

122/21

1-1083/2021



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

G 488061

Handwritten notes on the left side of the page:

- 26.3.2021
- 12:45
- 3005-73289/2021

I certify that the document is admitted for registration. The Signature sheet/s and the enclosures sheets attached with this document are a part of this document.

With. Secy Sub-Registrar  
 Alipora, South 24 Parganas

26 MAR 2021

**AGREEMENT FOR DEVELOPMENT**

**THIS AGREEMENT FOR DEVELOPMENT** is made this the

26th... day of *March*.....Two Thousand Twenty One (2021)

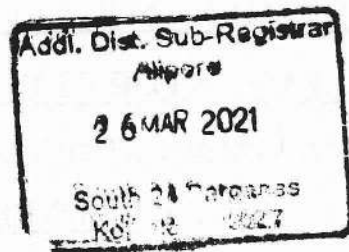
**BETWEEN**

SL. NO. 6942 Dt. 18/03/21  
NAME M/S Dey Construction  
ADDRESS E-44, Kalachand Park No-84  
RS. 100/-

TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-27



Nisith Kumar Saha  
S/o Lt. Anil Kumar Saha  
56/B Nabasali  
PO PS - Bandh  
Kolkata - 70070  
Business



MS. JAYANTI BHATTACHARJEE, (PAN-BMUPB1644J & Aadhaar No.6741 9040 3581) daughter of Late Sudhir Kumar Bhattacharjee, by faith-Hindu, Indian, by occupation-House-hold-duties, residing at G-27A, Kamdahari Banerjee Para, P.O. Garia, P.S. Bansdrani, Kolkata-700084, hereinafter referred to as the 'OWNER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

**AND**

M/S DEY CONSTRUCTION, a Proprietorship Firm, having its office at E-44, Kalachand Para, Kamdahari, P.O. Garia, P.S. Bansdrani, Kolkata - 700084, represented by its Proprietor SRI SANJIB DEY, (PAN-AFYPD0828E & Aadhaar No.5432 4336 1614), son of Sri Subhas Chandra Dey, by faith-Hindu, Indian, by occupation-Business, residing at E-44, Kalachand Para, Kamdahari, P.S. Bansdrani, P.O. Garia, Kolkata-700084, hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) or the **SECOND PART**.

**WHEREAS** the father of the Owner herein Sri Sudhir Kumar Bhattacharjee son of Late Sashikanta Bhattacharjee was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 12 Chittak be the same a little more or less together with tile shed structure standing thereon, situated at Mouza-Kamdahari, J.L. No.49, Pagana-Magura, Touzi No.14, R.S. No.200, comprised in R.S. Dag No.163/318, appertaining to R.S. Khatian No.629, under P.S. formerly Tollygunge then Jadavpur thereafter Regent Park

now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.111, in the District of 24-Parganas, since South 24-Parganas, more fully described in the First Schedule hereunder written and his name was duly recorded in the settlement records of rights as the absolute owner thereof.

**AND WHEREAS** out of natural love and affection, the said Sri Sudhir Kumar Bhattacharjee gifted the said land measuring 12 Chittak be the same a little more or less, more particularly described in the First Schedule hereunder written, unto and in favour of his unmarried daughter Ms. Jayanti Bhattacharjee, the Owner herein, by a Bengali deed of gift, dated 02.09.1998, registered at Addl. District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.90, page from 270 to 279, Deed No.2441 for the year 2000.

**AND WHEREAS** thus the owner seized and possessed of said land measuring of 12 Chittak be the same a little more or less with structure standing thereon and mutated her name in the office of the Kolkata Municipal Corporation in respect of the said property, which has since been known and numbered as Municipal Premises No.68, Banerjee Para, vide Assessee no.31-111-02-0068-0, having its postal address-G-27A, Banerjee Para, Kamdahari, Kolkata-700 084, upon payment of rates and taxes thereto and seized and possessed of the same having unfettered right, title and interest thereto and free from all encumbrances.

**AND WHEREAS** the owner is desirous of construction of a multi storied Residential building on the said land after demolishing the existing structure and the Developer knowing the intending of the Owner, has approached to the Owner and the Owner herein agreed with the

proposal of the Developer and the both the parties herein have entered into this Development Agreement under the following terms and conditions:-

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

**ARTICLE- I:DEFINITION**

- 1.1 **OWNER**: shall mean and include the First Party and her heirs, executors and legal representatives.
- 1.2 **DEVELOPER**: shall mean and include the Second Party and his heirs, executors and assigns.
- 1.3 **SAID PROPERTY**: shall mean and include the land measuring 12 Chittak be the same a little more or less together with tile shed structure standing thereon, situated at Mouza-Kamdahari, J.L. No.49, Pagana-Magura, Touzi No 14, R.S. No.200, comprised in R.S. Dag No.163/318, appertaining to R.S. Khatian No.629, being Municipal Premises No.68, Banerjee Para, vide Assessee no.31-111-02-0068-0, having its postal address-G-27A, Banerjee Para, Kamdahari, Kolkata-700 084, under P.S. formerly Tollygunge then Jadavpur thereafter Regent Park now Bansdronei, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.111, Sub-Registry/A.D.S.R. office at Alipore in the District of 24-Parganas, since South 24-Parganas, more fully described in the First schedule below.
- 1.4 **NEW BUILDING**: shall mean the multistoried building proposed to be construct in or upon the said land after demolishing the existing structure, in accordance with the plan to be approved land sanctioned by the Kolkata Municipal Corporation.

- 1.5 **COMMON FACILITIES**: shall mean and include Corridor, staircase, landing, common passage, boundary wall, water reservoir, main gate, roof and other facilities required for the enjoyment maintenance of the new building of part thereof.
- 1.6 **OWNER'S ALLOCATION**: shall mean of All That one flat on Third floor South-East side measuring 600 sq.ft. super built up area, be the same a little more or less, consisting of two bed rooms, one Kitchen-cum-Dining, one Toilet and one Balcony.  
 N.B: **EXCESS AREA**: if any shortage or excess be found at the time of handover Owner's allocation, that should be adjusted at the rate of market price at that time. *± 50 sqft more or less*
- 1.7 **DEVELOPER'S ALLOCATION**: shall mean (Save and except the owner's allocation) the remaining F.A.R. or constructed area of the proposed building to be allotted to the Developer herein.
- 1.8 **BUILDING PLAN**: shall mean and include the plan approved by the parties hereto and duly sanctioned by the K.M.C for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto and sanctioned by the K.M.C.
- 1.9 **TRANSFER**: shall mean and include registration and delivery of possession and/or by any other means adopted for effecting a transfer of space/flats /shops under law.
- 1.10 **TRANSFeree**: shall mean and include a person or persons or party or parties to whom any flat/unit or other space in new building may hereafter be agreed to transfer.

**ARTICLE-II: DATE OF COMMENCEMENT & TIME**

- 2.1 The agreement shall be deemed to have commenced on and with effect from the Date of execution of the agreement and shall be

*fayansi challechages*

*[Handwritten signature]*

remain in full force until and unless the whole of the Developer's allocation is disposed of/ transferred to the intending buyers.

- 2.2 The new building shall be completed with 24(Twenty four) months from the date of sanction of the building plan, unless prevented by shortage of supplies of the building, materials, strikes, accidents or other reasonable causes in any of which cases the owners shall not be entitled to cancel this agreement or entitled to claim any interest or compensation whatsoever.

### **ARTICLE-III; OWNERS REPRESENTATION**

- 3.1 The owner is absolute seized and possessed of or otherwise well and sufficiently entitled to all the right, title and interest in the said property as mentioned in the First Schedule below, free from all sorts of encumbrances whatsoever.
- 3.2 The said property is not affected by any Scheme of acquisition or requisition of the State/Central Govt. and any local body/authority and the same has a clear and marketable title.

### **ARTICLE-IV; DEVELOPER REPRESENTATIO**

- 4.1 The Developer has sufficient knowledge and experience in the matter of development/construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

### **ARTICLE-V; DEVELOPMENT WORK**

- 5.1 The owner hereby appointed the Second Party as the Developer and/or contractor which the Developer hereby agreed and accepted.
- 5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building having several flats on the ownership basis and will sell

flats and spaces together with proportionate share or interest in the land of the said new building through Power of Attorney in favour of the prospective purchaser or purchasers except the owner's allocation.

#### **ARTICLE-VI: DEVELOPER'S COVENANTS**

- 6.1 The Developer shall make the necessary arrangements for shifting of the owner by the Developer, till the Developer make over the owner allocation to the owner as per the terms and conditions of this agreement.
- 6.2 The Developer shall at his own expenses complete and/or Cause to be completed the construction of the said new building and deliver the owner's allocation as stated earlier within the agreed time.
- 6.3 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the owner or on account of the Developer himself or on account and on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.
- 6.4 The Developer at his own costs and expenses apply for and obtain all necessary sanction and/or permission No objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.
- 6.5 The Developer at its own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may required at the said building but for supply of electricity in the new building, the Developer will apply to the electric supply Authority and for obtaining the main connection or



main meter and the said meter will be common for all the occupiers of the proposed building, the individual meter to be installed at the cost of the owners and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

**ARTICLE -VII: OWNER'S COVENANTS**

- 7.1 The Owner shall deliver the vacant possession of the said property to the Developer within 15 day from the date of this agreement subject to provide accommodation for the owner.
- 7.2 The all demolished building shall be taken by the Developer and dispose of them at his own discretion and the owner shall have no right to claim or demand whatsoever regarding the same.
- 7.3 The owner shall grant, execute and issue a general Power of Attorney in favour of the Developer authorizing and/or empowering him to do all acts, deed, matters and things necessary for completion of the works of development of the said property and/or construction of the proposed new building and/or to sell the Developer's allocation as per terms of this agreement. The owners shall be bound, as required by the Developer, sign, execute all Agreements with the intending purchaser(s), applications, papers, documents and declarations to enable the Developer to apply for and obtain electricity sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the K.M.C. and for all of these acts, deeds and things the owners shall grant power of Attorney in favour of the Developer.
- 7.4 That the Developer shall have right to amalgamate the said land with the adjoining landed property for construction of the proposed

new building and in this regard, the owner shall have no objection whatsoever.

- 7.5 The owners shall not in any manner obstruct the carrying out of the Development Work of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the owners shall have no right to claim anything except the owners' allocation in the said building.
- 7.6 All the flats and other spaces of the proposed new building to be erected and sold by the Developer, except owner's allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.
- 7.7 That the Owner shall bear and pay the service taxes if any in future imposed by the Central Govt. or State Govt. in respect of the said Owner's Allocation.

#### **ARTICLE-VIII; CONSTRUCTION**

- 8.1 The construction of the proposed new building shall be made by the Developer as per the plan sanctioned by the K.M.C and in accordance with the progress of work on mutual consent.
- 8.2 The Developer shall be entitled to obtain necessary modification and/or rectification plan for the purpose of completion of the construction of the said building, if necessary to be sanctioned by the K.M.C.
- 8.3 The Developer shall be retain appoint and employ such masons, , Architects, Engineers, contractors, Manager, Supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the

said building as the Developer shall at its own discretion think fit and proper.

- 8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, Architects, contractor, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard, the owner shall not in any manner would be made responsible or liable.

#### **ARTICLE- IX: SPACE ALLOCATION**

- 9.1 After completion of the construction of the said new building, the Developer will allot the flats to the owners first and after that to the intending purchaser(s) according to the booking or allocation of the prospective purchaser(s).

#### **ARTICLE - X ; RATES & TAXES**

- 10.1 The Owner, Developer and Developer's Transferees shall bear and pay the Municipal Taxes, Building Taxes and other rates and taxes whatsoever as may be found in respect of the said new building after delivery of possession to the Owners, Purchasers proportionately.
- 10.2 The Owner, Developer and Developer's Transferees after taking possession shall bear and pay the proportionate amount of the cost and maintenance and service charges with regard to the said building in respect of their allocation and the Owner will be liable for the same but they will pay for his allocation only.

#### **ARTICLE-XI; JOINT DECLARATION**

- 11.1 The owner shall hand over all the original papers and documents in respect of the said property to the Developer until and unless the

Developer's allocation in the proposed new building comprising of several flats and spaces is sold out or disposed to the intending purchaser or purchasers.

- 11.2 During the continuance of this agreement, the owner herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever.
- 11.3 The owner shall not part with possession of any of the flats or other spaces of the said building except their allocation prior to notice by the Developer.
- 11.4 The owner shall not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property and/or the construction of the said new building.
- 11.5 The Developer shall unless prevented by any acts of God or act beyond the control of the Developer, complete the construction of the said building on or within 24(Twenty four) months from the date of sanction of the building plan.
- 11.6 If the Developer fails to construct and/or complete the said flats or the building during the said period, then in that case the owner have right to extent time on mutual understanding for next 6(six) months.
- 11.7 The owner till date has not taken any advance booking, in respect of the said land and premises from any persons and the owner have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good clear and marketable title.

- 11.8 The Owner will be bound to make registration of sale deed in respect of all flats and spaces of developer's allocation at the costs of the purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owner shall cooperate with the Developer for such registration and shall have no objection to be a party in the said proposed deed of conveyance(s).
- 11.9 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the owners in favour of the Developer save as herein expressly provided and also the exclusive license and contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis, subject to fulfilment of terms and conditions, failing which Developer shall have no right to sell the flats or spaces in the said building.
- 11.10 The owner and the Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall the parties hereto constitute an Association of persons.

**FIRST SCHEDULE ABOVE REFERRED**

**ALL THAT** piece and parcel of land measuring 12 Chittak be the same or a little more less together with 300 sq.ft. tile shed structure standing thereon, situated at Mouza-Kamdahari, J.L. No.49, Pagana-Magura, Touzi No.14, R.S. No.200, comprised in R.S. Dag No.163/318, appertaining to R.S. Khatian No.629, being Municipal Premises No.68, Banerjee Para, vide Assessee no.31-111-02-0068-0, having its postal address-G-27A, Banerjee Para, Kamdahari, Kolkata-700 084, under P.S. formerly Tollygunge then Jadavpur thereafter Regent Park now Bansdroni, at

present lying within the limits of the Kolkata Municipal Corporation, Ward No.111, Sub-Registry/A.D.S.R. office at Alipore in the District of 24-Parganas, since South 24-Parganas, together with all easements right and appurtenances thereto and the said land is butted and bounded as under:-

On the North: Land of R.S. Dag No.163/318,

On the South: Land of Dag No.163/380,

On the East: 4'ft. Wide Common Passage,

On the West: Land of R.S. Dag No.163/318.

**SECOND SCHEDULE ABOVE REFERRED TO**

(Owner's Allocation)

**ALL THAT** one flat on Third floor South-East side measuring 600 sq.ft. super built up area, be the same a little more or less, consisting of two bed rooms, one Kitchen-cum-Dining, one Toilet and one Balcony.

**THIRD SCHEDULE ABOVE REFERRED TO**

(Developer's Allocation)

**ALL THAT** save and except the Owner's allocation, the other F.A.R or Constructed area comprised of several flats and spaces in the proposed multi-storied new building along with proportionate share in the ~~said land~~ <sup>Common Areas</sup> shall be allotted to the Developer.

**FOURTH SCHEDULE ABOVE REFERRED TO**

(Specification of the building and other features)

1. Construction will be made as per sanctioned building plan of the K.M.C. with R.C.C. structure frame work.
2. All the material to be used will be of brand new and of first class quality and workmanship will be proper standard.
3. Underground and overhead water tank of Corporation water supply.

*Signature*  
Suganti Bhattacharya

4. Standard quality Aluminum windows, steel grills with glass panes and other necessary fittings will be provided.
5. The main door will be water proof laminated solid flush doors with lock in the main door and all other doors will be of flush door with pressed water proof ply colour by primer.
6. In the kitchen 4' ft. x 1.5' ft. Granite slab cooking platform with still sink and glazed tiles up to 4' ft. height from the cooking platform .
7. The flooring will be of white vitrified tiles 2' ft. x 2' ft. size and normal dado.
8. In the kitchen-one tap in sink and one under the sink and one wash basin point either in the kitchen or toilet, which will be suitable. Glazed tiles will be fitted in the walls of the Toilets up to 6'ft. height and flooring will be antiskid tiles with white Indian Pan and commode, one wash basin and standard taps in toilet, one shower point, and in the kitchen, one tap in sink and one under the sink, and one wash basin point either in kitchen or in the toilet (Hind ware).
9. Concealed electrical wiring with standard copper wires (Finolex/Haveals) as per architectural layout particularly 3 light point, 1 fan point, one 5 Amp plug point, in Bed rooms, in drawing/dining room-15 Amp plug point, 3 light point, 1 fan point, one 5 Amp plug point, in kitchen and toilet-one light point, one plug point and one exhaust fan point, one calling bell point at the outside.
10. Plaster of Paris on all Walls-inside the flat.
11. Concealed pipe line with low-down cistern in the toilet.
12. Outer walls will be weather coat of Asian Paints.
13. All pipe lines will be plastic high density standard pipes, except inside concealed line which will be of emco.

14. All masonry and sanitary structural, electrical, painting work will be done as per specification of the Engineer to be engaged by the Developer.

15. All extra works or fittings can be provided subject to approval of the Engineer with extra cost.

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

SIGNED SEALED & DELIVERED

In presence of:

1. Nishu Kumar Saha  
56/B Nabapalli  
Bansdram, Kal-70

Jayanti Bhattacharjee

OWNER

2. Manmoyee Ghosh  
A-40 Sadindia Pally  
Garia Kolkata-84

DEY CONSTRUCTION

Singh  
Proprietor

DEVELOPER

Drafted by

Advocate

Alipore Police Court,  
Kolkata-700027.












F468/99



		Thumb	1st finger	middle finger	ring finger	small finger
<b>PHOTO</b>	left hand					
	right hand					












Name .....

Signature .....

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

Name .....

Signature Jayanti Bhattacharjee

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

Name SANJIB DEY

Signature Sanjib Dey

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT

SANJIB DEY

SUBHASH CHANDRA DEY

25/02/1987

Account Number

AFYPP0828E

5/0/1987



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAYANTI BHATTACHERJEE

SUDHIR KUMAR BHATTACHERJEE

10/06/1962

Permanent Account Number  
BMUPB1844J

अक्षय

Signature



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :  
आयकर सूचना सेवा इकाई, एन एस डी एल  
तीसरी मंजील, सफायर चेंबर्स,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax E-File Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045.

Tel: 020-2612 8081  
e-mail: [nsdl@nsdl.com](mailto:nsdl@nsdl.com)



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19759/03192

To  
জয়ন্তী ভট্টাচার্য  
Jayanti Bhattacharya  
G 27A KAMDAHARI BANERJEE PARA  
Kolkata  
Garia South Twenty Four Parganas  
West Bengal 700084



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6741 9040 3581**

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

18579893



ভারত সরকার  
GOVERNMENT OF INDIA



জয়ন্তী ভট্টাচার্য  
Jayanti Bhattacharya  
পিতা : সুধীর কুমার ভট্টাচার্য  
Father : SUDHIRT KUMAR BHATTACHARYA  
জন্ম সাল / Year of Birth : 1964  
মহিলা / Female



**6741 9040 3581**

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
জি-২৭এ, কামডাহরি বানার্জী পাড়া,  
কোলকাতা, গড়িয়া, দক্ষিণ ২৪  
পরগনা, পশ্চিমবঙ্গ, 700084

Address:  
G 27A, KAMDAHARI  
BANERJEE PARA, Kolkata,  
Garia, South Twenty Four  
Parganas, West Bengal,  
700084

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

### Major Information of the Deed

Deed No :	I-1605-01083/2021	Date of Registration	26/03/2021
Query No / Year	1605-3000577289/2021	Office where deed is registered	
Query Date	15/03/2021 11:51:14 AM	1605-3000577289/2021	
Applicant Name, Address & Other Details	Ashim Kar ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9339504162, Status : Others		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs 2/-	Rs. 6,89,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 5,020/- (Article 48(g))	Rs. 21/- (Article: 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:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee para, Premises No: 68, Ward No: 111 Pin Code : 700084

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	12 Chatak	1/-	5,99,999/-	Width of Approach Road: 8 Ft.,
Grand Total :				1.2375Dec	1 /-	5,99,999 /-	




#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure

Gr Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	300 sq ft	1 /-	90,000 /-
---------	-----------	------	-----------

Land Lord Details :



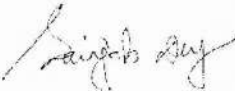
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Ms JAYANTI BHATTACHERJEE</b> Daughter of Late SUDHIR KUMAR BHATTACHARJEE Executed by: Self, Date of Execution: 26/03/2021 , Admitted by: Self, Date of Admission: 26/03/2021 ,Place : Office	 26/03/2021	 LTI 26/03/2021	 26/03/2021

G-77A, KAMDAHARI BANERJEE PARA, P.O:- GARIA, P.S:- Bansdrone, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMxxxxxx4J, Aadhaar No: 92xxxxxxxx0500, Status :Individual, Executed by: Self, Date of Execution: 26/03/2021 , Admitted by: Self, Date of Admission: 26/03/2021 ,Place : Office

Developer Details :



Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>DEY CONSTRUCTION</b> E-44, KALACHAND PARA, KAMDAHARI, P.O:- GARIA, P.S:- Bansdrone, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: AFxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr SANJIB DEY (Presentant )</b> Son of Mr SUBHAS CHANDRA DEY Date of Execution 26/03/2021, , Admitted by: Self, Date of Admission: 26/03/2021, Place of Admission of Execution: Office	 Mar 26 2021 2:16PM	 LTI 26/03/2021	 26/03/2021

E-44, KALACHAND PARA, P.O:- GARIA, P.S:- Bansdrone, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8E, Aadhaar No: 54xxxxxxxx1614 Status : Representative, Representative of : DEY CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr NISITH KUMAR SAHA</b> Son of Late ANIL KUMAR SAHA 56/3, NABAPALI I, P O: BANSIDRONI, P S: Bansdroni, Kolkata, District: South 24 Parganas, West Bengal, India, PIN - 700070			<i>Nisith Kumar Saha</i>
	26/03/2021	26/03/2021	26/03/2021

Identifier Of Ms JAYANTI BHATTACHERJEE, Mr SANJIB DEY

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Ms JAYANTI BHATTACHERJEE	DEY CONSTRUCTION-1.2375 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Ms JAYANTI BHATTACHERJEE	DEY CONSTRUCTION-300.00000000 Sq Ft

On 15-03-2021

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,89,999/-



Sukanya Talukdar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

On 26-03-2021

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

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

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

Presented for registration at 12:45 hrs on 26-03-2021, at the Office of the A.D.S.R. ALIPORE by Mr SANJIB DEY ,

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

Execution is admitted on 26/03/2021 by Ms JAYANTI BHATTACHERJEE, Daughter of Late SUDHIR KUMAR BHATTACHARJEE, G-27A, KAMDHARI BANERJEE PARA, P.O: GARIA, Thana: Bansdrani, , City/Town: KOLKATA, South 24 Parganas, WEST BENGAL, India. PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr NISITH KUMAR SAHA, , Son of Late ANIL KUMAR SAHA, 56/B, NABAPALLI, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Others

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

Execution is admitted on 26-03-2021 by Mr SANJIB DEY, PROPRIETOR, DEY CONSTRUCTION (Sole Proprietorship), 1-44, KALACHAND PARA, KAMDHARI, P.O:- GARIA, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr NISITH KUMAR SAHA, , Son of Late ANIL KUMAR SAHA, 56/B, NABAPALLI, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, 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 21/-



**Payment of Stamp Duty**

Certificate that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Draft Rs 20/-, by Stamp Rs 5,000/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 6942, Amount: Rs.5,000/-, Date of Purchase: 18/03/2021, Vendor name: Tanmoy Kar Purkayastha

Description of Draft

1 Draft(8554) No: 000465367931, Date: 23/03/2021, Amount: Rs.20/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASRY BR



**Sukanya Talukdar**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE**

**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 48481 to 48507

being No 160501083 for the year 2021.



Digitally signed by SUKANYA  
TALUKDAR  
Date: 2021.04.01 13:31:01 +05:30  
Reason: Digital Signing of Deed.

*Sukanya Talukdar*

(Sukanya Talukdar) 2021/04/01 01:31:01 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)