I- 7034/2023

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

85AB 652641

09/06/2023

Q- 2001458517/2023

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
09 JUN 2023

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

DEVELOPMENTAGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 2th day of **JUNE, 2023**(Two Thousand Twenty-Three)

B E T W E E N

- 6 JUN 2023

Sr No. 387 Date.....

Value Rs. 10/-

Name... SABYASACHI ARNAB (ADV.)

Address. Judges' Court, Alipur, Kol-27

TAMAL DUTTA
Stamp Vender
Alipore Police Court, Kol-27

Office of the Dist. Sub-Registrar IV (South) 24-Parganas, Alipur, Kol-27

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Identified by me:

Debasis Ghosh
Advocate

Debasis Ghosh
Advocate
High Court Calcutta
Reg. No.- WB/711/1988

(1) **SRI TARUN KARMAKAR (PAN No.AFDPK7789J, AADHAR No.96852316 8813,MOBILE No.9432182074)**son of Late Panchanan Karmakar, having by faith Hindu, by Nationality Indian, occupation retired service holder, residing at 99A, Pallisree, P.O.- Regent Estate, P.S. - Jadavpur,Kolkata- 700074,

(2) **SRI. TANUJ KARMAKAR (PAN No. AXIPK5734C, AADHAR No.2318 2966 0884, MOBILE No. 9433130834)**son of Sri Tarun Karmakar, having by faith Hindu, by Nationality Indian, occupation service holder, residing at 99A, Pallisree, P.O.- Regent Estate, P.S. - Jadavpur, Kolkata- 700074,

(3) **SMT. MAUSUMI BHATTACHARYYA, (PAN- ADUPB-0507E,Aadhar No.2755 2876 0277, Mobile No. 7595822659)** wife of Sabyasachi Bhattacharyya, daughter Late Ramendra Nath Adhikary and Smt. Kalpana Adhikary, daughter of Late JaminiKanta Roy, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at University Teachers Co-Op. Housing Society Ltd. Kestopur Road, P.O. & P.S.- Burdwan - 713104, District Burdwan,

(4) **SMT. SABITA RAY, (PAN- ADIPR8721J, Aadhar No. 2427 2031 9775,Mobile No. 9007933579)**, wife of Late Sadhanendu Bikash Roy, daughter-in-law (i.e. wife of deceased son) of Late JaminiKanta Roy, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at 5/53A, Bijoygarh, P.O.- Regent Estate, P.S.-Jadavpur, Kolkata-700092,

(5) **SRI SOURAV RAY, (PAN- AHZPR4064M ,Aadhaar No.3304 5514 6945, Mobile No. 9007933579),** son of Late Sadhanendu Bikash Roy, grandson (i. e. son of deceased son) of Late JaminiKanta Roy, by faith-Hindu, by Nationality Indian, by

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occupation Service, residing at 5/53A, Bijoygarh, P.O. Regent Estate, P.S.- Jadavpur, Kolkata-700092,

(6) **SRI DHRITI KANTA ROY, (PAN-AEJPR6673K ,Aadhaar No.6527 1547 2252, Mobile No.9433116001),**son of Late JaminiKanta Roy, by faith Hindu, by Nationality Indian, by occupation- Business, residing at 43, Bansdroni New Govt. Colony, P.O.- Bansdroni.P.S. Regent Park, Kolkata-700070,

(7) **SMT. KRIPADIPTI GHOSHAL, (PAN- AUBPG1157H ,Aadhaar No.5517 5228 9616, Mobile No. 8420061104)**, wife of Sri Bivabasu Ghoshal, daughter of Late JaminiKanta Roy, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at 50/1, Chatterjee Bagan, P.O. Chinsura R.S, Pin 712102, District - Hooghly,

(8) **SMT. DIPA GANGULY, PAN BPLPG1813E ,Aadhaar No.6067 6050 6803, Mobile No. 9836070546),** wife of Sri Sebabrata Ganguly, daughter of Late JaminiKanta Roy, by faith Hindu, by Nationality Indian, by occupation residing at 7/7, Netaji Nagar, P.O. Housewife, Regent Estate, P.S.- Netaji Nagar, Kolkata-700092,

(9) **SMT. ANINDITA BHATTACHARJEE, (PAN- BKUPB3580M , Aadhaar No.879255814649, Mobile No.8017936309),** wife of Sri Madhab Bhattacharjee, daughter of Late JaminiKanta Roy, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at 125, Bandipur Road, P.O.-Bansdroni, P.S. Regent Park, Kolkata- 700070, and

(10) **SMT. ARUNDHUTI ROY alias ARUNDHUTI DUTTA, (PAN AMLPR1536M,Aadhaar No. 4846 3050 2080, Mobile No. 8240464929)**, wife of Sri Sumit Dutta, daughter of Late

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JaminiKanta Roy, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at 7/60, Bijoygarh, P.O. & P.S. Jadavpur, Kolkata-700032,

(11) **MISS SAYARI RAY. (PAN- AUSPR5202K ,Aadhaar No.2449 4251 3051, Mobile No. 8240255496,)** daughter of Late Sadhanendu Bikash Roy, (grand-daughter Late daughter of deceased son of Late JaminiKanta Roy), by faith Hindu, by Nationality Indian, by occupation-Service, residing at 5/53A, Bijoygarh, P.O. Regent Estate, P.S.- Jadavpur, Kolkata- 700092, represented byAttorney **SRISURINDAM DUTTA,** son of Late Gokul Chandra Dutta, **(PAN- AFCPD0563N,AADHAR No. 7351 0461 5894, MOBILE No. 9007138214)** by Faith Hindu, by Nationality Indian, by profession Business, residing at 6/79, Bijoygarh, P.O Jadavpur, P.S. Jadavpur, Kolkata-700032,**(Being known and numbered as 160502233 for the year 2022 at the office of the A.D.S.R. Alipore, South 24Parganas)**hereinafter referred to be collectively called and referred to as the **"OWNERS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, representatives and assigns) of the **ONE PART**.

AND

M/S BANERJEE & DUTTA CONTRACTOR (PAN-AANFB3428N), partnership firm having its office at 5/12, Bijoygarh, P.O. Regent Estate, P.S. Netaji Nagar, Kolkata 700092, represented by its one of the Partners (as per provision in the Supplementary Deed of Partnership dated 24.01.2018)-**SRI. SURINDAM DUTTA(PAN-AFCPD0563N,AADHAR No. 7351 0461 5894, MOBILE No.**

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9007138214) son of Late Gokul Dutta, by faith Hindu, by Nationality Indian, by occupation Business, residing at 6/79, Bijoygarh, PO Jadavpur University, P.S Jadavpur, Kolkata-700032, hereinafter collectively called and referred to as the **'DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors,successors-in-interest,administrators,legal representatives and assigns) of the **"OTHER PART"**

WHEREAS being the refugee displaced from East Pakistan (now Bangladesh) the above Owners/vendors herein namely Smt. Rina Karmakar, Smt. Kalpana Adhikary, Smt. Sabita Ray, Sri Sourav Ray, Miss. Sayari Ray, Sri Dhriti Kanta Ray, Smt. Kripadipti Ghosal, Smt. Dipa Ganguly, Smt. Anindita Bhattacharjee and Smt. Arundhuti Dutta approached the Government of West Bengal for a plot of land for their rehabilitation in West Bengal and the Government of West Bengal allocated and registered a plot of land measuring an area of 03 Cottahs 11Chittaks (4 cottahs 05 chittacks by actual measurement) more or less, lying and situated at Mouza - Arakpur, in C.S. Plot no. 2308(P), J.L. 39, E.P. No. 1300, S.P. No. 2242, being K.M.C. Premises No. 85/7/103, Minapara Road, mailing address 7/60, Bijoygarh, P.O. Jadavpur University, Kolkata- 700032, within the Kolkata Municipal Corporation, Ward No. 095, P.S. Jadavpur, District South 24-Parganas.

AND WHEREAS by virtue of an Indenture of Gift Deed dated 05/06/2018, the Governor of the State of West Bengal for and on behalf of the Refugee, Relief and Rehabilitation Department,

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Government of West Bengal described therein as the Donor of the One Part, and Smt. Rina Karmakar, Smt. Kalpana Adhikary, Smt. Sabita Ray, Sri Sourav Ray, Miss Sayari Ray, Sri Dhriti Kanta Roy, Smt. Kripadipti Ghosal, Smt. Dipa Ganguly, Smt. Anindita Bhattacharjee and Smt. Arundhuti Dutta, described as the Donees of the Other Part, the said Donor gifted, transferred and conveyed all that piece and parcel of homestead land measuring about 03 cottahs 11 chittacks(04 Cottahs 05 Chittaks by actual measurement) more or less, lying and situated at Mouza-Arakpur, in C.S. Plot no. 2308P, J.L. 39, E.P. No. 1300, S.P. No. 2242, being K.M.C. Premises No. 85/7/103, Minapara Road, mailing address 7/60, Bijoygarh, P.O. Jadavpur University, Kolkata- 700032, within theKolkata Municipal Corporation, Ward No. 095, P.S. Jadavpur, District South 24 Parganas, in favour of the said Donees and conferred absolute right title and interest in favour of the said Donees and the said deed of Gift was registered on the even date in the office of the A.D.S.R. Alipore, and recorded therein in Book No.I, Volume No. 1, Pages 17 to 20, Being No. 5, for the year 2018 and the said Donees accepted the said Gift of the Donor.

AND WHEREAS while seized and possessed the said property, said one of the Owner namely Smt. Kalpana Adhikary died intestate on 05/01/2019, leaving behind her only daughter namely Smt. Mausumi Bhattacharyya as her only legal heir and successor under Hindu Succession Act, 1956 and for she became the owner of undivided 1/8th share of the said premises, left by deceased Smt. Kalpana Adhikary, by way of inheritance.

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AND WHEREAS another sister namely Rina Karmakar died intestate on 16/05/2023, leaving behind her husband (the party number 1) and her son (the party number 2) herein as owners, successors and heirs under the Hindu Succession Act,1956, to her 1/8th share in the property by way of inheritance.

AND WHEREAS the said owners namely Sri Tarun Karmakar,Sri. Tanuj Karmakar, Smt. Mausumi Bhattacharyya, Smt. Sabita Ray, Sri Sourav Ray, Miss Sayari Ray, Sri Dhriti Kanta Roy, Smt. Kripadipti Ghosal, Smt. Dipa Ganguly, Smt. Anindita Bhattacharjee and Smt. Arundhuti Dutta herein became the joint owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land measuring an area 03 Cottahs 11 Chittacks (04 Cottahs 05 Chittaks by actual measurement) more or less, lying and situated at Mouza-Arakpur, in C.S. Plot no. 2308P, J.L. 39, E.P. No. 1300, S.P. No. 2242, being K.M.C. Premises No. 85/7/103, Minapara Road, mailing address7/60, Bijoygarh, P.O. Jadavpur University, Kolkata- 700032, within the Kolkata Municipal Corporation, Ward No. 95, P.S. Jadavpur, District South 24 Parganas, free from all encumbrances and mutated their names in the record of the Kolkata Municipal Corporation as owners in respect of the said property, and are paying taxes regularly.

AND WHEREAS the accommodation being inadequate for the family and the lack of expertise for constructing a building for their own residence the Owners herein were on the lookout for a reliable person to build the residential house on the said inherited land for the sake of residential purposes of the owners

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of the said land and for that purpose any permission from Competent Authority whichever is needed for constructing our own building with the help of financier or developer is bound on the owners .

AND WHEREAS the Developer has approached to the owners for the purpose of constructing a G+4storied building and after providing for the Owners flats or spaces the balance available space to devolve on the Developer for selling out spaces/areas/constructed flats or portions thereof and the owners have agreed on the following terms and conditions mutually agreed upon by the parties hereto.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1) That unless in these presents there is something in the subject or context inconsistent therewith.

a) **PREMISES** shall mean the land at being K.M.C. Premises No. 85/7/103, Minapara Road, mailing address 7/60, Bijoygarh, P.O. Jadavpur University, Kolkata- 700032, within the Kolkata Municipal Corporation, Ward No. 095, P.S. Jadavpur, District South 24-Parganas, more fully and particularly described in the First Schedule 'A' hereunder written

b) **LAND** shall mean and include the land of 04 Cottahs 05 Chittaks by actual measurement in the said premises as

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described in the First Schedule 'A', hereunder written whereupon the parties hereto to erect the new building.

c) **BUILDING'** shall mean the proposed new G-IV storied building consisting of residential apartments/flats, shops and other structures which the parties hereto propose to be erected as per sanctioned plan in and/or upon the said land.

d) **COVERED AREA'** shall mean the built-up areas measured as floor level or any unit including external dimensions of walls and proportionate share of common walls and stair comprised in the building as per K.M.C. sanction plan.

e) **COMMON AREAS** shall mean and include the common space like stair, passages, landings, pump and electric in the stair room, septic tank, overhead and underground reservoir, roof, unbuilt areas of land etc. for common use and enjoyment of co-owners of the building without any separate rights of ownership of such areas vested upon any of them.

f) **UNIT** shall mean the residential apartment in the building which are identification and marketable as such.

g) **OWNERS' ALLOCATION'** shall mean 45% construction area in the ground plus four storied building and the said allocation shall be distributed in the following manner:

i. One self-contained flat on the 2nd floor at South-East side measuring about 600 sq.ft. more or less, built up area and electrical and plumbing fittings.

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ii. 7(seven) nos. self-contained residential flat measuring 300 sq.ft. (built-up area) each in several floors of the building.

2) The Developer shall provide the entire finance required for making construction on the said property and owners will not be entitled to interrupt and/or interfere in the matter.

3) The Developer shall bear and pay all expenses to be incurred for the purpose of construction of the said building.

4) The owners will execute and register a power of Attorney unto and in favour of the Developer, authorizing the Attorney to construct the said building, to represent the owners before the Kolkata Municipal Corporation and/or any appropriate authority/authorities in connection with the said proposed building and finally to sell and/or transfer any way the said Developer's allocation to the intending purchaser or purchasers or others. The Owners shall not revoke the said power of attorney till the developer's allocation is sold in full.

5) The Developer shall deliver the flats to the owners as mentioned in above owners' allocation within 24 (twenty-four) calendar months from the date of sanctioned plan and hand over peaceful vacant possession of the flats in the premises . The said stipulated time may be extended further six months for necessity of the Developer. If it exceeds 36 (thirty-six) months this Agreement shall be cancelled or revoked.

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6) The owners shall execute and/or register all papers, documents, declarations at the cost of Developer that may be necessary for the purpose of construction and conveyance by the developer and for the intending purchasers.

7) The Developer shall after completion of the building shall give notice in writing to the owners to take possession of **the owners' allocation** as mentioned in the **Schedule "B"** hereunder written. Be it mentioned here that after making delivery of the Owners' Allocation the Developer shall have the right to make delivery of physical possession to the prospective buyers from the developer's allocation in the said property.

8) That both the Developer and the owners shall be entitled to transfer or dispose of their units or respective allocation in the said building without in any way disturbing the common facilities with the exclusive right to deal with enter into agreement, sale and transfer the same without any claim, right, demand, interest, whatsoever and howsoever of the either party hereto and shall not in any way interference with or disturb with peaceful possession of either party's allocation by the other.

The Owners hereby covenant with the developer as follows:-

a) That the owners or any person on their behalf shall not cause any unnecessary obstruction in the construction works of the building. But a representative should be there on behalf of the owners for monitoring the

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works regarding the construction and the remuneration will be borne by the land owners.

b) That the owners did not and/or shall not in any manner encumber, sale, mortgage, transfer, let out or otherwise deal with or dispose of the premises or any portion thereof except in the manner as expressly provided therein.

c) That the owners shall not do any act or thing and shall co-operate whereby the Developer may be prevented from entering into any Agreement for the Developer's allocation in the manner as expressly provided herein.

d) Two (2 nos.) shifting for the owners for the period of construction shall be arranged by the owners and the rents of such temporary accommodation shall be borne by the Developer at the rate of12 minimum/maximum Rs. 5000/- (ie. Rs. Five thousand each) permonth.

e) The main connection of the electricity, sewerage connection and also the incidental expenses of such purposes shall be borne by the Developer and the Owners shall not be liable for the said costs. The owners shall mutate their names at their own costs after delivery of possession of the respective flats by the developer.

The Developer covenantshereby with the owners as follows:-

a) Not to transfer or assign the benefits of this Agreement without the owners' consent in writing.

b) Not to deal with or enter into any Agreement with any person for sale, transfer, lease, let-out or otherwise deal with the

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owners' allocation in the building and except in manner as stated herein.

c) Owners' allocation in separate units should be handed over to the owners peacefully and in habitable condition on or before completion of construction within 30 (thirty) calendar months from the date of thisagreement.The Developer shall be at liberty to deal with his share thereafter without the interference of the Owners herein.

d) The Developer shall demolish the existing building and structure and all debris or the demolished building shall belong to the Developer only and the owner shall have no claim of same.

e) That if the Developer fails and/or neglects to complete the proposed project within the said 30 months in that event this Agreement shall be cancelled.

f) The Developer shall hand overthe sanctioned plan with building drainage, water supply etc. to one of the owners namely Sri Dhriti Kanta Roy at the time of getting possession.

g) The Developer shall arrange new water connection in the new building.

THE OWNERS AND THE DEVELOPER FURHER HEREBY COVENANTS EACH WITH OTHER AS FOLLOWS:-

a) If the Developer constructs further than the existing sanctioned plan as agreed upon by the parties herein then there will be a proportionate increase in the area of the

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owners herein according to the shareholding as agreed upon herein..

b) If the Developer constructs according to the sanctioned building plan the Developer shall take necessary procedures from the Assessment Department of the Kolkata Municipal Corporation for modifying the mutation from Colony to non-colony property.

THE FIRST SCHEDULE "A" ABOVE REFERRED TO: (DESCRIPTION OF THE PREMISES)

ALL THAT piece and parcel of land measuring 03 Cottahs 11 chittacks (04 Cottahs 05 Chittaks by actual measurement) be the same a little more or less, together with 1200 sq.ft. dwelling building thereon, in Mouza-Arakpur, J.L. 39, C.S. Plot No. 2308P, EP. No. 1300, S.P. No. 2242, K.M.C. Premises No. 85/7/103, Minapara Road,Assessee No. 210850519034, within the Kolkata Municipal Corporation, Ward No. 095, Mailing address 7/60, Bijoygarh Colony, P.O. Jadavpur University, P.S. Jadavpur, Kolkata 700032, District South 24-Parganas,

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A.D.S.R. Office at Alipore. The Premises is butted and bounded in the manner as follows:-

On the NORTHEP. No. 1291.

On the SOUTH Colony Road

On the EAST: Colony Road,

On the WEST: E.P. No. 1299

THE SECOND SCHEDULE 'B' ABOVE REFERRED TO:

(DESCRIPTION OF THE OWNERS' ALLOCATION)

All that 45% of the constructed area in the ground plus four storied building (to the exception of the ground floor which belongs to the Developer) and the said allocation shall be distributed in the following manner:

I. One self-contained flat on the 2nd floor at South-East side measuring about 600 sq.ft. more or less, built up area and electrical and plumbing fittings

II. 7(seven) nos, self-contained residential flat measuring 300 sq.ft.each (built-up area) in several floors of the four storied building.

THE THIRD SCHEDULE 'C' ABOVE REFERRED TO :-

(Developer's Allocation)

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All that remaining 55% (Fifty- five Percent) of the entire constructed area of the constructed four storied building (save and except Owners' Allocation) and the ground floor in its entirety.

THE FOURTH SCHEDULE 'D' ABOVE REFERRED TO

(Common Services Areas)

i. The land of the Premises.

ii. Main gate entrance of the said building, boundary wall.

iii. Staircase, stairs and landings on all floors and roof.

iv. Common passage and proportionate right on the roof

v. Water pump set, overhead tank and semi-underground water reservoir and common water pipes and other common plumbing and sanitary installation.

vi. Drainage and sewerage lines and septic tank.

vii. Such other common parts, spaces, equipment, installations, fixtures, fittings and space in or about the said building as are necessary for passage to the users and occupiers of the said building in common, including terrace and top roof.

viii. Main electric meter, common electric wires.

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THE FIFTH SCHEDULE 'E' ABOVE REFERRED TO :-

SPECIFICATION OF CONSTRUCTION AND FEATURES

FIXTURES AND FITTINGS

A	BUILDING	::	The building will be of R.C.C. frame structure as per the guidance and decision of the L.B.S. and Structural Engineer. H. FOUNDATION AND R.C.C. WORK
B	FOUNDATION AND R.C.C.WORK		Plain cement concrete thick in leveling course for foundation bedding, providing and lying concrete mixture with reinforcement as per design foundation. The beams, stair-case, chajja as per guidance and decision of L.B.S.
C	FLOOR BEDDING		Plain cement concrete floor bedding 4" thick (average) at Ground floor, cement to be used for construction is Lafarge/Ambuja/Konark/Ultra Tech.
D	FLOORING		Tiles (2'x2') floor finishing for floor with 5/6" height skirting for whole flat.
E	WALLS		All outside wall will be of 8" thick All inside wall between flats will be of 5"/3" thick

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F	PLASTER		The inside of the building will have plaster & putty. II) Outside of the building will be plastering with putty and weather coated paint as per choice of Owners and Developer.
G	FRAME & DOORS	::	Frames will be Malaysian make Shawl. The frame will be 3" x 3", 3" x 2" and also 4" x 2" thickness of with 1 " rapid. Main door and all other Doors will be 1 4th. wood types flush doors and also 1 % th. and also fitted with Lock & eye hole. Entrance leading to the stair case shall be fitted with grill/collapsible gate
H	WINDOW	::	Aluminum channel with glass window and iron make grill.
I	KITCHEN	::	Black stone pattern coocking platform. The thickness of Blackstone will be " 1", 1". The glazed tiles will be fixed over the cooking platform at a 3" height level finishing
J	TOILET	::	Marble flooring will be provided. The walls will be 6' height glazed tiles finishing
K	SANITARY A. Kitchen		Bell/Nelco Fittings. ISI marked. One Black stone gas table & steel sink, one tap, over the sink and one tap below the sink for washing utensils. One white commode, one tap near the

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	B. Toilet		commode, one white cistern, one cistern tap, one tap over white basin and one stop cock below the basin, one tap for water, one shower tap, one Geyser point.
	WATER SUPPLY	::	As per sanctioned plan water will come. through K.M.C. water connection. The water will stored in semi underground reservoir and through pump, the water will be storied at overhead tank installed in stair roof. The overhead tank will R.C.C./Polythene based Sintex/Pattern Reno/Colar.
	ELECTRICAL CHAPTER		All Switches will be installed. Points are as follows:-Drawing cum Dining room 2 (two) fan point, 2(two) light points, 1(one) 15 amp socket, 1(one) T.V. point, one calling bell point.
	BED ROOMS		2(two) light points 1(one) fan point one 15 Amp. Plug point.
	KITCHEN		One light points, one exhaust point. A- Gurd. One 15 Amp plug point
	TOILET		One light point, one exhaust point, one Geyser point.
	WC		One light point, one exhaust fan point.
	VERANDAH.		One light point.

(Seal) Office of the Dist. Sub-Registrar II
South 24-Parganas, Alipur, Kol-27

District Sub-Registrar-II
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

09 JUN 2023

IN WITNESS WHEREOFWE, the abovementioned Owners have signed and set my hands this the 9th day of JUNE 2023 (Two Thousand Twenty Three).

WITNESSES:

1. Pritamdutta, S/o- Lt. Pradip Dutta, ~~S/o~~ 319/A Baghajatin Ganguly Bagan, KOL-700086.
2. Samir Ranjit S/o Late Rupsh Roy Chittaranjan Colony, Bagajatin

1. Tarun Karmakar
2. Tanuj Karmakar
3. Mausumi Bhattacharjya
4. Sabita Ray
5. Gourav Ray
6. [illegible]
7. Kripa Diptri Ghoshal
8. Dipa ganguly
9. Aninditā Bhattacharjee
10. Arundhati Ray
11. Sarsari Roy

By the pen of Srindam Dutta.
Constituted Attorney

SIGNATURE OF THE OWNERS.

Srindam Dutta
BANERJEE & DUTTA
CONTRACTOR
Partner

SIGNATURE OF THE DEVELOPER.

Drafted by me,

Debasis Ghosh

Advocate.
High Court Calcutta,
Kolkata-700001,
Enrollment No.

Debasis Ghosh
Advocate
High Court Calcutta
Reg. No.- WB/711/1988

(Seal) Office of the Dist. Sub-Registrar II
South 24-Parganas, Alipur, Kol-27

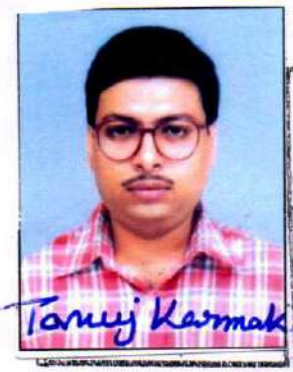
District Sub-Registrar-II
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

09 JUN 2023

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

Name .....

Signature Tarun Karmakar



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

Name .....

Signature Tanuj Karmakar

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

Name .....

Signature Mausumi Bhattacharyya

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

Name .....

Signature Sabita Ray

(Seal) Office of the Dist. Sub-Registrar IV
South 24-Parganas, Alipur, Kol.

District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

09 JUN 2023

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

Name .....

Signature ..Saurav Ray

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

Name DHRITI KANTA Roy

Signature ..Dhriti Kanta Roy

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

Name .....

Signature ..Kripa Diptiyoshas.

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

Name .....

Signature ..Dipa ganguly.

Seal, Office of the Dist. Sub-Registrar
South 24-Parganas, Alipore

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

0 9 JUN 2023

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

Name .....

Signature Anindita Bhattacharjee

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

Name .....

Signature Arunshkuti Ray

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

Name .....

Signature Surindam Dutta.

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

Name .....

Signature .....

Office of the Dist. Sub-Registrar IV
South 24-Parganas, Alipur, Kol-27

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

0 9 JUN 2023

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

192023240090698718

GRN Details

GRN:	192023240090698718	**Payment Mode:**	SBI Epay
GRN Date:	09/06/2023 10:11:30	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	5150763552319	**BRN Date:**	09/06/2023 10:11:53
Gateway Ref ID:	IGAPSATUX5	**Method:**	State Bank of India NB
GRIPS Payment ID:	090620232009069870	**Payment Init. Date:**	09/06/2023 10:11:30
Payment Status:	Successful	**Payment Ref. No:**	2001458517/1/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr SURINDAM DUTTA
Address:	6/79 BIJOYGARH
Mobile:	9038071469
Period From (dd/mm/yyyy):	09/06/2023
Period To (dd/mm/yyyy):	09/06/2023
Payment Ref ID:	*2001458517/1/2023*
Dept Ref ID/DRN:	2001458517/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001458517/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	7010
2	2001458517/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	**7031**

IN WORDS: SEVEN THOUSAND THIRTY ONE ONLY.

PAID

सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	**2001458517/2023**	**Office where deed will be registered**
Query Date	**06/06/2023 1:14:31 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Debasis Ghosh High Court At Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9038071469, Status :Advocate	
Transaction		Additional Transaction
[0110] Sale, Development Agreement or Construction agreement		[4305] Declaration [No of Declaration : 2]
Set Forth value		Market Value
Rs. 2/-		Rs. 57,67,876/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 7,020/- (Article:48(g))		Rs. 21/- (Article:E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mina Para Road, , Premises No: 85/7/103, , Ward No: 095 JI No: 39, , Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land UseROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 11 Chatak	1/-	49,78,126/-	Property is on Road
	Grand Total :				**6.0844Dec**	**1 /-**	**49,78,126 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	7,89,750/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**1200 sq ft**	**1 /-**	**7,89,750 /-**	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri TARUN KARMAKAR Son of Late PANCHANAN KARMAKAR,99A PALLISREE, City:- , P.O:- REGENT ESTATE, P.S:-Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AFxxxxxx9J, Aadhaar No.: 96xxxxxxxx8813,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri TANUJ KARMAKAR Son of Shri TARUN KARMAKAR,99A PALLISREE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AXxxxxxx4C, Aadhaar No.: 23xxxxxxxx0884,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Smt MAUSUMI BHATTACHARYYA Wife of Mr SABYASACHI BHATTACHARYYA,UNIVERSITY TEACHERS CO-OP HOUSING SOCIETY LTD KESTOPUR ROAD, City:- Burdwan, P.O:- BARDDHAMAN, P.S:-Barddhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADxxxxxx7E, Aadhaar No.: 27xxxxxxxx0277,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Smt SABITA RAY Wife of Late SADHANENDU BIKASH ROY,5/53A BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADxxxxxx1J, Aadhaar No.: 24xxxxxxxx9775,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Shri SOURAV RAY Son of Late SADHANENDU BIKASH ROY,5/53A BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AHxxxxxx4M, Aadhaar No.: 33xxxxxxxx6945,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Shri DHRITI KANTA ROY Son of Late JAMINI KANTA ROY,43 BANSDRONI NEW GOVT COLONY, City:- , P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx3K, Aadhaar No.: 65xxxxxxxx2252,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	Smt KRIPADIPTI GHOSHAL Wife of Shri BIVABASU GHOSHAL,50/1 CHATTERJEE BAGAN, City:- , P.O:- CHINSURA, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AUxxxxxx7H, Aadhaar No.: 55xxxxxxxx9616,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

8	Smt DIPA GANGULY Wife of Shri SEBABRATA GANGULY,7/7 NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BPxxxxxx3E, Aadhaar No.: 60xxxxxxxx6803,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
9	Smt ANINDITA BHATTACHARJEE Wife of Shri MADHAB BHATTACHARJEE,125 BANDIPUR ROAD, City:- , P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BKxxxxxx0M, Aadhaar No.: 87xxxxxxxx4649,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
10	Smt ARUNDHUTI ROY, (Alias: Smt ARUNDHUTI DUTTA) Wife of Shri SUMIT DUTTA,7/60 BIJOYGARH, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AMxxxxxx6M, Aadhaar No.: 48xxxxxxxx2080,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
11	Miss SAYARI RAY Daughter of Late SADHANENDU BIKASH ROY,5/53A BIJOYGARH, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AUxxxxxx2K, Aadhaar No.: 24xxxxxxxx3051,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	BANERJEE & DUTTA CONTRACTOR (Partnership Firm) ,5/12 BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 PAN No. AAxxxxxx8N, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

Sl No	Name & Address	Attorney of
1	Shri SURINDAM DUTTA Son of Late GOKUL CHANDRA DUTTA6/79 BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx3N , Aadhaar No.: 73xxxxxxxx5894	Miss SAYARI RAY

Representative Details :

Sl No	Name & Address	Representative of
1	Shri SURINDAM DUTTA Son of Late GOKUL CHANDRA DUTTA6/79 BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx3N , Aadhaar No.: 73xxxxxxxx5894	BANERJEE & DUTTA CONTRACTOR (as ONE OF THE PARTNER)

Identifier Details :

Name & address
Mr DEBASIS GHOSH Son of Late J N GHOSH HIGH COURT, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri TARUN KARMAKAR, Shri TANUJ KARMAKAR, Smt MAUSUMI BHATTACHARYYA, Smt SABITA RAY, Shri SOURAV RAY, Shri DHRITI KANTA ROY, Smt KRIPADIPTI GHOSHAL, Smt DIPA GANGULY, Smt ANINDITA BHATTACHARJEE, Smt ARUNDHUTI ROY, Shri SURINDAM DUTTA, Shri SURINDAM DUTTA

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri TARUN KARMAKAR	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
2	Shri TANUJ KARMAKAR	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
3	Smt MAUSUMI BHATTACHARYYA	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
4	Smt SABITA RAY	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
5	Shri SOURAV RAY	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
6	Shri DHRITI KANTA ROY	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
7	Smt KRIPADIPTI GHOSHAL	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
8	Smt DIPA GANGULY	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
9	Smt ANINDITA BHATTACHARJEE	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
10	Smt ARUNDHUTI ROY	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
11	Miss SAYARI RAY	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri TARUN KARMAKAR	BANERJEE & DUTTA CONTRACTOR-109.091 Sq Ft
2	Shri TANUJ KARMAKAR	BANERJEE & DUTTA CONTRACTOR-109.091 Sq Ft
3	Smt MAUSUMI BHATTACHARYYA	BANERJEE & DUTTA CONTRACTOR-109.091 Sq Ft
4	Smt SABITA RAY	BANERJEE & DUTTA CONTRACTOR-109.091 Sq Ft
5	Shri SOURAV RAY	BANERJEE & DUTTA CONTRACTOR-109.091 Sq Ft
6	Shri DHRITI KANTA ROY	BANERJEE & DUTTA CONTRACTOR-109.091 Sq Ft
7	Smt KRIPADIPTI GHOSHAL	BANERJEE & DUTTA CONTRACTOR-109.091 Sq Ft
8	Smt DIPA GANGULY	BANERJEE & DUTTA CONTRACTOR-109.091 Sq Ft
9	Smt ANINDITA BHATTACHARJEE	BANERJEE & DUTTA CONTRACTOR-109.091 Sq Ft
10	Smt ARUNDHUTI ROY	BANERJEE & DUTTA CONTRACTOR-109.091 Sq Ft
11	Miss SAYARI RAY	BANERJEE & DUTTA CONTRACTOR-109.091 Sq Ft

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 06-07-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 06-07-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) 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.

9. 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. -I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, 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

Major Information of the Deed

Deed No :	**I-1604-07034/2023**	**Date of Registration**	**09/06/2023**
Query No / Year	**1604-2001458517/2023**	**Office where deed is registered**	
Query Date	**06/06/2023 1:14:31 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debasis Ghosh High Court At Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9038071469, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 57,67,876/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 53/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mina Para Road, , Premises No: 85/7/103, , Ward No: 095 Jl No: 39, Pin Code : 700032

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 11 Chatak	1/-	49,78,126/-	Property is on Road
	Grand Total :				**6.0844Dec**	**1 /-**	**49,78,126 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	7,89,750/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**1200 sq ft**	**1 /-**	**7,89,750 /-**	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri TARUN KARMAKAR Son of Late PANCHANAN KARMAKAR Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office	 09/06/2023	 LTI 09/06/2023	Tarun Karmakar 09/06/2023
	99A PALLISREE, City:- , P.O:- REGENT ESTATE, P.S:-Diamond Harbour, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx9J, Aadhaar No: 96xxxxxxxx8813, Status :Individual, Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri TANUJ KARMAKAR Son of Shri TARUN KARMAKAR Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office	 09/06/2023	 LTI 09/06/2023	Tanuj Karmakar. 09/06/2023
	99A PALLISREE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXxxxxxx4C, Aadhaar No: 23xxxxxxxx0884, Status :Individual, Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Smt MAUSUMI BHATTACHARYYA Wife of Mr SABYASACHI BHATTACHARYYA Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office	 09/06/2023	 LTI 09/06/2023	Mausumi Bhattacharyya 09/06/2023
	UNIVERSITY TEACHERS CO-OP HOUSING SOCIETY LTD KESTOPUR ROAD, City:- Burdwan, P.O:- BARDDHAMAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx7E, Aadhaar No: 27xxxxxxxx0277, Status :Individual, Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Smt SABITA RAY Wife of Late SADHANENDU BIKASH ROY Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office	 09/06/2023	 LTI 09/06/2023	09/06/2023
	5/53A BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx1J, Aadhaar No: 24xxxxxxxx9775, Status :Individual, Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office			

5	Name	Photo	Finger Print	Signature
	Shri SOURAV RAY Son of Late SADHANENDU BIKASH ROY Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office	 09/06/2023	 LTI 09/06/2023	09/06/2023
	5/53A BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx4M, Aadhaar No: 33xxxxxxxx6945, Status :Individual, Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office			

6	Name	Photo	Finger Print	Signature
	Shri DHRITI KANTA ROY Son of Late JAMINI KANTA ROY Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office	 09/06/2023	 LTI 09/06/2023	09/06/2023
	43 BANSDRONI NEW GOVT COLONY, City:- , P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx3K, Aadhaar No: 65xxxxxxxx2252, Status :Individual, Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office			

7	Name	Photo	Finger Print	Signature
	Smt KRIPADIPTI GHOSHAL Wife of Shri BIVABASU GHOSHAL Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office	 09/06/2023	 LTI 09/06/2023	Kripa Dipti Ghoshal. 09/06/2023

50/1 CHATTERJEE BAGAN, City:- , P.O:- CHINSURA, P.S:-Chinsurah, District:-Hooghly, West Bengal India, PIN:- 712102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx7H, Aadhaar No: 55xxxxxxxx9616, Status :Individual, Executed by: Self, Date of Execution: 09/06/2023
, Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Smt DIPA GANGULY Wife of Shri SEBABRATA GANGULY Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office	 09/06/2023	 LTI 09/06/2023	Dipa Ganguly 09/06/2023

7/7 NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPxxxxxx3E, Aadhaar No: 60xxxxxxxx6803, Status :Individual, Executed by: Self, Date of Execution: 09/06/2023
, Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office

9	Name	Photo	Finger Print	Signature
	Smt ANINDITA BHATTACHARJEE Wife of Shri MADHAB BHATTACHARJEE Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office	 09/06/2023	 LTI 09/06/2023	Anindita Bhattacharjee 09/06/2023

125 BANDIPUR ROAD, City:- , P.O:- BANSDRONI, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BKxxxxxx0M, Aadhaar No: 87xxxxxxxx4649, Status :Individual, Executed by: Self, Date of Execution: 09/06/2023
, Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office

10	Name	Photo	Finger Print	Signature
	Smt ARUNDHUTI ROY, (Alias: Smt ARUNDHUTI DUTTA) Wife of Shri SUMIT DUTTA Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office			Arundhuti Roy
		09/06/2023	LTI 09/06/2023	09/06/2023
	7/60 BIJOYGARH, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx6M, Aadhaar No: 48xxxxxxxx2080, Status :Individual, Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office			
11	**Miss SAYARI RAY** Daughter of Late SADHANENDU BIKASH ROY 5/53A BIJOYGARH, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AUxxxxxx2K, Aadhaar No: 24xxxxxxxx3051, Status :Individual, Executed by: Attorney, Executed by: Attorney			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BANERJEE & DUTTA CONTRACTOR** 5/12 BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: AAxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri SURINDAM DUTTA Son of Late GOKUL CHANDRA DUTTA Date of Execution - 09/06/2023, , Admitted by: Self, Date of Admission: 09/06/2023, Place of Admission of Execution: Office			Surindam Dutta
		Jun 9 2023 11:29AM	LTI 09/06/2023	09/06/2023
	6/79 BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3N, Aadhaar No: 73xxxxxxxx5894 Status : Attorney, Attorney of : Miss SAYARI RAY			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri SURINDAM DUTTA (Presentant) Son of Late GOKUL CHANDRA DUTTA Date of Execution - 09/06/2023, , Admitted by: Self, Date of Admission: 09/06/2023, Place of Admission of Execution: Office			
		Jun 9 2023 11:29AM	LTI 09/06/2023	09/06/2023
	6/79 BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3N, Aadhaar No: 73xxxxxxxx5894 Status : Representative, Representative of : BANERJEE & DUTTA CONTRACTOR (as ONE OF THE PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASIS GHOSH Son of Late J N GHOSH HIGH COURT, City:- , P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	09/06/2023	09/06/2023	09/06/2023
Identifier Of Shri TARUN KARMAKAR, Shri TANUJ KARMAKAR, Smt MAUSUMI BHATTACHARYYA, Smt SABITA RAY Shri SOURAV RAY, Shri DHRITI KANTA ROY, Smt KRIPADIPTI GHOSHAL, Smt DIPA GANGULY, Smt ANINDITA BHATTACHARJEE, Smt ARUNDHUTI ROY, Shri SURINDAM DUTTA, Shri SURINDAM DUTTA			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri TARUN KARMAKAR	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
2	Shri TANUJ KARMAKAR	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
3	Smt MAUSUMI BHATTACHARYYA	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
4	Smt SABITA RAY	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
5	Shri SOURAV RAY	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
6	Shri DHRITI KANTA ROY	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
7	Smt KRIPADIPTI GHOSHAL	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
8	Smt DIPA GANGULY	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
9	Smt ANINDITA BHATTACHARJEE	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
10	Smt ARUNDHUTI ROY	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
11	Miss SAYARI RAY	BANERJEE & DUTTA CONTRACTOR-0.553125 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri TARUN KARMAKAR	BANERJEE & DUTTA CONTRACTOR-109.09090900 Sq Ft
2	Shri TANUJ KARMAKAR	BANERJEE & DUTTA CONTRACTOR-109.09090900 Sq Ft
3	Smt MAUSUMI BHATTACHARYYA	BANERJEE & DUTTA CONTRACTOR-109.09090900 Sq Ft
4	Smt SABITA RAY	BANERJEE & DUTTA CONTRACTOR-109.09090900 Sq Ft
5	Shri SOURAV RAY	BANERJEE & DUTTA CONTRACTOR-109.09090900 Sq Ft
6	Shri DHRITI KANTA ROY	BANERJEE & DUTTA CONTRACTOR-109.09090900 Sq Ft
7	Smt KRIPADIPTI GHOSHAL	BANERJEE & DUTTA CONTRACTOR-109.09090900 Sq Ft
8	Smt DIPA GANGULY	BANERJEE & DUTTA CONTRACTOR-109.09090900 Sq Ft
9	Smt ANINDITA BHATTACHARJEE	BANERJEE & DUTTA CONTRACTOR-109.09090900 Sq Ft
10	Smt ARUNDHUTI ROY	BANERJEE & DUTTA CONTRACTOR-109.09090900 Sq Ft
11	Miss SAYARI RAY	BANERJEE & DUTTA CONTRACTOR-109.09090900 Sq Ft

On 09-06-2023

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

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

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

Presented for registration at 20:59 hrs on 09-06-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri SURINDAM DUTTA ,.

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 57,67,876/-

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

Execution is admitted on 09/06/2023 by 1. Shri TARUN KARMAKAR, Son of Late PANCHANAN KARMAKAR, 99A PALLISREE, P.O: REGENT ESTATE, Thana: Diamond Harbour, , South24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Retired Person, 2. Shri TANUJ KARMAKAR, Son of Shri TARUN KARMAKAR, 99A PALLISREE, P.O: REGENT ESTATE, Thana: Jadavpur, , South24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service, 3. Smt MAUSUMI BHATTACHARYYA, Wife of Mr SABYASACHI BHATTACHARYYA, UNIVERSITY TEACHERS CO-OP HOUSING SOCIETY LTD KESTOPUR ROAD, P.O: BARDDHAMAN, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession House wife, 4. Smt SABITA RAY, Wife of Late SADHANENDU BIKASH ROY,5/53A BIJOYGARH, P.O: REGENT ESTATE, Thana: Jadavpur, , South24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife, 5. Shri SOURAV RAY, Son of Late SADHANENDU BIKASH ROY,5/53A BIJOYGARH, P.O: REGENT ESTATE, Thana: Jadavpur, , South24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service, 6. Shri DHRITI KANTA ROY, Son of Late JAMINI KANTA ROY,43 BANSDRONI NEW GOVT COLONY, P.O: BANSDRONI, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 7. Smt KRIPADIPTI GHOSHAL, Wife of Shri BIVABASU GHOSHAL, 50/1 CHATTERJEE BAGAN, P.O: CHINSURA, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712102, by caste Hindu, by Profession House wife, 8. Smt DIPA GANGULY, Wife of Shri SEBABRATA GANGULY,7/7 NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife, 9. Smt ANINDITA BHATTACHARJEE, Wife of Shri MADHAB BHATTACHARJEE,125 BANDIPUR ROAD, P.O: BANSDRONI, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 10. Smt ARUNDHUTI ROY, Alias Smt ARUNDHUTI DUTTA, Wife of Shri SUMIT DUTTA, 7/60 BIJOYGARH, P.O: JADAVPUR, Thana: Jadavpur, , South24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife

Indetified by Mr DEBASIS GHOSH, , , Son of Late J N GHOSH, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-06-2023 by Shri SURINDAM DUTTA, ONE OF THE PARTNER, BANERJEE & DUTTA CONTRACTOR (Partnership Firm), 5/12 BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Indetified by Mr DEBASIS GHOSH, , , Son of Late J N GHOSH, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Shri SURINDAM DUTTA, , Son of Late GOKUL CHANDRA DUTTA, 6/79 BIJOYGARH, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Business as constituted attorney for Miss SAYARI RAY 5/53A BIJOYGARH, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032 is admitted by him

Indetified by Mr DEBASIS GHOSH, , , Son of Late J N GHOSH, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/06/2023 10:11AM with Govt. Ref. No: 192023240090698718 on 09-06-2023, Amount Rs: 21/-, Bank: SBI EPay (SBIePay), Ref. No. 5150763552319 on 09-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 7,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 387, Amount: Rs.10.00/-, Date of Purchase: 06/06/2023, Vendor name: T Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/06/2023 10:11AM with Govt. Ref. No: 192023240090698718 on 09-06-2023, Amount Rs: 7,010/-, Bank: SBI EPay (SBIePay), Ref. No. 5150763552319 on 09-06-2023, Head of Account 0030-02-103-003-02

Anupam Halder

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 208688 to 208725

being No 160407034 for the year 2023.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by ANUPAM HALDER
Date: 2023.06.09 11:54:47 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2023/06/09 11:54:47 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)