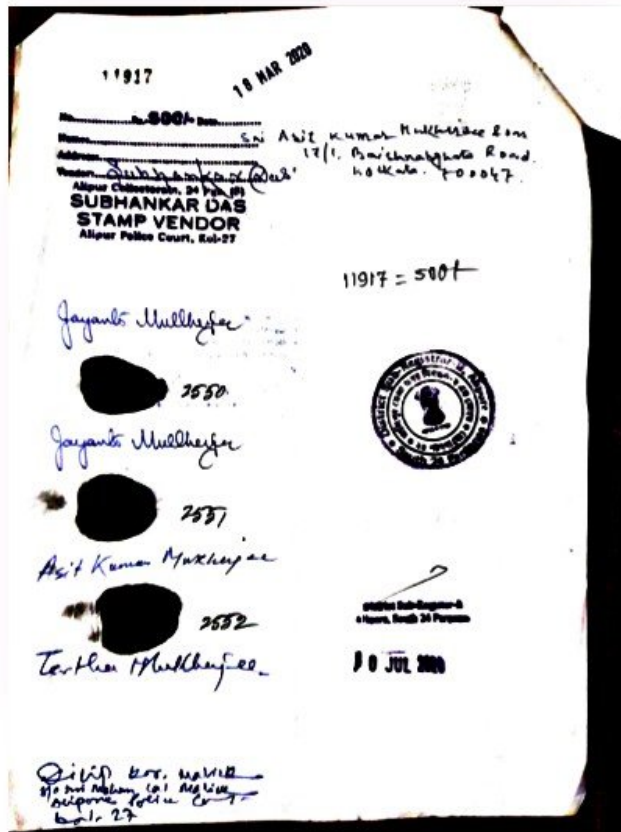


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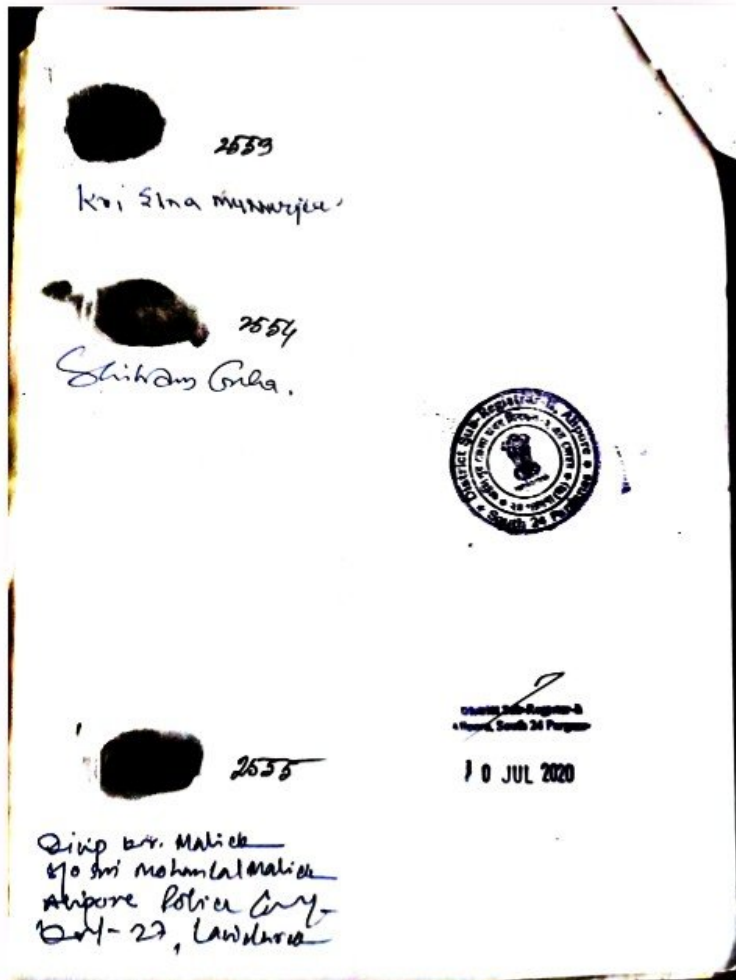
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(1) **SRI ASIT KUMAR MUKHERJEE**, PAN : ADQPM05261, Aadhar No.769919554459, son of Late Makhan Lal Mukherjee, by Nationality - Indian, by faith - Hindu, by occupation - Retired, residing at 17/1, Baishnabghata Road, P.O. Naktala, P.S. Jadavpur now Netaji Nagar, Kolkata - 700047, (2) **Dr. KRISHNA MUKHERJEE**, PAN : BESPM9540Q, Aadhar No.271515521558, wife of Late Dr. Dilip Kumar Mukherjee, by Nationality - Indian, by faith - Hindu, by occupation - Medical Practitioner, (3) **Dr. TIRTHA MUKHERJEE**, PAN : BBPPM0150C, Aadhar No.886097514240, son of Late Dr. Dilip Kumar Mukherjee, by Nationality - Indian, by faith - Hindu, by occupation - Medical Practitioner, both are residing at 89G, G.T. Road West, Srithi Apartment, Block - A, Belting Bazar, Sreerampur, P.O. Mallickpara, P.S. Sreerampur, Dist. Hooghly, Pin - 712203, West Bengal and (4) **SRI JAYANTA MUKHERJEE**, PAN : AIYPM1691F, Aadhar No.477074890684, son of Late Subhas Kumar Mukherjee, by Nationality - Indian, by faith - Hindu, by occupation - Service, residing at 17/1, Baishnabghata Road, P.O. Naktala, P.S. Jadavpur now Netaji Nagar, Kolkata - 700047, hereinafter jointly called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include their respective heirs,

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executors, administrators, legal representatives and/or assigns) of the **ONE PART.**

AND

SRI SHIBDAS GUHA, PAN : AKTPG6835C, Aadhar No.839299157311, son of Late Rakhai Chandra Guha, by faith - Hindu, by occupation - Business, residing at 2/94/20, Bijoygarh, Post Office - Jadavpur, Police Station - Jadavpur, Kolkata - 700032, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART.**

WHEREAS by a Saf Bikroy Kobala dated 29.07.1964 one Smt. Suprava Devi, wife of Sri Ramendra Nath Mukhopadhyay sold, transferred and conveyed all that piece and parcel of land measuring 05 cottahs 13 chittacks with single storied building situated and lying in Collectorate Touzi No.56 & 151, Pargana Khaspur, Re. Sa. No.11, J.L. No.28, Mouza - Baishnabghata, Khatian No.369, Dag No.128, within the Police Station the then Tollygunge thereafter Jadavpur now Netaji Nagar, District South 24-Parganas, then Calcutta Corporation Premises No.17/1,

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Baishnabghata Road, together with all easement right in respect of 6ft wide and up to 52 ft 5 inches long common passage running by the southern side thereof to one Sri Santosh Paul, son of Sri Hari Das Paul and the said deed was registered in the Office of Sub-Registrar at Alipur and has been recorded in Book No.I, Volume No.116, pages 29 to 38, being No.5954 for the year 1964.

AND WHEREAS said Santosh Paul after purchasing the aforesaid property mutated his name in the records of the then Calcutta Corporation and constructed first floor of the said building according to sanctioned building plan obtained from the corporation of Calcutta.

AND WHEREAS said Santosh Paul while in possession and enjoyment of the aforesaid land and two storied building in Premises No.17/1, Baishnabghata Road, by an Indenture dated 18.04.1973 sold, transferred and conveyed the aforesaid land and two storied building to Sri Sukumar Mukherjee since deceased, Sri Dilip Kumar Mukherjee, since deceased, Sri Subhas Kumar Mukherjee, since deceased and Sri Asit Kumar Mukherjee, all are sons of Sri Makhan Lal Mukherjee, and the said deed was registered in the Office of Joint Sub-Registrar Alipore at Alipore and has been recorded in Book No.I, Volume No.26 pages 161 to 170, being Deed No.1684, for the year 1973.

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AND WHEREAS said Sri Sukumar Mukherjee since deceased, Sri Dilip Kumar Mukherjee, since deceased, Sri Subhas Kumar Mukherjee, since deceased and Sri Asit Kumar Mukherjee, after purchasing the aforesaid land and building in Premises No.17/1, Baishnabghata Road, Calcutta - 47, mutated their names in the records of the then Calcutta Municipal Corporation. The said property is now under the jurisdiction of the Kolkata Municipal Corporation under Ward No.100.

AND WHEREAS said Sri Sukumar Mukherjee since deceased, Sri Dilip Kumar Mukherjee, since deceased, Sri Subhas Kumar Mukherjee, since deceased and Sri Asit Kumar Mukherjee, while in joint possession and enjoyment of the aforesaid land and building in Premises No.17/1, Baishnabghata Road, said Subhas Kumar Mukherjee died intestate on 21.07.2001, leaving behind him his wife Sankari Mukherjee, since deceased and only son Sri Jayanta Mukherjee as his legal heirs and representative who jointly inherited undivided 1/4th share in the said property left by the deceased according to Hindu Succession Law.

AND WHEREAS thereafter said Sankari Mukherjee died intestate on 16.10.2017, leaving behind her aforesaid only son Sri Jayanta

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Mukherjee as her only legal heir and representative who solely inherited undivided $\frac{1}{2}$ share in the said property left by the deceased according to Hindu Succession Act 1956.

AND WHEREAS by virtue of such inheritance Sri Jayanta Mukherjee become the owner of undivided $\frac{1}{4}$ th share in the said property.

AND WHEREAS said Dr. Dilip Kumar Mukherjee while in joint possession and enjoyment of the aforesaid land and building in Premises No.17/1, Baishnabghata Road, with his co-owners said Dr. Dilip Kumar Mukherjee died intestate on 24.03.2013, leaving behind him his wife Dr. Krishna Mukherjee, and only son Dr. Tirtha Mukherjee as his legal heirs and representative who jointly inherited undivided $\frac{1}{4}$ th share in the said property left by the deceased according to Hindu Succession Act 1956.

AND WHEREAS Sukumar Mukherjee while in joint possession and enjoyment of the aforesaid land and building in Premises No.17/1, Baishnabghata Road, with his co-owners, said Sukumar Mukherjee who was bachelor died intestate on 25.01.2015, leaving behind him his brother Asit Mukherjee as his legal heirs and representative who solely inherited undivided $\frac{1}{4}$ th share in the

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said property left by the deceased according to Hindu Succession Act 1956.

AND WHEREAS by virtue of the aforesaid deed and by virtue of such inheritance Sri Asit Kumar Mukherjee and by virtue of such inheritance Dr. Krishna Mukherjee, Dr. Tirtha Mukherjee, Sri Jayanta Kumar Mukherjee the owners herein become the joint owners of the aforesaid land and two storied building in Premises No.17/1, Baishnabghata Road, P.S. Jadavpur now Netaji Nagar, under Ward No.100, Kolkata - 700047.

AND WHEREAS the owners herein while in joint possession and enjoyment of the aforesaid property in Premises No.17/1, Baishnabghata Road, P.S. Jadavpur now Netaji Nagar, under Ward No.100, Kolkata - 700047, decided to raise a multi storied building consisting of several independent flats and car parking spaces on the said land in the said premises as per sanctioned building plan.

AND WHEREAS with that view in mind the owners herein discussed with their Engineers and Architects and on such discussion it revealed to them that it would not be possible for them to raise such construction on the land of the said premises

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District Sub-Registrar-2
A. No. 24, South 24 Parganas

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as per the plan to be sanctioned by the Kolkata Municipal Corporation at their own costs and initiative.

AND WHEREAS the owners herein on realization of the same decided to develop the said premises through a third party developer and in pursuance of the same approached the developer herein who has been carrying on business of construction of building, development of land and building contractor etc. to develop the said premises at his own cost and initiative by raising a new construction on the land of the said premises as per the plan to be sanctioned by the Kolkata Municipal Corporation for the mutual benefit of the parties to this agreement.

AND WHEREAS the developer herein after considering the proposal of the owners herein has agreed to develop the said property at his own cost and initiative and as per the plan to be sanctioned by the Kolkata Municipal Corporation after demolishing the existing structure standing thereon and on certain other terms and conditions to which the owners herein have agreed.

AND WHEREAS to avoid future complications the parties to this agreement enter into this agreement this day after incorporating

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South 24 Parganas

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the said agreed terms and conditions into this agreement as follows:-

TERMS AND CONDITIONS

1. The owners herein shall deliver vacant possession of the property, described in the Schedule "A" hereunder to the developer herein within 15(fifteen) days from the date of obtaining necessary sanction of the proposed building plan from the Kolkata Municipal Corporation for raising a ground plus three storied building consisting of several independent flats and car parking spaces on the said land after demolishing the existing structure standing thereon.
2. That the Developer herein at his own costs and initiative shall demolish the existing structure in the said premises after shifting the owners herein from Schedule 'A' property to their alternative accommodation and shall at his own discretion sale the said building materials and shall appropriate the sale proceeds of the same, the owners herein shall have no claim or demand over the sale proceeds from any portion thereof. The Developer shall pay rental charges Rs.11,000/- (Rupees Eleven Thousand only) per month to

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take all steps for protection of the same including building of a boundary wall or erecting appropriate fencing on or around the said property described in Schedule "A" hereunder and to appoint durwan/durwans and to keep them posted in the said premises for security purpose.

6. That the Owners herein simultaneously with the execution of this agreement shall execute Development Power of Attorney in favour of the developer herein empowering and/or authorizing the Developer to negotiate, act and do all things necessary for and on behalf of the owners herein for morefully and effectually in all respect as they could do the same themselves with regard to obtaining the necessary sanction, permits quotas etc. from the Kolkata Municipal Corporation and Government and/or Semi Government Institution including Police Authorities.
7. That the Owners herein shall further authorise the developer herein to act on their behalf by incorporating the following acts and deeds in the aforesaid Development Power of Attorney to deal with the Developer's allocation.

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10. That the owners herein shall allow the developer herein to execute the work of construction smoothly as per the plan to be sanctioned by the Kolkata Municipal Corporation without any interference and/or interruption after handing over vacant possession of the property described in Schedule "A" hereunder.
11. That the owners shall have no claim on the sale proceeds of the developer's allocation of the proposed building which includes the flats car parking spaces with undivided proportionate share in the land and common areas and facilities in the said premises, which shall rightfully belong to the developer herein in consideration of his investment and endeavour in erecting the aforesaid ground plus three storied building on the land described in the Schedule "A" below.
12. That the owners herein shall have no right of objection to the delivery of possession of the Developer's allocation of the proposed building which includes flats car parking spaces with undivided proportionate share in the land and common areas and facilities in the said premises, by the developer to

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District Sub-Registrar-3
Alipore, South 26 Paraganas

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the intending purchaser or purchasers of the same at the choice of the developer herein.

13. That the owners shall execute the necessary deeds or documents in favour of the Developer herein or his nominee or nominees including intending purchaser/purchasers in respect of Developer's allocation which includes flats, car parking spaces etc. with undivided proportionate share in the land and common areas and facilities of the said premises or do such other thing or things as would be deemed necessary for morefully assuring the right, title and ownership of the developer or his nominee/ nominees including intending purchaser/purchasers in respect of the said flat or flats car parking spaces etc. with undivided proportionate share in the land and common areas and facilities in the said premises.
14. That the developer herein shall complete the construction of the proposed building in all respects as per the plan to be sanctioned by the Kolkata Municipal Corporation and as per specification given in the schedule "C" below and shall handover the possession of the flat/flats car parking spaces described in Schedule "B" below to the owners herein

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towards their absolute allotment for their use, enjoyment and ownership within a fortnight from the date of completion of the same.

15. That the developer shall complete the construction of the proposed ground plus three storied building and deliver the owners allocation as described in Schedule "B" hereunder within 24 (twenty four) months from the date of obtaining sanctioned building plan from the KMC and shall obtain completion certificate of the Schedule "A" property. That if due to unavoidable circumstances the same could not be completed within the time mentioned above than the time for completion of the same shall be extended for further period of three months. The sanction plan will be approved by K.M.C. Authority within 1 year from the date of Agreement except force majeure.
16. That upon completion of the construction of the proposed building in all manner the Developer shall handover total three 3BHK flats out of which one 3BHK flat on the 1st floor, south-east side, measuring 1170 sq.ft, super built-up area, one 3BHK flat on the 3rd floor, south-east side, measuring 1430 sq.ft, super built-up area and one 3BHK flat on the 2nd floor, south-east side, measuring 1430 sq.ft, super built-up area and three car parking spaces, each measuring 135 sq.ft.

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District Sub-Register-2
4 Floor, South 24 Parkside

10 JUL 2020

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in the ground floor to the owners herein together with undivided proportionate share in the land and right to use and enjoy all common amenities over the common easement and areas with other co-owners.

17. Besides the above mentioned three flats and three car parking space the Developer shall pay a non-refundable sum Ra.12,00,000/- (Rupees Twelve Lac only) to the owners herein at the time of execution of this agreement towards the total consideration of the proportionate share in the land in the said premises.
18. That if the Developer is prevented due to sufficient cause beyond its control like earth quake, flood, war, riot in the matter of completion of the proposed building within the period of 24 months from the date of sanction then the time for completion of the said building may be extended on mutual Agreement.
19. That upon completion of the said building in all manner including common areas and facilities at first, the Developer shall serve a notice in writing to the owners to take delivery of possession of their allocated flats and car parking space in

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the said building as mentioned in Schedule 'B' hereunder written and after expiry of 30 days from the date of serving said notice the Developer shall have every right to deliver flats and car parking spaces to the intending purchaser/ purchasers under Developer's allocation.

20. That Developer shall provide in the said building ^{29/65} overhead and underground reservoir, electrification, permanent electric connection, lift in the said building.
21. That the Developer shall bring separate electric meter for each flats of the owners allocation at his own cost for consumption electricity in their allocated flats.
22. The Developer shall obtain the completion certificate from KMC at his own costs and shall handover Xerox copy to the Owners herein.
23. That if the Developer fails and/or neglects to complete the construction and fails to deliver the Owners allocation within the stipulated time, the Developer shall pay a sum of Rs.20,000/- (Rupees Twenty Thousand only) only per month as demurrage.

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24. That each terms of this agreement is the consideration for the other and failure to comply with the terms and conditions of this agreement or any one of it by either of the parties shall be a cause of action for the other party to file a suit for specific performance of contract and for enforcement of this agreement and all the costs for the same shall be borne by the defaulting party.

SCHEDULE 'A'
(Description of the Property)

ALL THAT piece and parcel of land measuring 05 cottah 13 chittack 00 sq.ft. more or less of homestead land with two storied building measuring about 2800 standing thereon, situated and lying in C.S. Khatian No.369, being Part of C.S. Dag No.128, Collectorate Touzi No.56 and 151, Pargana - Khaspur, J.L. No.28, R.S. No.11, Mouza - Baishnabghata, Premises No.17/1, Baishnabghata Road, under KMC Ward No.100, P.S. Jadavpur now Netaji Nagar, Kolkata - 700047, Dist. South 24-Pargana's, and the said property being butted and bounded by :-

ON THE NORTH : Premises No.17/16, Baishnabghata Road
ON THE SOUTH : K.M.C. Road
ON THE EAST : K.M.C. Road
ON THE WEST : Premises No.29, Baishnabghata Bye Lane
and 29A, Baishnabghata Bye Lane

Jayanto Mukherjee



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SCHEDULE 'B'
(Owners Allocation)

ALL THAT piece and parcel the Developer shall handover three 3BHK flats out of which one 3BHK flat on the 1st floor, south-east side, measuring 1170 sq.ft. super built-up area, one 3BHK flat on the 3rd floor, south-east side, measuring 1430 sq.ft. super built-up area and one 3BHK flat on the 2nd floor, south-east side, measuring 1430 sq.ft. super built-up area and three car parking spaces each measuring 135 sq.ft. in the ground floor to the owners herein together with undivided proportionate share in the land and right to use and enjoy all common amenities over the common easement and areas with other co-owners of the proposed G plus three storied building to be raised and/or constructed on the land described in the Schedule 'A' hereinabove referred to as per the plan to be sanctioned by the Kolkata Municipal Corporation and as per specification given in Schedule 'D' below together with all amenities and facilities attached thereto or to be provided therewith. Besides the above mentioned flats the Developer shall pay a non-refundable sum Rs.12,00,000/- (Rupees Twelve Lac only) to the owners herein.

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SCHEDULE 'C'
(Developer's Allocation)

ALL THAT remaining flats and car parking spaces of the proposed G plus three storied building, except the owners' allocation as mentioned in the Schedule 'B' hereinabove written, together with undivided proportionate share or interest in the land and common user rights, benefits, privileges in the said premises as fully described in the Schedule 'A' hereinabove written.

SCHEDULE 'D'
(Construction/Works Specification)

Structure	: R.C.C. framed structure
Brick work	: Brick work with first class bricks and A grade cement mortar 1:6 for 200/125 thick wall and 1:4 for 75 thick brick wall.
Plaster	: 12mm thick inside plaster in cement mortar 1:6 for 200/125 thick wall and 1:4 for 75 thick brick wall.
Flooring	: All floor except stair and bathroom will be vitrified tiles
Window	: Aluminium full glazed sliding window.
Toilet & stair	: Toilet and stair will be marble finish

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- Stair wall** : Colour and decorative
- Doors** : Wooden framed, main door will be laminated. Others doors will be commercial ply flush door duly painted with one coat of primer and paint. One collapsible gate entrance of the flat.
- Wall** : Putty and paint will be given. Inside Berger paint.
- Kitchen** : Kitchen will have Granite cooking platform with 4'-0" Dado of ceramic tiles on back of the cooking platform to protect the wall from oil spot.
- Toilet** : Luxurious toilet, one commode including cistern, shower point, two bibcock, one wash basin with pillar cock including hot water line are with concealed. (Graphity/Esco)
- W.C.** : One commode including cistern, two bibcock.
- Plumbing** : Common septic tank, semi under ground water reservoir, overhead reservoir, pipeline will be provided.

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- Electrification** : All electrical fittings and wire will be (Havels) used ISI Brand. Fan, tube, Call in bell fittings.
- Living & dining** : 2 light points & light, 2 fan points & fan, 2 power points 5 Amp & 15 Amps, Cable Point.
- Bedroom** : 2 light points and light, 1 fan point and fan, 1 power point, 5 Amp., foot lamp. 1 A.C. point.
- Kitchen** : 1 light point & light, one 15 Amp power point (Chimney Point). Micro wave point, mixy.
- Toilet** : Luxurious toilet. 1 light point & light, 1 exhaust point, 1 15Amp. plug point with inside elevation tiles.
- Balcony** : 1 light point & light, 2 flat covered grill.
- Roof** : Roof will be finished with water proofing compound with net cement, with chemical.

Any matter excluding this specification will be charged extra one main meter will be given by the Developer.

External painting of the building will be made at the last phase of the construction of the building.



Subramanyam
A. Nagar, South 24 Police Station

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IN WITNESS WHEREOF the parties hereunder have put their respective hands and seals on the day, month and year first above.

WITNESSES:

1. Subrata Chakraborty
27/115 Raja S. M.
P.O. P. O. Moulali
Kad-44.

Ajit Kumar Mukherjee

Krishna Mukherjee

Zorha Mukherjee

Jayanta Mukherjee

SIGNATURE OF THE OWNERS

2. Basanti Ghosh

Subramanyam Gula

SIGNATURE OF THE DEVELOPER

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MEMO OF CONSIDERATION

RECEIVED from the within named Developer within mentioned sum of Rs. 12,00,000/- (Rupees Twelve Lac only) in lieu of undivided share of land in respect of Schedule mentioned premises in the following manner:-

Date	Cheque No.	Bank & Branch	Amount (Rs.)
20.03.2020	000988	H.D.F.C. Bank, Ganguly Bagan Branch	5,00,000/-
20.03.2020	000981	H.D.F.C. Bank, Ganguly Bagan Branch	2,00,000/-
20.03.2020	000983	H.D.F.C. Bank, Ganguly Bagan Branch	1,00,000/-
20.03.2020	00098	H.D.F.C. Bank, Ganguly Bagan Branch	2,00,000/-
22.03.2020	000986	H.D.F.C. Bank, Ganguly Bagan Branch	2,00,000/-
Total			<u>Rs. 12,00,000/-</u>

(Rupees Twelve Lac only)

SIGNED SEALED AND DELIVERED
By the Owners in Presence of

WITNESSES

- 1) Subrata Choudhury
27/11 E, Poo Sa.
M. To. Po. area
Kad - 14.
- 2) Baraniti Chatterjee.

Asit Kumar Mukherjee
Krisna Mukherjee
Lakshmi Mukherjee
Jyanti Mukherjee
SIGNATURE OF THE OWNERS

Drafted by

Anjan Sinha
Anjan Sinha
Advocate, F-987/93
Alipore Police Court
Kolkata - 700027











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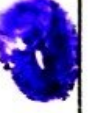


Alipore Sub-Register-4
Alipore, South 24 Parganas

30 JUL 2020

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Name..... ASIT KUMAR MUKHERJEE

Signature..... Asit Kumar Mukherjee

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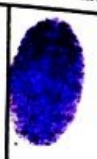
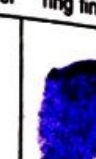



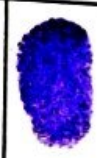
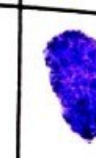
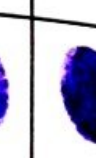
Name..... KRISHNA MUKHERJEE

Signature..... Krishna Mukherjee

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Name..... TIRTHA MUKHERJEE

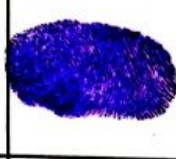

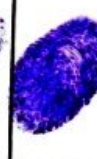
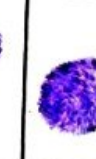
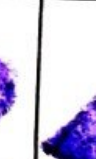


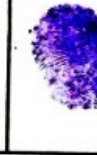
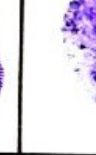
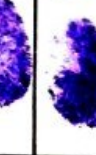
Signature..... Tirtha Mukherjee

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Name..... JAYANTA MUKHERJEE

Signature..... Jayanta Mukherjee

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right hand					



Name..... SHIKHAR GUPTA

Signature..... Shikhar Gupta

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left hand					
right hand					

PHOTO

Name.....

Signature.....



2
District Sub-Registrar-2
Alipore, South 24 Parganas

30 JUL 2020

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Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16020000501916/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ASIT KUMAR MUKHERJEE 17/1, BAIASHNABGHATA ROAD, P.O:- NAKTALA, P.S.- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700047	Land Lord			Asit Kumar Mukherjee 10-7-2020
2	Dr KRISHNA MUKHERJEE 89G, G.T ROAD WEST., Block/Sector: A, P.O:- MALLICKPARA, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712203	Land Lord			Krishna Mukherjee 10-7-2020
3	Dr TIRTHA MUKHERJEE 89G, G.T ROAD WEST., Block/Sector: A, P.O:- MALLICKPARA, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712203	Land Lord			Tirtha Mukherjee 10/07/2020

49/65



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30 JUL 2020

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I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr JAYANTA MUKHERJEE 17/1, BAIASHNABGHATA ROAD, P.O:- NAKTALA, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700047	Land Lord			<i>Jayanta Mukherjee</i> 10.07.2020
5	Mr SHIBDAS GUHA 2/94/20, BIJOYGARH, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Developer			<i>Shibdas Guha</i> 10.7.2020
1	Mr DILIP KUMAR MALICK Son of Mr MOHAN LAL MALICK ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mr ASIT KUMAR MUKHERJEE, Dr KRISHNA MUKHERJEE, Dr TIRTHA MUKHERJEE, Mr JAYANTA MUKHERJEE, M SHIBDAS GUHA			<i>Dilip kumar Malick</i>

(Samar Kumar Pramanick)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I
1 SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-022201899-1
GRN Date: 21/03/2020 13:52:38
BRN: IK0ANEGIV1
Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 21/03/2020 13:53:15

DEPOSITOR'S DETAILS

Name: SHIBDAS GUHA
Contact No.:
E-mail:
Address: 29420 BIJOYGARH 700132
Applicant Name: Mrs DAS
Office Name:
Office Address:
Status of Depositor: Others
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 5
Id No.: 0000501916/5/2020
(Query No./Query Year)
Mobile No.: +91 9831124002

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	0000501916/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	39521
2	0000501916/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	12053

In Words: Rupees Fifty One Thousand Five Hundred Seventy Four only
Total 51574

Major Information of the Deed	
Deed No / Year	I-1802-03648/2020
Deed Date	16/03/2020 8:53:14 PM
Date of Registration	13/07/2020
Office where deed is registered	D.S.R. - 11 SOUTH 24-PARGANAS, District South 24-Parganas
Applicant Name, Address & Other Details	S DAS ALIPORE, Thana : Alpora, District : South 24-Parganas, WEST BENGAL, PIN - 700027. Mobile No. : 8240369134, Status : Advocate
Transaction	[0110] Sale, Development Agreement or Construction agreement
Set Forth value	Rs. 12,00,000/-
Stampduty Paid(SD)	Rs. 1,82,37,458/-
Rs 40,021/- (Article 48(g))	Registration Fee Paid
Remarks	Rs. 12,063/- (Article E, E. B, M(b), H) Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)

Land Details :

District: South 24-Parganas, P.S. - Jadvapur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Basishab Ghata Road, Premises No: 17/1, Ward No: 100 Pn Code: 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	5 Katha 13 Chatak		1,41,37,458/-	Property is on Road
Grand Total :				9.8906Dec	0/-	141,37,458/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Self Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2800 Sq Ft.	0/-	21,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2800 sq R	0/-	21,00,000/-	

Developer Details :	
Sl No	Name, Address, Photo, Finger print and Signature
1	Mr ASIT KUMAR MUKHERJEE Son of Late MAKHAN LAL MUKHERJEE 17/1, BAISHNABGHATA ROAD, P.O. - NAKTALA, P.S. - Jadvapur, District - South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: AQQPM0520L, Aadhaar No: 78xxxxxxxx4489, Status: Individual, Executed by: Self, Date of Execution: 10/07/2020 Admitted by: Self, Date of Admission: 10/07/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 10/07/2020 Admitted by: Self, Date of Admission: 10/07/2020, Place: Pvt. Residence
2	Dr KRISHNA MUKHERJEE Wife of Late DILIP KUMAR MUKHERJEE 88G, G T ROAD WEST, Block/Sector: A, P.O. - MALLICKPARA, P.S. - Serampur, District - Hooghly, West Bengal, India, PIN - 712203 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of India, PAN No.: BESPM69540Q, Aadhaar No: 27xxxxxxxx1558, Status: Individual, Executed by: Self, Date of Execution: 10/07/2020 Admitted by: Self, Date of Admission: 10/07/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 10/07/2020 Admitted by: Self, Date of Admission: 10/07/2020, Place: Pvt. Residence
3	Dr TIRTHA MUKHERJEE Son of Late DILIP KUMAR MUKHERJEE 88G, G T ROAD WEST, Block/Sector: A, P.O. - MALLICKPARA, P.S. - Serampur, District - Hooghly, West Bengal, India, PIN - 712203 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of India, PAN No.: B8PPM0150C, Aadhaar No: 88xxxxxxxx4240, Status: Individual, Executed by: Self, Date of Execution: 10/07/2020 Admitted by: Self, Date of Admission: 10/07/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 10/07/2020 Admitted by: Self, Date of Admission: 10/07/2020, Place: Pvt. Residence
4	Mr JAYANTA MUKHERJEE (Presentant) Son of Late SUBHAS KUMAR MUKHERJEE 17/1, BAISHNABGHATA ROAD, P.O. - NAKTALA, P.S. - Jadvapur, District - South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: A1YPM1691F, Aadhaar No: 47xxxxxxxx0684, Status: Individual, Executed by: Self, Date of Execution: 10/07/2020 Admitted by: Self, Date of Admission: 10/07/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 10/07/2020 Admitted by: Self, Date of Admission: 10/07/2020, Place: Pvt. Residence

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr SHIBDAS GUHA Son of Late RAKHAL CHANDRA GUHA 2/84/20, BULOYGARH, P.O. - JADAVPUR, P.S. - Jadvapur, District - South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AKTPG8835C, Aadhaar No: 83xxxxxxxx7311, Status: Individual, Executed by: Self, Date of Execution: 10/07/2020 Admitted by: Self, Date of Admission: 10/07/2020, Place: Pvt. Residence

Particular Details :

Mr **DILIP KUMAR MALICK**
 Son of Mr **MOHAN LAL MALICK**
 ALIPORE POLICE COURT, P.O.-
 ALIPORE, P.S.-Alipore, District-South 24
 Parganas, West Bengal, India, PIN -
 700027

Photo	Finger Print	Signature

Identifier Of Mr **ASIT KUMAR MUKHERJEE**, Dr **KRISHNA MUKHERJEE**, Dr **TIRTHA MUKHERJEE**, Mr **JAYANTA MUKHERJEE**, Mr **SHIBDAS GUHA**

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr ASIT KUMAR MUKHERJEE	Mr SHIBDAS GUHA-2 39796 Dec
2	Dr KRISHNA MUKHERJEE	Mr SHIBDAS GUHA-2 39796 Dec
3	Dr TIRTHA MUKHERJEE	Mr SHIBDAS GUHA-2 39796 Dec
4	Mr JAYANTA MUKHERJEE	Mr SHIBDAS GUHA-2 39796 Dec

Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	Mr ASIT KUMAR MUKHERJEE	Mr SHIBDAS GUHA-700 00000000 Sq Ft
2	Dr KRISHNA MUKHERJEE	Mr SHIBDAS GUHA-700 00000000 Sq Ft
3	Dr TIRTHA MUKHERJEE	Mr SHIBDAS GUHA-700 00000000 Sq Ft
4	Mr JAYANTA MUKHERJEE	Mr SHIBDAS GUHA-700 00000000 Sq Ft



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Endorsement For Deed Number : 1 - 19203648 / 2020

On 19-03-2020
 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 1,62,37,458/-

Samar Kumar Pramanick
 DISTRICT SUB-REGISTRAR
 OFFICE OF THE D.S.R. -11 SOUTH 24-
 PARGANAS
 South 24-Parganas, West Bengal

On 10-07-2020
Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules, 1962)
 Presented for registration at 15:40 hrs on 10-07-2020, at the Private residence by Mr JAYANTA MUKHERJEE, one of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
 Execution is admitted on 10/07/2020 by 1. Mr ASIT KUMAR MUKHERJEE, Son of Late MAKHAN LAL MUKHERJEE, 17/1, BAISHNABGHATA ROAD, P.O. NAKTALA, Thana Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Ratrad Person, 2. Dr KRISHNA MUKHERJEE, Wife of Late DILIP KUMAR MUKHERJEE, 89G, G T ROAD WEST, Sector A, P.O. MALLICKPARA, Thana Serampur, Hooghly, WEST BENGAL, India, PIN - 712203, by caste Hindu, by Profession Professionals, 3. Dr TIRTHA MUKHERJEE, Son of Late DILIP KUMAR MUKHERJEE, 89G, G T ROAD WEST, Sector A, P.O. MALLICKPARA, Thana Serampur, Hooghly, WEST BENGAL, India, PIN - 712203, by caste Hindu, by Profession Professionals, 4. Mr JAYANTA MUKHERJEE, Son of Late SUBHAS KUMAR MUKHERJEE, 17/1, BAISHNABGHATA ROAD, P.O. NAKTALA, Thana Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 5. Mr SHIBDAS GUHA, Son of Late RAKHAL CHANDRA GUHA, 2/B/20, BUJOYGARH, P.O. JADAVPUR, Thana Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Identified by Mr DILIP KUMAR MALICK, Son of Mr MOHAN LAL MALICK, ALIPORE POLICE COURT, P.O. ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Samar Kumar Pramanick
 DISTRICT SUB-REGISTRAR
 OFFICE OF THE D.S.R. -11 SOUTH 24-
 PARGANAS
 South 24-Parganas, West Bengal

On 13-07-2020
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

Payment of Fees
 Certified that required Registration Fees payable for this document is Rs 12,053/- (B = Rs 12,000/-, E = Rs 21/-, H = Rs 28/-, Mb) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,053/-
 Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB Online on 21/03/2020 1:53PM with Govt. Ref No: 192019200222018991 on 21-03-2020, Amount Rs. 12,053/-, Bank State Bank of India (SBIN0000001), Ref. No: 1K6ANEQIV1 on 21-03-2020, Head of Account 0030-03-104-001-16

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Payment of Stamp Duty
 Certified that required Stamp Duty payable for this document is Rs 40,021/- and Stamp Duty paid by Stamp Rs 500/-
 by online = Rs 39,521/-
 Description of Stamp
 Stamp Type Impressed Serial no 11917, Amount Rs 500/-, Date of Purchase 18/03/2020, Vendor name: S DAS
 Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB Online on 21/03/2020 1:53PM with Govt. Ref No: 192019200222018991 on 21-03-2020, Amount Rs. 39,521/-, Bank State Bank of India (SBIN0000001), Ref. No: 1K6ANEQIV1 on 21-03-2020, Head of Account 0030-02-103-003-02



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Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1602-2020, Page from 143248 to 143296
being No 160203646 for the year 2020.



Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2020.07.14 10:48:50 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/07/14 10:48:50 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

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