Firm), 302, JAIGIR GHAT ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Mr ABDUL MONIR SK, , Son of Mr ABDUL MALEK SK, 148/1, JAIGIR GHAT ROAD, P.O: PASCHIM BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Business

Execution is admitted on 27-01-2022 by SABIR ALI MONDAL, AS PARTNER, ROSE CONSTRUCTION (Partnership Firm), 302, JAIGIR GHAT ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Mr ABDUL MONIR SK, , Son of Mr ABDUL MALEK SK, 148/1, JAIGIR GHAT ROAD, P.O: PASCHIM BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28/- (E = Rs 28/-) and Registration Fees paid by Cash Rs 28/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,070/- and Stamp Duty paid by Draft Rs 5,000/-, by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1336, Amount: Rs.100/-, Date of Purchase: 21/01/2022, Vendor name: SWARUP CHANDRA

Description of Draft

1. Draft(other) No: 000530461036, Date: 21/01/2022, Amount: Rs.5,000/-, Bank: STATE BANK OF INDIA (SBI), THAKURPUKUR


Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2022, Page from 45660 to 45707
being No 160701136 for the year 2022.



Digitally signed by SANDIP BISWAS
Date: 2022.02.07 16:36:29 -08:00
Reason: Digital Signing of Deed.

Sandip Biswas

(Sandip Biswas) 2022/02/07 04:36:29 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

AND

ROSE CONSTRUCTION, (PAN NO.ABCFR9552K) a Partnership firm having its office at 302, Jaigir Ghat Road under Police Station Thakurpukur, represented by its Partners - 1) **SEKH ABDUS SALIM**, (Pan No. FJFPS7315B, Aadhar No. 9021 3248 1151, son of Late Sk. Abdus Samad, by faith - Islam, Nationality - Indian, by Occupation - Business, residing at 166, Panch Masjid Road, P.O - Barisha, Police Station - Thakurpukur, Kolkata - 700063, 2) **RUSTAM ALI** (Pan No. ATDPA9879M, Aadhaar No. 2101 7475 7014) son of Daud Ali, by faith Islam, by Nationality - Indian, by Occupation - Business, residing at Jaygir Ghat Road, P.O. - Barisha under P.S. Thakurpukur, Kolkata - 700063, 3) **SEKH RAFIQUE ALI** (Pan No. ASHPA0714E, Aadhaar No. 2809 3168 1438) son of Late Sk. Yusuf Ali, by faith Islam, by Nationality - Indian, by Occupation - Business, residing at Jaygir Ghat Road, P.O. - Barisha under P.S. Thakurpukur, Kolkata - 700063, 4) **ABDUL JABBAR** (Pan No. ADWPJ4673M, Aadhaar No. 5117 7297 0633) son of Late Ali Noor alias Noor Ali, by faith Islam, by Nationality - Indian, by Occupation - Business, residing at 506, ward No. - 25, Jaigir Ghat Road, P.O. - Barisha under Police station Thakurpukur, Kolkata - 700063, 5) **SABIR ALI MONDAL** (Pan No.B0ZPM9318D, Aadhaar No. 231985192223) son of Late Md. Ali Mondal, by faith Islam, by Nationality - Indian, by Occupation - Business, residing at Mallick Para, Thakurpukur, P.O. - Barisha under Police Station - Thakurpukur, Kolkata - 700063, hereinafter jointly called and referred to as the **DEVELOPER** (which term or expression shall excluded by or repugnant to the context mean and include the heirs, executors, administrators, legal representatives and assigns) etc of the **SECOND PART**.

WHEREAS the Parties of the First Part herein is the absolute owners of **ALL THAT** piece and parcel of the land measuring about 1 (One) Cottah 5 (Five) Chittacks 16 (Sixteen) Square feet including the one storied pucca building having pucca cemented roof situated at Mouza - Paschim Barisha Post Office and Police Station - Thakurpukur now known as 239, Dakshin Para Road within the Municipal Ward No. - 125 of Kolkata Municipal Corporation under Police Station - Thakurpukur being the heirs of Late Felucharan Das Pramanick and seized and possessed the same.

AND WHEREAS the land owner is not equipped with its required financial resources and man power and he intended to search a developer who will be in a position to make build and/or construct a multi storied building as per K.M.C. sanction Plan on the aforesaid land.

AND WHEREAS the owner /First Part herein desire to develop the said property by constructing a multi-storeyed building but due to paucity of fund the First Part/ Owner is not in a position to construct the new multi-storeyed building thereon at the said premises and by knowing this fact the Second Part /Developer the adjacent land owner being sufficiently conversant and adequate financial position approached the Owner/First Part for making construction of a new G + 3 storied building thereof by demolishing the existing old building and structure situated at 239, Dakshin Para Road under Police Station Thakurpukur, Kolkata - 700063 within the Municipal limit of Ward No. - 125 of Kolkata Municipal Corporation on the terms and conditions hereunder written which the Owner/ First Part and developer/Second Part agreed on the terms and conditions as hereunder written.

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

ARTICLE-I : DEFINITION

- 1.1 **OWNER** : shall mean SRI BABULAL DAS (PAN NO. CJSPD2806C, AADHAR NO. 8242 9471 1084, MOBILE NO. 9051081983) son of Late Felucharan Das Pramanik.
- 1.2 **DEVELOPER** : shall mean **ROSE CONSTRUCTION** having its office at 302, Jaigir Ghat Road under Police Station Thakurpukur, being represented by its Partners - 1) **SEKH ABDUS SALIM**, (Pan No. FJFPS7315B, Aadhar No. 9021 3248 1151, son of Late Sk. Abdus Samad, by faith - Islam, Nationality - Indian, by Occupation - Business, residing at 166, Panch Masjid Road, P.O - Barisha, Police Station - Thakurpukur, Kolkata - 700063, 2) **RUSTAM ALI** (Pan No. ATDPA9879M, Aadhaar No. 2101 7475 7014) son of Daud Ali, by faith Islam, by Nationality - Indian, by Occupation - Business, residing at Jaygir Ghat Road, P.O. - Barisha under P.S. Thakurpukur, Kolkata - 700063, 3) **SEKH RAFIQUE ALI** (Pan No. **ASHPA0714E**, Aadhaar No. 2809 3168 1438) son of Late Sk. Yusuf Ali, by faith Islam, by Nationality - Indian, by Occupation - Business, residing at Jaygir Ghat Road, P.O. - Barisha under P.S. Thakurpukur, Kolkata - 700063, 4) **ABDUL JABBAR** (Pan No. **ADWPJ4673M**, Aadhaar No. 5117 7297 0633) son of Late Ali Noor alias Noor Ali, by faith Islam, by Nationality - Indian, by Occupation - Business, residing at 506,

ward No. - 25, Jaigir Ghat Road, P.O. - Barisha under Police station Thakurpukur, Kolkata - 700063, 5) **SABIR ALI MONDAL** (Pan No. **BOZPM9318D**, Aadhaar No. 231985192223) son of Late Md. Ali Mondal, by faith Islam, by Nationality - Indian, by Occupation - Business, residing at Mallick Para, Thakurpukur, P.O. - Barisha under Police Station - Thakurpukur, Kolkata - 700063.

- 1.3 **PREMISES** : Shall mean All That piece and parcel of Land measuring about 1 (One) Cottah 5 (Five) chittacks 16 (Sixteen) square feet including the one storied building with pucca cemented roof being Premises No. 239, Dakshin Para Road under Police Station Thakurpukur, Kolkata - 700063 within the municipal jurisdiction under Ward No. 125 of Kolkata Municipal Corporation detail below in Schedule "A".
- 1.4 **BUILDING** : shall mean a G + 3 storied residential building shall be constructed in accordance with building plan to be approved by the Owner and to be sanctioned by the Kolkata Municipal Corporation and shall include other spaces intended for the enjoyment of the residential purposes at the said newly proposed building at the said premises as per Kolkata Municipal Corporation Act and Rules framed thereunder.
- 1.5 **OWNER'S ALLOCATION**: Shall mean one self contained flat measuring about 600 square feet built up area on the Top Floor as per the sanctioned building plan to be obtained from the Kolkata Municipal Corporation in respect of the premises No. 239, Dakshin Para Road under Police Station - Thakurpukur within Ward No. 125 of Kolkata Municipal Corporation the

particular of such entirety of law and premises is morefully described in the First Schedule hereunder written along with the proportionate share of land attributable to the said constructional area with common facilities, civic amenities as to be provided in the said building and to construct as per specification given in the Schedule "E" hereunder written.

- 1.6 **DEVELOPER'S ALLOCATION:** Shall mean the remaining constructional areas from Ground to Top as per the sanctioned building plan to be obtained from Kolkata Municipal Corporation in respect of the Premises being No. 239, Dakshin Para Road under Police Station - Thakurpukur, Kolkata - 700063 within Ward No. 125 of Kolkata Municipal Corporation in respect of the premises being No. 239, Dakshin Para Road under Police Station - Thakurpukur, Kolkata - 700063 within Ward No. 125 of K.M.C. the particulars of such entirety of land and building is morefully described in the First Schedule hereunder written along with proportionate share of land attributable to the said constructional areas with common facilities civic amenities as to be provided in the said building and to construct as per specification given in the Schedule "E" hereunder written.

- 1.7 **OWNER AND DEVELOPER'S RECONCILIATION :** shall mean the understanding and conciliation as hereunder made and accepted by both the parties as follows : -

BABULAL DAS shall get a self contained flat measuring about 600 Square Feet built up area on the top floor as per

sanctioned plan along with common facilities, easement right utilities, civic amenities as to be provided in the newly constructed building at the aforesaid premises being No. 239, Dakshin Para Road under Police Station Thakurpukur , Kolkata - 700 063, under Police Station Thakurpukur morefully described in the Schedule "C" below as consideration of said land and the car parking space in the ground floor in G + 3 building to be constructed as per sanctioned Plan.

- 1.8 **ARCHITECT**: shall mean an qualified person appointed or nominated by the Developer for design and planning of the newly proposed building to be constructed at the said premises.
- 1.9 **BUILDING PLAN** : shall mean the plan or plans to be approved by the owner and be prepared by the architect as per K.M.C. building bye- laws for construction of newly proposed building to be submitted before the K.M.C. and shall include by amendments thereto and improvement thereon and/or modification thereof.
- 1.10 **TIME**: shall mean such G + 3 building shall be constructed by the developer within 24 (Twenty Four) months from the date of getting delivery of possession of the old building or from the date of this agreement which ever is earlier.
- 1.11 This Agreement shall be in force from the date of getting delivery of possession of the old building /buildings from the owner but time may be extended with the consent of the owner. The said time for construction of building shall be the essence of this contract.

- 1.12 This agreement shall cease to operate earlier than the aforesaid period in the event of complete transfer of all the allocated saleable space in the new proposed building by the Developer in the manner as provided herein which shall be proceeded by construction and delivery of possession of the Owner's Allocation.
- 1.13 The Owner shall vacate the present occupation and the Developer shall complete demolition of the existing building and structures as per requirements of the concerned Authority and may disburse such materials and rubbish to any third party at any price which they think fit and proper. The Owner shall shift to suitable temporary alternative accommodation and developer shall pay the house rent till the completion of the said newly proposed building and the owner is put to possession on the newly proposed building within the said stipulated time.
- 1.14 **FLOOR AREA :** shall mean the floor area, sanctioned for construction on the said premises according to the multi storied building rules of the Kolkata Municipal Corporation.
- 1.15 **PARKING SPACE :** shall mean and include the open and/or covered space in law of the said proposed G + 3 storied building.
- 1.16 **COMMON FACILITIES :** Common facilities and amenities shall include corridors, roof, drainage and sewerage line and connection all plumbing installation, meter pump, caretaker room if any stairways, passage ways etc and other facilities which may be mutually agreed upon between the parties

required for the establishment, location enjoyment, provisions maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be roof and the terrace of the building shall be enjoyed jointly and undividedly by the owner and the Developer proportionately and their respective nominees and all such common areas to be included as saleable in respect of flats and spaces in the proposed new building at the said premises.

ARTICLE - II

OWNER/S RIGHT AND LIABILITIES

- 2.1 The Owner is seized and possessed of and otherwise well and sufficiently entitled to the said property and had agreed to make over and/or deliver possession of the same to the Developer simultaneously with the execution of this agreement for the purpose of developing of the said property on the terms and conditions as stated hereinafter.
- 2.2 That there is no suit or proceeding pending regarding title and/or any portion thereof. The Developer is entering into this Agreement relying on the aforesaid representation and/or assurances made by the owner and acting on good faith thereof.
- 2.3 This owner hereby grant the exclusive right to the developer to build and/or construct of the building after demolishing old building and complete the proposed building and to commercially exploit the same by entering into agreement for sale and/or transfer of construction in respect of Developer's Allocation in accordance with the building plan with amendment and/or

modification made or caused to be made by the Developer strictly and complete the said building on the said property.

- 2.4 The Developer has right to appoint one Architect for designing and planning for the said building. The Developer has no need to take permission from the owner to start the construction works.
- 2.5 The Owner or his heirs shall be entitled to sell, transfer or otherwise deal with the Owner's Allocation only of the proposed building.
- 2.6 The Owner shall deliver immediately the possession of the said property to the Developer with the execution of this agreement to enable the Developer to be proposed with the plan of the proposed building.
- 2.7 The Owner shall executed and registered General Power of Attorney in favour of the Developer to assist the Develop as may be required by the Developer for the purpose of construction of the proposed building in accordance with the building plan and for commercial exploitation i.e. to sell the flats along with undivided share of the same building to the purchasers as well as to deal with the Developer's Allocation in the proposed building but the Owner will not be liable for the said construction.
- 2.8 That the execution for this presents the Owner has authorized and allowed the developer to put up the notice signboard therein indicating the proposed Development Scheme of the developers on the said property.
- 2.9 That the Owner shall render their best co-operation and assistance to the Developer with regard to the proposed development and construction as aforesaid as may from time to time.

ARTICLE - III**DEVELOPER'S RIGHTS AND LIABILITIES**

- 3.1 The Developer bear all costs, charges and expenses for construction of the building at the said property.
- 3.2 The Developer shall be exclusively entitled to the Developer's Allocation in the proposed building and the Developer shall have exclusive right to transfer deal with and/or dispose of the same without any right, claim, interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer in respect of Developer's Allocation and no further consent will be required and this agreement itself shall be deemed to be the consent of the owner.
- 3.3 In so far as necessary all dealings by the Developer in respect of the said building shall be in the name of the Developer and the owner hereby agreed to give and/or execute necessary power of Attorney in favour of the Developer which shall not be cancelled or revoked until completion of the proposed building of the Developer's Allocation in the proposed building.
- 3.4 All costs, charges, expenses including Development Fees for plan would be paid by the Developer and all disputes arising out of the said dealing as found enumerated in the foregoing clause the owner shall bear no responsibility in this content. The Developer shall procure the completion certificate from proper authority before delivery of possession.
- 3.5 The Developer will sale and transfer any particular unit/flat/apartment or constructed space in the said newly

constructed building within the part of the Developer's Allocation to any intending purchaser or purchasers on ownership basis.

- 3.6 The Developer shall be entitled to accept and receive advances and/or earnest money with regard to transfer of his allocation from the intending purchaser or purchasers and owner hereby grants, consent and absolute authority for the same but the owner shall not be held responsible for any litigations arising out of said transaction between the Developer and intending Purchaser/Purchasers.
- 3.7 The Developer herein shall be responsible or liable for the payment of salaries, wages, chares remunerations of all masons, supervisors architects contractors engineers chowkidars darwans and other employees and staff as may be retained appointed and/or employed by the Developer and the Owner shall not in any manner be responsible for the same.
- 3.8 The Developer herein shall be entitled to apply to obtain all necessary permission/sanction and/or no Objection Certificate from the appropriate authorities and/or departments as may from time to time necessary.
- 3.9 The Developer shall use standard quality of materials for the construction of entire building as per schedule below.

ARTICLE - IV
TIME PERIOD

- 4.1 The Developer shall complete the construction of new building in habitable conditions with all basic amenities within the period of 24 (Twenty four) months from the date of delivery of possession the scheduled property but the said time may be extended for another 6 (six) months due to unavoidable circumstances.

ARTICLE - V
RATES AND TAXES

- 5.1 The Owner shall be solely responsible for payment of the municipal rates and taxes in respect of the said building upto the date of this agreement to the competent authority and the developer shall be responsible for payment of Rates and Taxes in respect of the said property until completion of the building and delivery of possession of the respective portion thereof.
- 5.2 The Owner shall not do any act, deed or things thereby the Developer shall be prevented from construction and completion and/or doing any other act relating to the said building in so far the Developer abides by the terms and conditions in one spirit of this document.

ARTICLE VI
DEVELOPER'S INDEMNITY

- 6.1 The Developer hereby undertake to keep the owner indemnified against all actions suits costs, proceedings and claim that may arise out of Developer's Allocation with regard to the Development

of the said property and in the matter of construction of the building and/or any defect therein.

ARTICLE VII DEFAULT AND RETURN

- 7.1 The Developer shall give notice to the owners for taking delivery of possession of the owner's allocation on completion of the building and the owners shall be shifted within 30 days from the date of receipt of such notice shall have to take delivery of possession of the Owner's Allocation without fail.
- 7.2 If the Developer fails or neglects to comply any of the agreed terms of these presents then the owner shall have the liberty to cancel this agreement by written notice to the Developer.

ARTICLE VIII OWNER'S OBLIGATION

- 8.1 The Owner herein agreed and covenant with the Developer not to cause any interference, hindrances in the matter of construction and doing any other work in respect of the said building by the Developer subject to the Developer's Compliance with or acting in accordance with the terms and conditions as stipulation this agreement.
- 8.2 The Owner herein agreed and covenant with the Developer not to do any act, deed, things whereby the Developer would be prevented from selling, signing or disposing of developer's allocation in the

proposed building subject to the Developer's compliance with the terms and conditions of this agreement.

ARTICLE -IX
MISCELLANEOUS

- 9.1 The Owner and the Developer have entered into this Agreement purely on a principal to principal basis and contract and nothing contained herein shall be deemed to be constructed as partnership between the Developer and the owners.
- 9.2 The various deeds thing which are not specified herein may be required to be done by the Developer and for which the Developer may need the authority of the owner and various application and other documents may be required to be signed by the owner relating to which specific provisions may not have been mentioned herein.

ARTICLE X COMMON RESTRICTION

- 10.1 Both the parties shall have the right to use the roof of the said building in need or in occasion and they agreed by all laws bye-laws rules and regulations of the Govt. or local bodies. The Developer shall execute the Deed of Conveyance or Conveyances in favour of the intending purchaser or purchasers of the Developer's Allocation of the building on behalf of the owner on the strength of the registered General Power of Attorney in favour of the Developer only after giving the Owner's Allocation to the Owners and/or their nominees.

- 10.2 The respective parties allottees shall keep their respective allocations in the building in good habitable condition and not to cause any damage to the building or any other spaces or accommodation therein and shall keep the other or them and /or the occupiers of the building indemnified from and against the consequences of any breach.
- 10.3 Neither Party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any pollution nuisance or hazards to the other occupiers of the building.
- 10.4 No goods or other items shall be left or keep by either party for display or otherwise in the corridors or at other places or common use and enjoyment in the building and no hindrances shall be cause in any manner in the movement or users in the corridors and other places of common use and enjoyment in the building.
- 10.5 Neither Party shall throw or accumulate any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridors or any other portion or portions of the building.

ARTICLE - XI - ARBITRATION

- 11.1 In case of any disputes or question arising between the parties hereof with regard to this agreement and or work relating thereto the same shall be referred to Joint Arbitrator nominated by the parties hereof as per provisions of Arbitration and Conciliation Act,

1996 or any other statutory modification and/or enactment under the such award shall be binding upon the parties.

ARTICLE - XII - JURISDICTION

The District Judge's Court, Alipore, 24- Parganas (South) or the Calcutta High Court shall have the jurisdiction to entertain all disputes between the parties herein.

SCHEDULE 'A'

ALL THAT piece and parcel of land measuring about 1(One) Cottah 5 (Five) Chittaks 16 (Sixteen) square feet including the 400 sq. Feet pucca building with pucca cemented roof being Premises No.239, Dakhin Para Road, Kolkata- 700063 under Police Station Thakurpukur, within the municipal Ward No. - 125 of K.M.C. being Assessee No.411250602526, butted and bounded as follows : -

North : 31' wide K.M.C. Road.

East : 6' wide common passage.

South : Land & Building of Rose Construction.

West : L.I.C. Quarter.

SCHEDULE 'B'
(OWNER'S ALLOCATION)

One self contained flat measuring about 600 Sq. Feet built up on the Top floor as per sanctioned building plan to be obtained from the K.M.C. in respect of the premises No. 239, Dakshin Para Road within Ward No. - 125 of K.M.C. under Police station Thakurpukur the particular of such entirety of law and premises is more fully described in the First Schedule hereunder written along with proportionate share of land attributable to the said constructional areas with common facilities civic amenities as to be provided in the said building.

SCHEDULE 'C'
(DEVELOPER'S ALLOCATION)

shall mean remaining constructional area from Ground to top as per sanctioned building plan to be obtained from Kolkata Municipal Corporation in respect of the Premises No. 239, Dakshin Para Road within Ward No. - 125 of Kolkata Municipal Corporation under Police Station Thakurpukur the particular of such entirety of law and premises is more fully described in Schedule "A" written hereunder along with proportionate share of land attributable to the said constructional area with common facilities civic amenities to be provided in the said building.

SCHEDULE 'D'
COMMON FACILITIES

1. The right in common with the other purchaser/purchasers for the use of the common parts for egress and ingress and right in undivided proportionate share of land with common enjoyment of Top Floor Roof.

2. The right of passage in common with other Purchaser /Purchasers to get electricity water connection, gas connection from and to any other unit or common parts thereof pipes, drains, lying or being under through or over the said Unit as far as may be reasonably necessary beneficial use and occupation of the other parts of the building.
3. The right of protection for other parts of the building by all parts of the said unit as far as it is necessary to protect the same.
4. All essential and easement rights applicable to ownership flat as per apartment rule.

SCHEDULE 'E'
SPECIFICATION OF CONTRACTION

1. Foundation : The building shall be RCC framed structure as Per design of consulting engineer.
2. Floor : Floor will be marble finished and flat tiles finished including kitchen and toilet.
3. Toilet : Tiles upto 4 feet will be provided in wall shower and tap in both toilet. In the big toilet one Indian Commode with cistern shall be provided. In addition to that one wash basin with 1 tap connection shall be provided. In the W.C. one commode with cistern and one tap connection shall be provided.
4. Kitchen : One cooking slab of black stone Tiles will be provided upto 24" height over the platform and one steel stone sink will be provided.

5. Doors : 33 m.m. thick commercial flash door finished painted on both the sides. 8' long tower bolt from inside Door lock.

Installation of Collapsible Gates.

6. Windows : Iron framed with glass and grills will be provided with equal paints. The window of toilets shall have of glass.

7. Interior : will be finished with plaster of paris.

8. Water Supply : a) R.C.C. Leak proof overhead reservoir

Will be provided at top as per design.

b) Suitable electric pump will be installed at ground floor to deceive water to overhead reservoir to ensure round the clock water supply. Both corporation as well as water supply facility will be provided according to the sanctioned plan.

c) Pump.

9. Electrical : Concealed Copper wiring with A1 quality switches on ply with necessary lights and taxes including A.C., Geyser and others.

IN WITNESSES WHEREOF the parties hereunto have put their respective signatures on the date, month and year first above written.

SIGNED, SEALED & DELIVERED

IN THE PRESENCE OF :-

WITNESSES

1. Abdul Monir SK
148/1 Jaigir Ghat Road
Thakurpukur Kol-63
2. Coastal Das.
239/N Dakshin Para Road
Road. Col:- 63

Drafted by me.

SIGNATURE OF THE LAND OWNER/

FIRST PARTY

S. S. Bose

23/6/99
Advocate.

ROSE CONSTRUCTION

ROSE CONSTRUCTION

Rustom Ali

Partner

Sk. Rafique Ali

S. Abdul Subhan

Lebia Ali Mondal

ROSE CONSTRUCTION

SIGNATURE OF THE SECOND PARTY

Sk. Abdul Sali

Partner

Computer Print by :-

/ DEVELOPER.

Raja Bose

Raja Bose,
Alipore Judges' Court.
Pukurpar Seresta.

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name BAHULAL DAS (SIGNED FOR)

Signature SIGNED BY WH

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name SH. ABDUS SALIM

Signature SH. Abdul Salim

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name RUSTAM ALI

Signature Rustam Ali

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

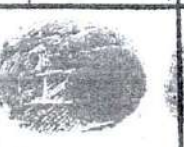
Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

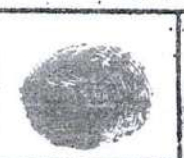
Name SK. RAFIQUE ALI

Signature Sk. Rafique Ali

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name AB. DILLI JABAR

Signature Abdul Jabbar

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SABIR ALI MONDAL

Signature Sabir Ali Mondal



ভারত সরকার
Government of India



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির আই ডি / Enrollment No. : 0628/36568/03894

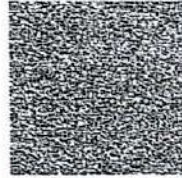
To
Babulal Das
বাবুলাল দাস
C/O Felucharan Das Pramanick,
239/N,
JAYGIR GHAT ROAD,
VTC: Paschim Barisha, PO: Thakurpukur,
Sub District: Thakurpukur Maheshtola, District: South 24 Pargana
State: West Bengal, PIN Code: 700063,
Mobile: 9051081983

14/05/2015

90923 52



KA969231520FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

8242 9471 1084

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



বাবুলাল দাস
Babulal Das
জন্মতারিখ / DOB: 01/01/1955
পুরুষ / Male

8242 9471 1084

আমার আধার, আমার পরিচয়

14/05/2015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

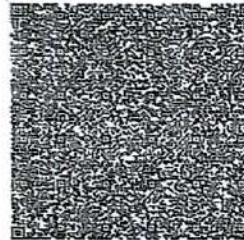
ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
CJSPD2806C

नाम / Name BABULAL DAS
पिता का नाम / Father's name FELUCHARAN DAS PRAMANICK
जन्म की तारीख / Date of Birth 01/01/1955
लिंग / Gender Male



[Handwritten Signature]

हस्ताक्षर / Signature



Signature valid

Digitally Signed by Income Tax Department

Date : 11/01/2022 033722
Reason : Department Signer
Location : India

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader". इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में वर्धित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

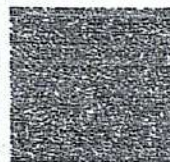


नाम / Name
BABULAL DAS

पिता का नाम / Father's Name
FELUCHARAN DAS PRAMANICK

जन्म की तारीख / Date of Birth
01/01/1955

CJSPD2806C



Fold

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTISI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें:
आयकर पैन सेवा यूनिट, UTTISI,
प्लॉट नं. 3, सेक्टर 11, सीडी बेलापुर,
नवी मुंबई - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SK ABDUS SALIM
ABDUS SAMAD

29/12/1975

Permanent Account Number

FJFPS7315B


Signature





ভারত সরকার
GOVERNMENT OF INDIA



সেব আব্দুস সেলিম
Sk Abdus Salim
পিতা : সেব আব্দুস সামাদ
Father : SKABDUS SAMAD

জন্ম বর্ষ/Year of Birth: 1975
পুংস্ব/ Male



9021 3248 1151

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

হিঙ্গল, ১৬৬, পাঁচ মসজিদ রোড
থাকুরপুকুর, পশ্চিম বঙ্গ, ৭০০০৬৩
সিউআর ২৪ পর্গানা, পশ্চিমবঙ্গ, ৭০০০৬৩

Address: 166, PANCH
MASJID ROAD,
THAKURPUKUR, Paschim
Barisha, Thakurpukur, South
Twenty Four Parganas, West
Bengal, 700063

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUSTAM ALI

DAUD RAHAMAN

15/08/1970

Permanent Account Number

ATDPA9879M

Rustam Ali

Signature



03082010



ভারত সরকার
Unique Identification Authority of India
Government of India

আলিভাউথি আই ডি / Enrollment No. : 1040/19786/30178

12/01/2013
to
Rustam Ali
পুস্তাম আলি
JAYGIR GHAT ROAD
THAKURPUKUR
Paschim Barisha
Thakurpukur, South Twenty Four Parganas
West Bengal - 700063



KL166938475DF

16693847



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2101 7475 7014

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



পুস্তাম আলি
Rustam Ali
পিতা : দাউদ আলি
Father : DAUD ALI

জন্ম সাল/Year of Birth: 1998
পুরুষ: Male

2101 7475 7014



আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সেখ রফিক আলি
Sk. Rafique Ali
পিতা: সেখ ইউসুফ আলি
Father : SK. YUSUF ALI

জন্ম সাল/Year of Birth: 1982
লিঙ্গ/Male

2809 3168 1438



স্বাধার - সাধারণ মানুষের অধিকার

ভারতীয় বিজ্ঞান পরিষদ
INDIAN COUNCIL OF SCIENCE



বিজ্ঞান, অক্সফোর্ড রোড, মল্লিক পরা
ঠাকুরপুকুর, পশ্চিম বঙ্গ, কলকাতা-৭০০০৬৩
৬৪ ১৫ ৬৬৬৬৬, পশ্চিমবঙ্গ, ৭০০০৬৩

Address: JAIGIR GHAT
ROAD, MOLLIK PARA,
THAKURPUKUR, Paschim
Barisha, Thakurpukur, South
Twenty Four Parganas, West
Bengal, 700063


1847
1800 120 1847


help@icss.gov.in


www.icss.gov.in


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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADWPJ4673M

नाम /NAME
ABDUL JABBAR

पिता का नाम /FATHER'S NAME
ALI NOOR

जन्म तिथि /DATE OF BIRTH
04-10-1968

हस्ताक्षर /SIGNATURE
Abdul Jabbar

आयकर आयुक्त, प.सं. 111
COMMISSIONER OF INCOME-TAX, W.B. - III

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

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


ভারত সরকার
Government of India


আব্দুল জব্বার
Abdul Jabbar
জন্মতারিখ / DOB : 14/10/1968
পুরুষ / Male



5117 7297 0633

আমার আধার, আমার পরিচয়


ভারতীয়唯一标识授权机构
Unique Identification Authority of India

ঠিকানা:
এস/ও: নূর আলি, 506
উআর্দ-125, জায়গীর ঘাট রোড,
পশ্চিম বঙ্গ, দক্ষিণ ২৪ পরগনা,
ঠাকুরপুকুর, পশ্চিম বঙ্গ, 700063

Address:
S/O: Noor Ali, 506 ward-125, Jaiir
ghat Road, Paschim Banisha,
South 24 Parganas, Thakurpukur,
West Bengal, 700063

5117 7297 0633

 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

BOZPM9318D

नाम / Name
SABIR ALI MONDAL

पिता का नाम / Father's Name
MD ALI MONDAL

जन्म का तिथि / Date of Birth
15/07/1969

हस्ताक्षर / Signature
SABIR ALI MONDAL



12092017

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ভারত সরকার
GOVERNMENT OF INDIA



সাবির আলী মন্ডল
Sabir Ali Mondal
পিতা: মহম্মদ আলি মন্ডল
Father: MD ALI MONDAL

জন্ম সাল/Year of Birth: 1969
পুরুষ / Male



2319 8519 2223

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: মল্লিক পাড়া, ঠাকুর পুকুর
পাঃ বড়িশা, ঠাকুরপুকুর, দক্ষিণ ২৪ পরগণা
পশ্চিমবঙ্গ, ৭০০০৬৩

Address: MOLLICK PARA,
THAKUR PUKUR, Paschim
Barisha, Thakurpukur, South
Twenty Four Parganas, West
Bengal, 700063

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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



ভারত সরকার
GOVERNMENT OF INDIA



আব্দুল মনির সেক
Abdul Monir Sk
পিতা : আব্দুল মালেক সেক
Father : ABDUL MALEK SK

জন্ম সাল/Year of Birth: 1987
পুরুষ / Male

5250 8152 0631



আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: ১৪৪/১, জাইগির ঘাট রোড
ঠাকুরপুকুর, পশ্চিম বর্ডিশা, ঠাকুরপুকুর
দশ ২৪ পরগনা, পশ্চিমবঙ্গ, ৭০০০৬৩

Address: 148/1, JAIGIR
GHAT ROAD,
THAKURPUKUR, Paschim
Barisha, Thakurpukur, South
Twenty Four Parganas, West
Bengal, 700063



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



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



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2000193343/2022	Office where deed will be registered
Query Date	19/01/2022 1:51:47 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Sarmistha Brahma Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617759050, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 13,27,100/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dakshin Para Road, Road Zone : (Premises NOT located on D H Road (Ward 125) --) , , Premises No: 239, ,Ward No: 125
Pin Code : 700063

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	1 Katha 5 Chatak 13 Sq Ft	1/-	10,57,100/-	Width of Approach Road: 31 Ft.,
Grand Total :				2.2023Dec	1/-	10,57,100/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1/-	2,70,000/-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr BABU LAL DAS Son of Late FELUCHARAN DAS239/N, JAIGIR GHAT ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: CJxxxxxx6C, Aadhaar No: 82xxxxxxxx1084, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	ROSE CONSTRUCTION - 302, JAIGIR GHAT ROAD, City:- , P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.: ABxxxxxx2K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	SEKH ABDUS SALIM Son of Late SK ABDUS SAMAD166, PANCH MASJID ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: FJxxxxxx5B, Aadhaar No: 90xxxxxxxx1151	ROSE CONSTRUCTION (as AS PARTNER)
2	Mr RUSTAM ALI Son of Mr DAUD ALIJAIGIR GHAT ROAD, City:- , P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ATxxxxxx9M, Aadhaar No: 21xxxxxxxx7014	ROSE CONSTRUCTION (as AS PARTNER)
3	SEKH RAFIQUE ALI Son of Late SK YUSUF ALIJAIGIR GHAT ROAD, City:- , P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ASxxxxxx4E, Aadhaar No: 28xxxxxxxx1438	ROSE CONSTRUCTION (as AS PARTNER)
4	ABDUL JABBAR Son of Late ALI NOOR506, JAIGIR GHAT ROAD, City:- , P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx3M, Aadhaar No: 51xxxxxxxx0633	ROSE CONSTRUCTION (as AS PARTNER)
5	SABIR ALI MONDAL Son of Late MD ALI MONDALMALLICK PARA, City:- , P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: BOxxxxxx8D, Aadhaar No: 23xxxxxxxx2223	ROSE CONSTRUCTION (as AS PARTNER)

Identifier Details :

Name & address
Mr ABDUL MONIR SK Son of Mr ABDUL MALEK SK 148/1, JAIGIR GHAT ROAD, City:- , P.O:- PASCHIM BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of Mr BABU LAL DAS, SEKH ABDUS SALIM, Mr RUSTAM ALI, SEKH RAFIQUE ALI, ABDUL JABBAR, SABIR ALI MONDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BABU LAL DAS	ROSE CONSTRUCTION-2.20229 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BABU LAL DAS	ROSE CONSTRUCTION-400.00000000 Sq Ft

Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411250602526 Premises No. : 239 Ward No. : 125 Street Name : DAKSHIN PARA ROAD	Ref Deed No. : Date Of Registration : Office Where Registered :	Owner Name : SRI BABU LAL DAS Owner Address : 239, DAKSHIN PARA ROAD , KOLKATA Pin No. : 700063	Character of Premises: Total Area of Land: 12 Chatak,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 18-02-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 18-02-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

3. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - II SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. BEHALA,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA