

05856/21

D 05680/2021



पश्चिम बंगाल
10/8/21
C-2/12/1106

पश्चिम बंगाल WEST BENGAL

49AB 344369

10 AUG 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 10th day of August 2021
A.D.

BETWEEN

SWAPAN CHAKARBORTY (PAN NO-ADCPC5165F) , Aadhaar No-236341768577
 ,son of Nalini Ranjan Chakraborty , by nationality Indian,by occupation –
 Retired Person, by faith Hindu,residing at G/107 , Baghajatin Colony,P.S-
 Patuli,Kolkata-700086, hereinafter called and referred to as the
 "OWNER/FIRST PARTY" (which expression shall unless excluded by or
 repugnant to the subject or context be deemed to mean and include its heirs
 / executors / administrators / legal representatives and assigns) of the FIRST
 PART.

9455

16 JUL 2021

Rs. 10/- Date

Name: Debopriya Karan

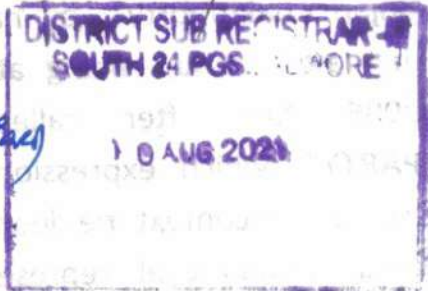
Address: Advocate High Court Calcutta

Vendor: Alipur Collectorate, 24 Pgs. (S) SUBHANKAR DAS STAMP VENDOR Alipur Police Court, Koi-27

[Handwritten signature]



Saikat Sarkar
s/o Liban Sarkar.
nil - 1 tarinar pur (Hospital area)
P.O. - Mallick pur.
P.S. - Barruipur.
bol. 700145.



Advocate

AND

M/S D.M CONSTRUCTION (PAN NO- AAQFD9755M) , a Partnership concern having its office at 41/5 , Biplabi Ullaskar Dutta Road ,Kolkata-700086, P.O-Baghajatin,P.S-Patuli,Kolkata-700086 , represented by its Partners namely 1.Mr.Apurba Barai (PAN NO-AMYPB8578Q),(Aadhaar No-804145084500, son of Amarendra Barai, aged about 38 years,residing at 41/5 , Biplabi Ullaskar Dutta Road ,Kolkata-700086, 2.Mr.Balaram Saha (PAN NO-BXPPS6773P),Aadhaar No- 535508565142 , son of Sambhu Lal Saha,aged about 38 years,residing at 86/3,Biplabi Ullaskar Dutta Road,P.O-Baghajatin,P.S-Patuli,Kolkata-700086, hereinafter called and referred to as the "DEVELOPER(S)/SECOND PARTY" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs / executors / administrators / legal representatives and assigns) of the OTHER PART.

AND

Whereas after the partition of India a large number of residents of former East Pakistan crossed over and came in to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND

Whereas the Government of West Bengal offered reasonable facilities to such persons for residence in West Bengal.

AND

Whereas a considerable number of such people were compelled by circumstances to use vacant lands for homestead purposes which lands became vested in the State Government.

AND

Whereas the FIRST PART herein is such person, being the refugee displaced from the East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for his rehabilitation.

AND



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS. ALIPORE

10 AUG 2021,

Whereas the Government of West Bengal had gifted a plot of land to the First Party herein measuring more or less **3 Cottahs 09 Chittacks** lying and situated at Mouza- Badmasur, J.L No.31,E.P.Plot No.107, S.P NO-685 ,in C.S Plot No.191(P) of P.S. Formerly Jadavpur now Patuli, P.O. Baghajatin, in the District of South 24 Parganas,Sub-Registration Office at Alipore,at K.M.C Premises No-84 Baghajatin, G Block ,being Assessee No311010600848,being mailing address- G-107,Baghajatin Colony ,Kolkata-700086, by virtue of a registered Gift Deed being number-1034,recorded in Book No-I,Volume No-13,Page No-233-236,registered on 3rd day of July ,1992 in the office of Additional District Registrar at Alipore.

AND

Whereas the **FIRST PARTY** have agreed to make construction of the building on the 03 Cotthas 09 chittaks of land and the first party owner have entered into the Joint Venture Agreement in respect of the said land for the purpose of developing the property by making construction of a G+III STORIED building with lift facility.

AND

Whereas to develop the said property, the owner have decided to construct a G+III storied building thereon as per sanctioned plan of the Concern Authority but due to paucity of fund, the owners are not able to fulfill their desire and in this connection the owners have approached the Developers to construct a G+III storied building with lift facility upon the **Schedule 'A'** below property at his own cost and expenses with proportionate share and the developer have accepted the proposal of the owners and agreed to construct a G+III storied building thereon .

AND

Whereas both parties entered into this agreement on the following terms and conditions:-

- (1) The owners is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the **Schedule- 'A'** below property.



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS. ALIPORE

10 AUG 2021,

- (2) That none other than the owners have any claim right, title and/or demand over and in respect of the said premises and/or any portion thereof.
- (3) The owners hereby grant subject to what has been hereunder provided exclusive right of the said property to the developers to built up and to exploit residential and commercial benefit of the said plot of land and shall be able to construct the new building thereon in accordance with the plan to be sanctioned by the CONCERNED AUTHORITY with or without any amendment and/or modification thereto or caused to be made by the parties thereto.
- (4) That the owner shall be bound to show and deliver all original papers and (mother deed) documents at the time of signing of this agreement to the Developer and after completion of the construction work of the proposed building , (after selling out the Developers Allocation),the Second Party / Developer will bound to hand over all the original papers and (Mother Deed) documents to the First Party / Owners herein.
- (5) In consideration of the owner having agreed to permit the developer to residentially exploit the said property and to construct, erect and build a new building in accordance with the specification and description of materials which are stated in details in Schedule below.
- (6) That the Developers shall pay **Rupees 10,000/-** per month (for shifting purpose, only for owners) to the Owner for the period required till handing over the physical possession of the owners allocation to the owners.
- (7) That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the BUILDER/DEVELOPER/CONTRACTOR other than an exclusive right to the BUILDER/DEVELOPER/CONTRACTOR to do or refrain from doing the acts and things in terms hereof and to



DISTRICT SUB REGISTRAR -II
SOUTH 24 PGS., ALIPORE
10 AUG 2021

deal with the BUILDERS/DEVELOPERS/CONTRACTORS allocation as the BUILDER/DEVELOPER/CONTRACTOR shall think fit and proper for the beneficial of his firm and also for these project.

- (8) That the said owners shall not claim upon the demolishing materials after demolishing of the existing old structure and trees which is lying in the said premises and the developer will be entitled to enjoy the said materials and trees without any objection from the said owners, but the developer shall bound to bear all cost and expenses for demolishing said old structure of the said premises.
- (9) That the developer shall hand over the owner's allocation first in accordance with the specification more fully described in the Schedule below .The developer shall bear all costs, charges and expenses for the construction of the proposed building .
- (10) That the developer shall be bound to arrange any type of mutation and any type of related documents and papers in favour of the present owners and the Developer shall bound to pay all expenses for arrangement of above mentioned paper through the developer and also the owners shall be bound to sign all relevant papers and documents and shall be bound to be present physically before the authority concern.
- (11) AND IT IS HEREBY AGREED between the parties that the owners will deliver all original papers and documents to the developer.
- (12) That the developer shall complete the owner's allocation of the proposed building positively within **24 months** from the date of BUILDING PLAN SANCTIONED BY K.M.C .
- (13) The developer shall on completion of the new building put the owners in possession of the owner's allocation and the owners shall enjoy the said allocation together with undivided proportionate share and interest of the land underneath of the

said proposed building including all rights in common to the common portion/area as an absolute owners thereof.

- (14) The owner shall have right to transfer or otherwise deal with the owner's allocation in the new building without any interference or objection of the developer or any person or persons whatsoever.
- (15) The developer shall be exclusively entitled to the developer's allocation i.e. remaining portion of the floor area of the said proposed building, save and except the owner's allocation.
- (16) That the Owner shall execute a Development Power of Attorney in favour of the developers for the completion of the construction works of the proposed building as per sanctioned plan and specification approved by the concern authority.
- (17) The owner shall be liable to sign all necessary papers and documents if required for completion of construction works of the proposed building.
- (18) That the owner shall be liable to sign and execute a registered Development Power of Attorney in favour of the developer to sell/ transfer the portion of the developer's allocation to any such person or persons and/or nominee of the developer.
- (19) That the developer shall be entitled to engage labourers, workers and engineers/masons at his own choice/cost for the construction of completion of the said building.
- (20) That the owners shall be liable to sign necessary papers and documents if required to transfer the portion of the developer's allocation in favour of the intending purchaser/purchasers and the owner shall be entitled/liable to sign necessary papers and documents for obtaining the sanctioned plan/sewerage line/water line/electric line in the said proposed building.

- (21) That the owner shall be liable to sign for correction of records and/or mutation of the said property in his name and/or other purposes for requirement of the construction works of the said premises/building.
- (22) / That if required, the owner shall be liable to appear before any Court, concerned office of Government and/or semi Government office or public office with the developer.
- (23) / That the owner shall declare that they will co-operate with the developer for smooth completion of the construction works of the said building.
- (24) That the developer will complete the construction works of the said building within 24 months from the date of BUILDING PLAN SANCTIONED BY K.M.C, if fails due to any circumstances of God and Earth Quake, then the time may be extended for six months with the mutual consent and understanding between the parties.
- (25) That except schedule specification mentioned hereunder, the extra/additional construction works of the owner's allocation if to be made as per instruction of owners by the developers, then the owners shall be liable to pay extra/additional charges of the said additional/extra works.
- (26) That both parties will be entitled to enjoy the common areas and common facilities of the said proposed building as per below mentioned schedule.
- (27) That the developers shall be entitled to receive any advance money / booking / purchased money from the intending purchaser / purchasers for flats / areas in respect of the allocation portion of the developer.
- (28) That both the parties shall have right to sue the other for specific performance of the agreement in appropriate court of law.

- (29) That if the first party before the completion of the construction of the building and before taking physical possession of the owners allocation expires the legal heirs/successors of the first party/owners are obliged to abide by the terms and conditions of this Development Agreement and in case of expiry of the first party the legal heirs and successors is obliged to give Development power of attorney to the Developers/second Party to act on their behalf.
- (30) That in future if any claim demand whatsoever arise in respect of the schedule below property from any other person/other legal heirs of the purchaser in interest save and except the first party/owner herein then the owners will be responsible for the same and the share will be deducted from the owner's allocation and the developer shall not be liable for the same.
- (31) That both parties will abide by all the terms and conditions of this agreement if any party fails that will be a breach of Contract .

STATUTORY PARAGRAPH FOR DEVELOPMENT AGREEMENT

Be it noted that by this Development Agreement and the related Development Power of Attorney, the developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under the Schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the agreement/final document for transfer of property between the owner and the developer in any way. This clause shall have over-riding effect to anything written in these documents in contrary to this clause.

SCHEDULE 'A'

(DESCRIPTION OF THE PROPERTY TO BE DEVELOPED)

ALL THAT piece and parcel of plot of land measuring about more or less **3 Cottahs 09 Chittacks** along with 100 sq.ft R.T.S structure standing thereon lying and situated at Mouza- Badmasur, J.L No.31,E.P.Plot No.107, S.P NO-685 ,in C.S Plot No.191(P) of P.S. Formerly Jadavpur now Patuli, P.O. Baghajatin, in the District of South 24 Parganas,Sub-Registration Office at Alipore,at K.M.C Premises No-84 Baghajatin, G Block ,being Assessee No311010600848,being mailing address- G-107,Baghajatin Colony ,Kolkata-700086,District-South 24 Parganas, and it is butted and bounded in the following manner:-

ON THE NORTH: SP 683

ON THE SOUTH: PRIVATE ROAD

ON THE EAST: ROAD

ON THE WEST : E/P-108

SCHEDULE 'B'

(Allocation portion of Owner's)

ALL THAT piece and parcel of 50% F.A.R of the total constructed area i.e 50% of the ground floor (including one 150 Sq.ft shop room in the east north side), entire second floor , 50% of third floor of the Proposed multi storied building, with lift facility and the Developer will pay Rs.250000/- by cheque to the owner at the time of signing of this agreement ,and the Developer will pay Rs.250000/- to the owner at the time of shifting to the rented house and the Developer will pay Rs.500000/- to the owner after the roof casting of top floor.

SCHEDULE 'C'

(Allocation portion of Developer's)

ALL THAT piece and parcel of 50% F.A.R of the total constructed area i.e. remaining portion of the proposed building save and except the allocation portion of the owners after delivery of the allocation portion of owner's in the said building which will be constructed, is the developer's allocation.

SCHEDULE 'D' REFERRED TO ABOVE

(Common areas and facilities)

- 1) To roof for all purposes, stair case on all floors, stair case, landing, on all floors.
- 2) Common passage from main road to ground floor stair landings except open and covered garage and shop area.
- 3) Water pump and under and over head water tank and other plumbing installation and pump room.
- 4) Roof of the building for all purpose as common with other occupiers.
- 5) Electric wiring, motors, electrical fittings.
- 6) Boundary walls and main gate.
- 7) Drainage and sewerage.

Such other things, equipment and fixtures which are being used commonly either for the common purpose or needed for using the individual facilities/amenities

SCHEDULE 'E' REFERRED TO ABOVE

(Common Expenses)

That the owner shall be liable to pay proportionate all common charges and taxes, taxes of levies and outgoings maintenance and repairs of common

portion and repairs and painting of the other walls of the building and other expenses necessary for up-keep of the said building.

That all the flat owners shall be entitled to pay other common expenses which will be decided by the association which will be formed later on by the flat owners of the said building.

SCHEDULE OF WORK

All civil work as per I.S.I. standard.

Main structure : R.C.C. with 1:2:4 cement concrete.(as per k.m.c)

Brick work : a) all external wall be 8"/5" thick with 1:6 cement mortar except where it is not necessary.(as per k.m.c)

b) 5" thick work will be with 1:5 cement mortar.

c) All 3" thick brick work will be 1:4 cement mortar with wire re-enforcement in every 3" brick layer.

Plaster : All walls shall be plastered with 1:6 cement mortar except ceiling with 1:4 cement mortar. There will be plaster of Paris of good quality.

Footing : Good quality Marble all over the floor .

Doors : Frame of good quality wood. Leaf of 1st class flush type (Phenol bounded) and necessary accessories in other doors.

Toilet : Glaze tiles upto 6'-0" in toilet, marble flooring, shower water closet, one geyser point ,exhaust fan point, (lobby upon the toilet) and standard fittings.

Kitchen : Black stone cooking platform fitted with Granite stone and glaze tiles upto 2'6" height on the cooking platform .

Electrical : Conceal wiring with copper wires, would be laid with suitable rubber-plastic conduits. All switches, sockets etc. to be of any Good brand. The main switch and all other fittings would be of standard quality, light (2 Nos. light point), one ceiling fan point, one A.C point in the bed room of each flat of the owners, one plug point one each in all bed, drawing/dinning room and one light point in Kitchen, toilet and verandah, with entrance door bell point, one number power point (5 Amp.) in drawing-dinning and kitchen and 9" exhaust fan point in kitchen room.(Electricity Connection of the Main Meter of the apartment will be borne by the developer but the individual meters for the flats will be borne by the intending purchasers and owners)

Water : PVC pipes with standard fittings in kitchen and toilet, ground water will be supplied by plumbing water and distributed through overhead reservoir.

Windows : Sliding windows and necessary accessories, with synthetic primer with gates to be provided. All wall surface (Inside) will be finished by plaster of Paris. Weather coat finish in out surface of wall.

Roof : Net Cement,3ft height Parapet wall, one water tap.

N.B. All other works beyond work schedule will be treated as extra work.

N.B. All other works beyond work schedule will be treated as extra work.

IN WITNESS WHERE OF the Parties do hereby set and subscribe their respective hands on this the 10th day of August, 2021.

SIGNED, SEALED & DELIVERED

In presence of Witnesses :-

(1) Abhishek Chakrabarty

G-107, Baghajatin
Kolkata - 700086

Swapam Chakrabarty
Signature of the Owner

D M CONSTRUCTION
Aparna Bala
13 Belur Road
Partner

(2) Saikat Sanyal
Aripore criminal
court - No. 27.

Signature of the Developers

Drafted by me:-
Debojyoti Karan
Advocate
High Court, Calcutta
Bar Association
Room No - 13
(WB - 2363/13)

MEMO OF CONSIDERATION

Received the sum of Rs) 2,50,000/- (Two lakh fifty thousand only) by the cheque no 154795 of Indian Bank, Bhageswari Branch Kot-86.











In presence of Witnesses :-

(1) Abhishek Chakrabarty
G1-107, Baghajatin
Kolkata - 700086

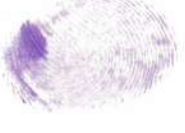









Swapan Chakrabarty
Signature of the Owner:

(2) Swikat- Sarkar .
Aizawl criminal court
Kot - 700027 -











✓
✓

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left hand					
right hand					


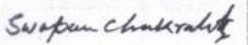

Name _____
 Signature Swapan Chakrabarty

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

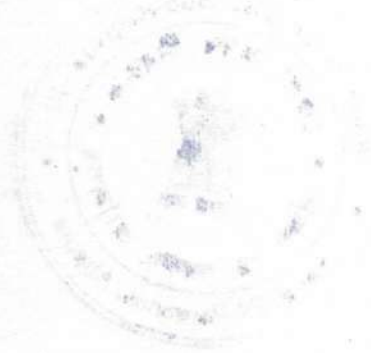
Name _____
 Signature Apurba Baroi

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name BALARAM SAHA
 Signature Balaram Saha

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADCPC5165F	
नाम /NAME	SWAPAN CHAKRABORTY	
पिता का नाम /FATHER'S NAME	NALINI RANJAN CHAKRABORTY	
जन्म तिथि /DATE OF BIRTH	01-01-1959	
हस्ताक्षर /SIGNATURE		
		आयकर आयुक्त, प.बं.-III COMMISSIONER OF INCOME-TAX, W.B. - III

Swapan Chakraborty



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

APURBA BARAI

AMARENDRA BARAI

11/12/1962
Permanent Account Number
AMYPB8578Q

Apurba Barai
Signature

25072007

इस कार्ड के खोने / पाले पर कृपया सूचित करें / नोट करें
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल्, मुंबई - 400 013

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22 2495 0664,
e-mail: ttainfo@nsdl.co.in

Apurba Barai

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

राष्ट्रीय लेखा संकेत-कार्ड
 Permanent Account Number Card
BXPPS6773P

QR Code

Taxpayers Name
BALARAM SAHA

Return Recipient / Father's Name
SHAMBHULAL SAHA

Return Recipient's Address
 42008/1983

Return Recipient's Signature
Shambhulal Saha



Shambhulal Saha

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAQFD9755M



नाम / Name
D.M. CONSTRUCTION

निगमन / गठन की तारीख
Date of Incorporation / Formation
20/02/2020

14032020

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीएसः
 आयकर पैन सेवा इकाई, एन एस डी यू
 चौथी मंजिल, मंत्री स्टर्लिंग,
 प्लॉट नं. 341, सर्वे नं. 997/8,
 मॉडल कॉलोनी, 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
 4th Floor, Mantri Sterling,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bangalow Chowk,
 Pune - 411 016.

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



D M CONSTRUCTION
Beharum Saha
Partner

D M CONSTRUCTION
Aparba Bedai
Partner

Identifier

ভারত সরকার
Government of India

সৈকত সর্কার
Saikat Sarkar
পিতা : জীবন সর্কার
Father : JIBAN SARKAR

জন্মতারিখ / DOB: 15/11/1991
পুরুষ / Male

4516 2134 3842



আধার - সাধারণ মানুষের অধিকার

Saikat Sarkar
10/08/2024



ভারতীয় একমুদ্রিত পরিচয় প্রাধিকরণ
Unique Identification Authority of India

আধার

ঠিকানা: হাসপাতাল পাড়া, হরিহরপুর
হরিহরপুর, মালিকপুর ২৪ পরগণা
পশ্চিম বঙ্গ,

Address: HOSPITAL PARA
Hariharpur, South 24
Parganas, Mallickpore West
Bengal, 700145

4516 2134 3842

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1603-05680/2021	Date of Registration	10/08/2021
Query No / Year	1603-2001211065/2021	Office where deed is registered	
Query Date	24/07/2021 10:29:10 PM	1603-2001211065/2021	
Applicant Name, Address & Other Details	M Mondal Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9674053218, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 45,18,751/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baghajatin G&E Block, , Premises No: 84, , Ward No: 105 Pin Code : 700086

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	3 Katha 9 Chatak	9,70,000/-	44,88,751/-	Property is on Road
Grand Total :				5.8781Dec	9,70,000 /-	44,88,751 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	



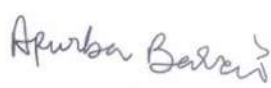
Land Lord Details :



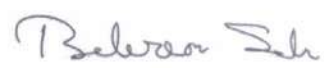
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SWAPAN CHAKRABORTY Son of Mr NALINI RANJAN CHAKRABORTY Executed by: Self, Date of Execution: 10/08/2021 , Admitted by: Self, Date of Admission: 10/08/2021 ,Place : Office	 10/08/2021	 LTI 10/08/2021	 10/08/2021
G/107, BAGHAJATIN COLONY, City:- , P.O:- PATULI, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx5F, Aadhaar No: 23xxxxxxxx8577, Status :Individual, Executed by: Self, Date of Execution: 10/08/2021 , Admitted by: Self, Date of Admission: 10/08/2021 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	D.M CONSTRUCTION 41/5, BIPLABI ULLASKAR DUTTA ROAD, City:- , P.O:- PATULI, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.:: AAxxxxxx5M,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
	Mr APURBA BARAI (Presentant) Son of Mr AMARENDRA BARAI Date of Execution - 10/08/2021 , , Admitted by: Self, Date of Admission: 10/08/2021, Place of Admission of Execution: Office	 Aug 10 2021 12:37PM	 LTI 10/08/2021	 10/08/2021
41/5 BIPLABI ULLASKAR DUTTA ROAD, City:- , P.O:- PATULI, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx8Q, Aadhaar No: 80xxxxxxxx4500 Status : Representative, Representative of : D.M CONSTRUCTION (as PARTNERS)				

Name	Photo	Finger Print	Signature
Mr BALARAM SAHA Son of Mr SAMBHU SAHA Date of Execution - 10/08/2021, , Admitted by: Self, Date of Admission: 10/08/2021, Place of Admission of Execution: Office	 Aug 10 2021 12:37PM	 LTI 10/08/2021	 10/08/2021
86/3, BIPLABI ULLASKAR DUTTA ROAD, City:- , P.O:- PATULI, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxxx3P, Aadhaar No: 53xxxxxxxx5142 Status : Representative, Representative of : D.M CONSTRUCTION (as PARTNERS)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAIKAT SARKAR Son of Mr JIBAN SARKAR ALIPORE CRIMINAL COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	 10/08/2021	 10/08/2021	 10/08/2021
Identifier Of Shri SWAPAN CHAKRABORTY, Mr APURBA BARAI, Mr BALARAM SAHA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri SWAPAN CHAKRABORTY	D.M CONSTRUCTION-5.87813 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri SWAPAN CHAKRABORTY	D.M CONSTRUCTION-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160305680 / 2021

On 10-08-2021

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

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

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

Presented for registration at 11:51 hrs on 10-08-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr APURBA BARAI ,

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 45,18,751/-

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

Execution is admitted on 10/08/2021 by Shri SWAPAN CHAKRABORTY, Son of Mr NALINI RANJAN CHAKRABORTY, G/107, BAGHAJATIN COLONY, P.O: PATULI, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Retired Person

Identified by Mr SAIKAT SARKAR, , , Son of Mr JIBAN SARKAR, ALIPORE CRIMINAL COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-08-2021 by Mr APURBA BARAI, PARTNERS, D.M CONSTRUCTION, 41/5, BIPLABI ULLASKAR DUTTA ROAD, City:- , P.O:- PATULI, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Identified by Mr SAIKAT SARKAR, , , Son of Mr JIBAN SARKAR, ALIPORE CRIMINAL COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 10-08-2021 by Mr BALARAM SAHA, PARTNERS, D.M CONSTRUCTION, 41/5, BIPLABI ULLASKAR DUTTA ROAD, City:- , P.O:- PATULI, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Identified by Mr SAIKAT SARKAR, , , Son of Mr JIBAN SARKAR, ALIPORE CRIMINAL COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053/- (B = Rs 10,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/07/2021 12:00AM with Govt. Ref. No: 192021220038111372 on 27-07-2021, Amount Rs: 10,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90078270 on 28-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 7,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 49AB369, Amount: Rs.10/-, Date of Purchase: 16/07/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/07/2021 12:00AM with Govt. Ref. No: 192021220038111372 on 27-07-2021, Amount Rs: 7,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90078270 on 28-07-2021, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 165707 to 165732
being No 160305680 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.08.12 13:58:37 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/08/12 01:58:37 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)