

1377/2024

No. 1354/2024



12.4.24

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 548052

2000244566/2024

Certified that the signature admitted to registration and endorsement sign and document as per this document.

Additional Dist. Sub Registrar Sealdah

3.4.24

DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF

ATTORNEY

THIS AGREEMENT is made this 30.04 day of April, Two Thousand Twenty Two (2024)

**BETWEEN**

27 MAR 2024

SL No. 3385 Date.....

Name..... UK Das

Address..... Airport Police court Col-27

Vendor Sig. *[Signature]*

TAPAN KUMAR DAS  
Airport Police Court  
Kolkata-700027



*[Handwritten signature]*  
A/W

A.D.S.R., SEALDAH  
29 APR 2024  
Dist. Secy (2) Faridkot

SMT. SUSHMITA  
PAN: AYEPD322  
.....wife, both

**SMT. SUSHMITA DAS CHAUDHURI**, daughter of Sri Sanjoy Kumar Das, PAN: **AYEPD3227G**, AADHAAR NO. **8145 9054 9249**, by Occupation: Housewife, both are by faith: Hindu, by Nationality: Indian, residing at 15/1D, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata: 700078, hereinafter referred to as the **OWNER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include their legal heirs, executors, representatives and assigns) of the **FIRST PART**

**AND**

**"M/S. ASHIRBAD CONSTRUCTION"**, PAN: **ABXFA6353N**, a Partnership Firm, having its office at 501A, Purbachal Main Road, Flat No. G-2, Ground Floor, P.O. Haltu, P.S. Garfa, Kolkata: 700078, represented by its Partners namely (1) **SMT. SARMI BAIDYA** wife of Sri Khokan Baidya, PAN: **CGKPB7859L**, AADHAAR NO. **9541 4076 8537**, by faith: Hindu, by Occupation: Business, residing at 501A, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata: 700078, (2) **SMT. CHANDA DUTTA** wife of Sri Paritosh Dutta, PAN: **AZSPD5335N**, AADHAAR NO. **2122 7294 8734**, by faith: Hindu, by Occupation: Business, residing at 90, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata: 700078, (3) **SMT. DALIA DAS** wife of Sri Goutam Das, PAN: **HJHPD4164H**, AADHAAR NO. **6341 4724 1088**, by faith: Hindu, by Occupation: Business, residing at 24/C, South Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata: 700078, (4) **SRI BISWANATH ADHIKARY** son of Late Bhakta Adhikary, PAN: **AQWPA4545L**, AADHAAR NO. **7765 5823 3621**, by faith: Hindu, by Occupation: Business, residing



at 17, C.R. Das Road  
SUROJIT PAUL son of  
AADHAAR NO. 7  
...ress, residing



A.D.S.R., SEALDAH  
3 APR 2024  
Dist. South 24 Parganas

at 17, C.R. Das Road, P.O. Haltu, P.S. Garfa, Kolkata: 700078 and (5) **SRI SUROJIT PAUL** son of Sri Narayan Chandra Paul, **PAN: BMWPP9285K, AADHAAR NO. 7588 8799 7716**, by faith: Hindu, by Occupation: Business, residing at 427/1, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata: 700078, all are by Nationality: Indian, hereinafter called and referred to as the **SECOND PARTY/DEVELOPERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include their legal heirs, executors, representatives and assigns) of the **OTHER PART**.

**WHEREAS** by a Bengali Deed of Sale, dated 06.07.1994, registered in the office of District Registrar at Alipore Sadar and recorded in Book No.1, Volume No.113, page from 170 to 178, Deed No.6018. for the year 1994, the wife of the owner no.1 and mother of owner no.2 herein namely Smt. Sabita Das, now deceased, purchased All That piece and parcel of land measuring 5 Cottahs 0 Chittak 0 sq.ft. be the same a little more or less, situated at Mouza- Garfa, J.L. No.19, Pargana- Khaspur, R.S. No.2, Touzi No.10,12, comprised in C.S. Dag No. 1483 appertaining to C.S. Khatian No.107 corresponding to R.S. Dag No.1784 under R.S. Khatian No.200, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/ A.D.S.R.' office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written from the then lawful owners Balaram Saha, wife of Late Nibaran Chandra Saha and Smt. Kanak Prova Saha, wife of late Nibaran Chandra Saha of 26/3, Purbachal Main Road, P.S. Kasba, Kolkata- 700078.

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**AND WHEREAS** after such purchase, the said Smt. Sabita Das time to time constructed one asbestos shed structure on the said land or part thereof and mutated her name in the office of the Kolkata Municipal Corporation in respect of the said property, which has since been known and numbered as Municipal Premises No.1422, Purbachal Main Road, vide Assessee No.31-106-16-3445-2, Kolkata-700078, upon payment of rates and taxes thereto.

**AND WHEREAS** while the said Smt. Sabita Das, enjoyed the said property, died intestate on 13.05.2021, leaving behind her husband Sanjoy Kumar Das and one daughter Smt. Sushmita Das Chaudhuri, (the Owners herein) as her only legal heirs and successors, who jointly inherited the said property left by the said deceased, as per Hindu Succession Act.1956.

**AND WHEREAS** said Sanjay Das died intestate on 16-01-2024, living behind his only Daughter namely **SMT. SUSHMITA DAS CHAUDHURI** as legal heirs of the schedule property.

**AND WHEREAS** thus the Owner herein seized and possessed of the said land measuring 5 Cottah 0 Chittaks 0 Sq.ft. be the same a little more or less, together with 200 sq.ft. Asbestos shed structure standing thereon, situated at and being Municipal Premises No.1422, Purbachal Main Road, Kolkata-700078, having unfettered right, title and interest thereto, and free from all encumbrances.

**AND WHEREAS** the Owner herein is desirous of constructing a building over the said land measuring 5 Cottahs 0 Chittak 0 Sq. ft. be the same a little more or less, together with 200 sq.ft. Asbestos shed structure

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A.D.S.R. SEALDAH  
3 APR 2024  
Dist. Court 24 Parganas



standing thereon, but due to insufficient fund, the Owners have placed their offer to the Developers to entrust the said construction work with some terms and conditions and the Developers herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owners herein under the following terms & conditions.

**AND WHEREAS** both the parties herein have discussed between themselves regarding the terms and conditions on which such ownership apartment can be undertaken and both the parties herein have accepted the terms and conditions as written hereunder.

**NOW THIS AGREEMENT WITNESSETH** as follows: -

1. **OWNER:** shall mean the above together with their legal heirs and successors administrators and assigns.
2. **DEVELOPER:** shall always mean the above named Developer together with his respective legal heirs and successors administrators and assigns.
3. **PROPERTY :** shall mean ALL THAT piece and parcel of homestead land measuring an 5 Cottahs 0 Chittak 0 sq.ft. be the same a little more or less, situated at Mouza- Garfa, J.L. No.19, Pargana- Khaspur, R.S. No.2, Touzi No.10,12, comprised in C.S. Dag No. 1483 appertaining to C.S. Khatian No.107 corresponding to R.S. Dag No.1784 under R.S. Khatian No.200, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Premises No. 1422, Purbachal Main

Road, Police Station: Kasta,  
- South 24-Parganas,

4. **BUILDING** shall  
constructed  
san



A.D.S.R. SEALDAH  
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Road, Police Station: Kasba, Ward No. 106, Kolkata: 700078, District  
- South 24-Parganas,

4. **BUILDING** shall mean structures or super structure intended to be constructed on the vacant land as per sanctioned plan to be sanctioned from KMC after demolishing the existing structure of the said property and shall include all meter room, pump room and reservoir open/covered spaces intended for the enjoyment of the occupants of the said building including all its casements, appurtenances and appendages.
5. **COMMON FACILITIES** shall include all passages, ways stairways corridors, lobbies, shafts, gates, rainwater pipers, roof, terrace, water connection and pipes lines, overhead and underground reservoirs, septic tank, pipe lines, motor pumps, fences and boundary wall, courtyard C.E.S.C. supply Electric Connection and electric supply to common areas and fittings, fixtures, entire exterior walls, boundary walls, common path ways land other facilities whatsoever required for the establishment of location enjoyment provision maintenance and management of the affairs of the said building in the said property.
6. **AREA** shall mean and include the built up constructed area in the said property but shall not include the terrace above the top floor.
7. **THE SUPER BUILT UP AREA** of an unit shall mean built up area of the unit together with its proportionate share of the staircase, landings and passages with proportionate share in the common



facilities and adv  
in the land

8. That



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facilities and advantages as proportionate undivided share or interest in the land underneath the structure.

8. That the Owner/First Party shall handover ALL THAT piece and parcel of homestead land measuring an 5 Cottahs 0 Chittak 0 sq.ft. be the same a little more or less, situated at Mouza- Garfa, J.L. No.19, Pargana- Khaspur, R.S. No.2, Touzi No.10,12, comprised in C.S. Dag No. 1483 appertaining to C.S. Khatian No.107 corresponding to R.S. Dag No.1784 under R.S. Khatian No.200, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Premises No. 1422, Purbachal Main Road, Police Station: Kasba, Ward No. 106, Kolkata: 700078, District - South 24-Parganas,
9. , more fully and particularly described in the Schedule "A" hereunder stipulated to the Developer/Second Party together with Xerox copy of all papers and documents for execution of this Agreement.
10. That the Developer/Second Party Shall negotiate with the prospective purchaser or purchasers of the Flat or Flats finalise the terms and conditions with him/her/them and also enter into sale Agreement individually with such terms and conditions that may not likely to affect the interest of the Owners/First Party in any manner.
11. For any fault/default, willful, accidental, natural in any other reasons whatsoever by the Developer in respect of building in execution of the construction work in dealing with prospective purchaser and/or purchasers, the entire responsibility shall vest



with the Developer and in the event of any dispute  
possession of the land premises the Owner  
responsible and during the construction period if any  
liable for that and the Owner shall be  
Developer for that  
12. That the new proposed  
within 20 months and  
13. **OWNER**  
Propo



A.D.S.R., SEALDAH  
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Dist.-South 21 Parganas



with the Developer and in the event of any dispute of ownership and possessions of the land premises the Owners shall be fully responsible and during the construction period if any disputes arise in respect of the ownership of the property the Owners shall be fully liable for that and the Owner shall be liable to compensate the Developer for that.

12. That the new proposed Building shall have to be completed within 20 months after Sanction of the Building Plan by the KMC.

13. **OWNERS ALLOCATION:** that the Developer shall be liable to provided the Owners allocation as per Schedule "B" hereunder written.

14. That the Developer shall deliver the peaceful possession of the owner's allocation completed in all respect to the owner within the stipulated period as mentioned alone.

15. That the Owners shall execute a registered General Power of Attorney in favour of the Developer so that the Developer shall have the right to negotiate with the intending purchaser/purchasers of Flat /Flats at his own discretion, and receive the booking money or advance payment/full consideration of the Flats in respect of the Developer's allocation. To appear before any registration authority/authorities for registration of the said flats together with undivided undemarcated proportionate share of land after completion of the said building in favour of the nominee and/or nominees or

respective buyer and allocation.

- 16. That in case the De or Sub/Contractors for building the responsibilities and risk.
- 17.



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respective buyer and/or buyers, in respect of the Developer's allocation.

16. That in case the Developer engage any Advocate/Engineer and or Sub/Contractors for the said construction work of the said building the responsibilities shall lie with the Developer at his cost and risk.

17. That in the event of any dispute between the Parties and/or with the third party/parties, if any, the matter may be referred to a Common Arbitrator under the Arbitration Act, 90 as amended, at an equal costs legal complexity.

18. That the First Party/Owners shall be liable to sign all relevant documents in the event the incoming Purchaser/Purchasers.

19. The Owners shall not be liable to pay or contribute any amount in the construction of the owner's allocation or any party up to the completion as well as construction of the proposed building.

20. That the Owners shall have no responsibility to clear and/or arrange necessary papers for sanction plan of the said premises.

21. **DEVELOPERS ALLOCATION:** That the rest of the remaining portion after owner's allocation of the proposed building will be the Developers allocation mentioned in the schedule "C" hereunder written.

22. That the Developers will provide one shifting to the owners.

23. That the Demolishing materials will be taken by the developers.





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4 APR 2024  
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24. BE IT NOTED THAT BY THIS DEVELOPMENT AGREEMENT AND THE RELETED DEVELOPMENT POWER OF ATTORNEY, THE DEVELOPER SHALL ONLY BE ENTITLED TO RECEIVE CONSIDERATION MONEY BY EXECUTING AGREEMENT/FINAL DOCUMENT FOR TRANSFER OF PROPERTY AS PER PROVISION LAIDDOWN IN THE SAID DOCUMENTS AS A DEVELOPER WITHOUT GETTING ANY OWNERSHIP OF ANY PART OF THE PROPERTY UNDER SCHEDULE. THIS DEVELOPMENT AGREEENT AND THE RELETED DEVELOPMENT POWER OF ATTORNEY SHALL NEVER BE TREATED AS THE AGREEMENT/FINAL DOCUMENT FOR TRANSFER OF PROPERTY BETWEEN THE OWNER AND THE DEVELOPER IN ANYWAY. THIS CLAUSE SHALL HAVE OVERRIDING EFFECT TO ANYTHING WRITTEN IN THESE DOCUMENTS IN CONTRARY TO THIS CLAUSE.

**I, SMT. SUSHMITA DAS CHAUDHURI**, daughter of Sri Sanjoy Kumar Das

**PAN: AYEPD3227G, AADHAAR NO. 8145 9054 9249**, by Occupation:

Housewife, both are by faith: Hindu, by Nationality: Indian, residing at

15/1D, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata:

700078, do hereby nominate, constitute and appoint "**M/S. ASHIRBAD**

**CONSTRUCTION**", **PAN: ABXFA6353N**, a Partnership Firm, having its

office at 501A, Purbachal Main Road, Flat No. G-2, Ground Floor, P.O.

Haltu, P.S. Garfa, Kolkata: 700078, as our Attorney represented by its

Partners namely (1) **SMT. SARMI BAIDYA** wife of Sri Khokan Baidya, **PAN:**

**CGKPB7859L, AADHAAR NO. 9541 4076 8537**, by faith: Hindu, by

Occupation: Business, residing at 501A, Purbachal Main Road, P.O. Haltu, P.S. Gárfa, Kolkata: 700078, (2) **SMT. CHANDA DUTTA** wife of Sri Paritosh Dutta, **PAN: AZSPD5335N, AADHAAR NO. 2122 7294 8734**, by faith: Hindu, by Occupation: Business, residing at 90, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata: 700078, (3) **SMT. DALIA DAS**, wife of Sri Goutam Das, **PAN: HJHPD4164H, AADHAAR NO. 6341 4724 1088**, by faith: Hindu, by Occupation: Business, residing at 24/C, South Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata: 700078, (4) **SRI BISWANATH ADHIKARY** son of Late Bhakta Adhikary, **PAN: AQWPA4545L, AADHAAR NO. 7765 5823 3621**, by faith: Hindu, by Occupation: Business, residing at 17, C.R. Das Road, P.O. Haltu, P.S. Garfa, Kolkata: 700078 and (5) **SRI SUROJIT PAUL** son of Sri Narayan Chandra Paul, **PAN: BMWPP9285K, AADHAAR NO. 7588 8799 7716**, by faith: Hindu, by Occupation: Business, residing at 427/1, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata: 700078, as our true and lawful **ATTORNEY** to do the following acts, deeds on things on our behalves in respect of our schedule below property.

1. To sign on the Building plan in our names and to submit the same to the Kolkata municipal Corporation and after the said sanction of the said plan by the K.M.C. our attorney shall received the said sanction plan on our behalf from the Kolkata Municipal Corporation.
2. To appear and sign any before the Kolkata Municipal Corporation and the Kolkata Metropolitan Development Authority or any Government offices or Attorney Body or any other Authorities of the



Kolkata Electric supply Corporation and do all thing necessary for the due and proper construction of the said building and to take electric connection of the said Building and electric meter at the aforesaid land and building .To construct the said building in term of the sanction of the Building Plan.

3. To enter into agreement for sale of the flats and car parking spaces from developer's allocation with proportionate undivided share of the land except the owner's Allocation as stated in the Development agreement and premises to be constructed thereon with the intending purchaser or purchaser on such terms as my said Attorney will think fit and proper.
4. To receive money or monies either in advance or from time to time or at a time from the intending purchaser or purchasers and grant proper receipt and discharge thereof.
5. To receive from the intending purchaser or purchasers the total construction money for sale of such of the flats and car parking space with proportionate undivided share of land in respect of the developer's Allocation only, to be constructed as my said Attorney shall settle and grant proper discharge of the same.
6. To sign, execute, admit and present any Deed of conveyance or conveyances, Gift, affidavit, Water connection, Declaration for registration in respect of Developer's allocation as per development agreement or any portion of it before the Registrar of Sub- Registrar

having authority for fully and effectually as I could do myself if personally present .

7. To appear before the income Tax Authority and obtain clearance certificate for the sale of each of the flats with the proportionate share of land (if necessary) and to sign all necessary returns and terms for the same and on our behalves.
8. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or to be added as a party or be non-suited or withdraw the same concerning our property or any part thereof or concerning anything in which we may be the party in any Government office and in any civil, criminal, Revenue or Revisional Jurisdiction including special Jurisdiction of the High Court, under Article 226 of the constitution of India etc before Income Tax and Wealth Tax Authorities and to sign and verify all plaints, written statements, Accounts, Invention, Notices and other judicial processes to execute any judgment decree and other to appoint and engage any solicitor or Advocate and to sign and execute any Vokatnamas, Warrant of Attorney or other authorities and act and plead at the Attorneys cost.
9. To swear Affidavit, Gift Deed, Declaration, Undertaking in our names or on our behalves to Kolkata Municipal Corporation.

**SCHEDULE "A" OF THE PROPERTY**

**ALL THAT** piece and parcel of homestead land measuring 05 Cottahs 00 Chittaks 00 sq.ft. more or less, together with 200 sq.ft. Asbestos shed structure standing thereon, situated at Mouza- Garfa, J.L. No.19, Pargana- Khaspur, R.S. No.2, Touzi No.10,12, comprised in C.S. Dag No. 1483 appertaining to C.S. Khatian No.107 corresponding to R.S. Dag No.1784 under R.S. Khatian No.200, being Municipal Premises No.1422, Purbachal Main Road, Kolkata-700078, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No. 106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24 Parganas, since South 24-Parganas, **TOGETHER WITH** all sorts of easement rights and appurtenances thereto, being butted and bounded as follows: -

ON THE NORTH	: Land of R.S. Dag No. 1785
ON THE SOUTH	: Land of R.S. Dag No. 1783
ON THE EAST	: Land of R.S. Dag No. 1815 & 1816
ON THE WEST	: 10' KMC Road



**SCHEDULE "B"****OWNERS ALLOCATION**

The Developers shall Provide one flat (2BHK) in the Ground floor measuring about 900 sq.ft super built up area at North - South - West portion , another flat (2BHK) measuring about 917sq.ft more or less in the First floor North - South - West portion , one flat(3BHK) measuring about 1149 sq.ft more or less in the 2<sup>nd</sup> floor at North - East - South Portion as owners allocation in the different floors and except the Developer's allocation to be Sanctioned by the Kolkata Municipal Corporation of Premises No. 1422, Purbachal Main Road, Police Station: Kasba, Ward No. 106, Kolkata: 700078 .

That if more than 45% occupied by the owner in that case the owner shall be liable to pay at the Rate of Market value per sq.ft to the developers.

One open Garage under the sky measuring about 120sq.ft more or less on the Ground floor outside building and inside premises.

**SCHEDULE C****DEVELOPER ALLOCATION**

55% FAR of the sanctioned Building Plan by the Kolkata Municipal Corporation The Developers allocation will be one flat (3BHK) in the Ground floor measuring about 1132 sq.ft super built up area at North - East - South portion , another flat (3BHK) measuring about 1149sq.ft more or less in the First floor North - East - South portion , one flat(2BHK) measuring about 918 sq.ft more or less in the 2<sup>nd</sup> floor at

North - South - West Portion to be Sanctioned by the Kolkata Municipal Corporation of Premises No. 1422, Purbachal Main Road, Police Station: Kasba, Ward No. 106, Kolkata: 700078 .

**SCHEDULE "D"**

**SPECIFICATION**

PROJECT TIME : 24 months.

TYPE OF

CONSTRUCTION: R.C.C. frame structure made by Ultratech / Ambuja etc.  
cement.

PLASTERING : Inside and out side with cement mortar in (6:1).

FLOORING : Marble/ Tiles

IRON: T.M.T/ Durgapur

BRICK WORKS : 8" and 3" thickness brick works will be done on outside and inside walls in cement mortar in (6:1) and the furnished with plaster of paris.

CONCRETE : All R.C.C. works in fittings, columns, beams, slab, lintels, chajja etc. will be done in (1:2:4).

WINDOWS : aluminum Channel

DOORS : Sal wood frame and commercial solid flush doors.

And entrance door shall be Wooden door .

TOILETS AND

## SANITARY

## FITTINGS

: Flooring will be done with marble and wall tiles (glazed tiles) white colour 61" from floor level, one Indian type pan toilet with shower and one western type commode with one low down cistern in W.C. All sanitary fittings will be ISI Marks Water lines are of G.I. pipe concealed arrangement. All the cistern, pan, commode, will be of white and outside all pipe will be PVC pipe.

## ELECTRICIAL

: Concealed cooper wiring for 5 amp. (Light, fan and plug) 15amp, each in master bed room, kitchen, drawing cum dinning, TV & calling Bell. All electrical materials will be of Havels or Phenolex. Adequate outlet sockets and Refrigeration, Micro oven charging point, A.C. point will be provided.

## KITCHEN

: Flooring shall be Marble with black stone cooking platform and glazed tiles up to 2'-6" with one sink and water facilities.

## OUT SIDE COLOUR:

Outside weather shield.

## EXTRA WORK

: any extra work other than out of this specification shall be extra charged as decided by our Engineer and such amount shall be deposited before the execution of such work.



IN WITNESS WHEREOF the above named parties have hereunto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In the presence of;

WITNESSES:

- 1. Soumaldeep Chaudhary

Sushmita Das Chaudhary

- 2. Hari Roy  
143/33/S.N  
W-39

ASHIRBAD CONSTRUCTION  
Saurmi Baidya

ASHIRBAD CONSTRUCTION  
Chanda Dutta  
Partners

ASHIRBAD CONSTRUCTION  
Datta Das  
Partners

ASHIRBAD CONSTRUCTION  
Biswanath Adhikari  
Partners

ASHIRBAD CONSTRUCTION  
Surojit Das  
Partners

OWNER

DEVELOPERS












Drafted by

U Hamilton, JCS  
Adv.  
Alipore  
1-1-27  
WB-680/89

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	and					
	hand					


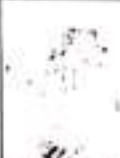








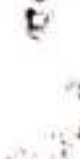
Name ....S.A.R.M.L.DAIDYA

Signature *Sarini...Daidya*

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	and					
	hand					

Name ..D.A.L.I.A. DAS






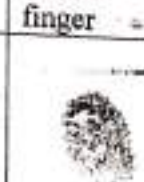





Signature *Dalia...Das*

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	and					
	hand					

Name ..S.H.A.N.D.A. DUTTA

Signature *Chanda Dutta*



		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	nd					
	and					

Name ... BISWANATH ADHIKARY

Signature Biswanath Adhikary

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	nd					
	and					

Name ..... SURAJIT PAUL

Signature Surajit Paul

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	nd					
	and					

Name SUSHMITA DAS CHAUDHURI

Signature Sushmita Das Chaudhuri





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



020420242000295865

### GRIPS Payment Detail

<b>GRIPS Payment ID:</b>	020420242000295865	<b>Payment Init. Date:</b>	02/04/2024 19:11:37
<b>Total Amount:</b>	40041	<b>No of GRN:</b>	1
<b>Bank/Gateway:</b>	SBI EPay	<b>Payment Mode:</b>	SBI Epay
<b>BRN:</b>	0606290931537	<b>BRN Date:</b>	02/04/2024 19:12:11
<b>Payment Status:</b>	Successful	<b>Payment Init. From:</b>	Department Portal

### Depositor Details

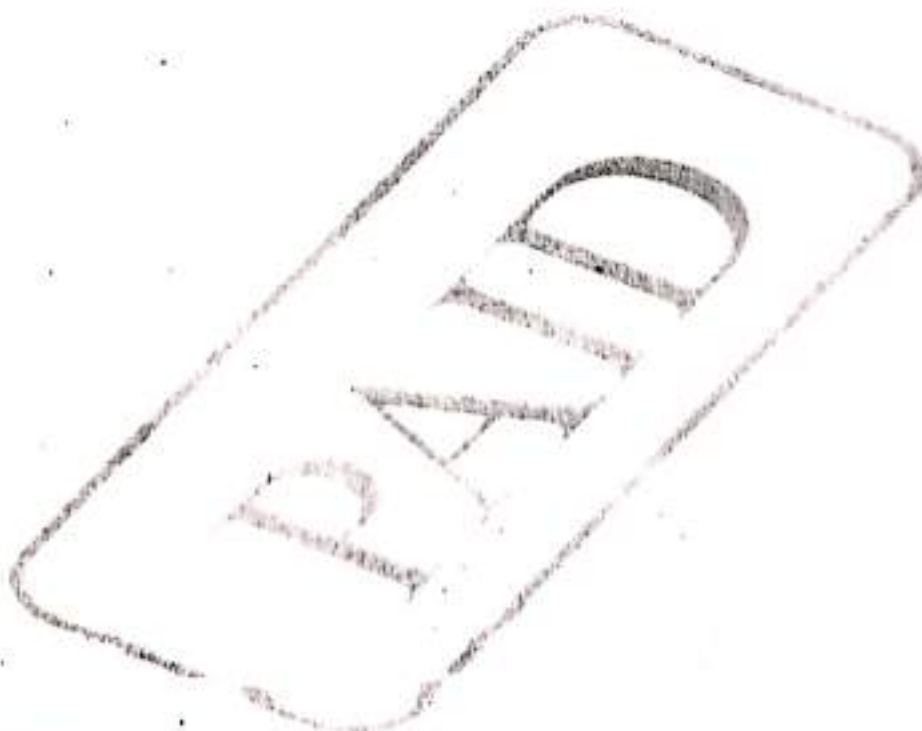
**Depositor's Name:** Mr Khokan Baidya  
**Mobile:** 8910013317

### Payment (GRN) Details

Sl. No	GRN	Department	Amount (₹)
1	192024250002958668	Directorate of Registration & Stamp Revenue	40041
<b>Total</b>			<b>40041</b>

**IN WORDS:** FORTY THOUSAND FORTY ONE ONLY.

**DISCLAIMER:** This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192024250002958668

GRN Details

GRN: 192024250002958668  
GRN Date: 02/04/2024 19:11:37  
BRN: 0606290931537  
Gateway Ref ID: IGARBQAEF4  
GRIPS Payment ID: 020420242000295865  
Payment Status: Successful  
Payment Mode: SBI Epay  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 02/04/2024 19:12:11  
Method: State Bank of India NB  
Payment Init. Date: 02/04/2024 19:11:37  
Payment Ref. No: 2000844566/1/2024  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Khokan Baidya  
Address: 501A Purbachal Main Road, Kolkata-700078  
Mobile: 8910013317  
EMail: khokanbaidya682@gmail.com  
Period From (dd/mm/yyyy): 02/04/2024  
Period To (dd/mm/yyyy): 02/04/2024  
Payment Ref ID: 2000844566/1/2024  
Dept Ref ID/DRN: 2000844566/1/2024

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2000844566/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	40020
2	2000844566/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				40041

IN WORDS: FORTY THOUSAND FORTY ONE ONLY



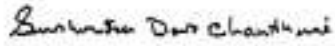











**Land Lord Details :**

Sl No	Name	Address	Photo	Finger Print	Signature
1	<b>Smt Sushmita Das Chaudhuri</b> Daughter of Shri Sanjoy Kumar Das Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office			 Captured	
			03/04/2024	L1 03/04/2024	03/04/2024
15/1D, Purbachal Main Road, City:- Not Specified, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: AYxxxxxx7G, Aadhaar No: 81xxxxxxxx9249, Status :Individual, Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office					



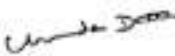





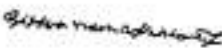


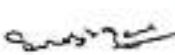
**Developer Details :**

Sl No	Name	Address	Photo	Finger Print	Signature
1	<b>ASHIRBAD CONSTRUCTION</b> 501A, Purbachal Main Road, City:- Not Specified, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: ABxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative				

**Representative Details :**

Sl No	Name	Address	Photo	Finger Print	Signature
1	<b>Smt Sarmi Baidya</b> Wife of Shri Khokan Baidya Date of Execution - 03/04/2024, , Admitted by: Self, Date of Admission: 03/04/2024, Place of Admission of Execution: Office			 Captured	
			Apr 3 2024 12:54PM	L1 03/04/2024	03/04/2024
501A, Purbachal Main Road, City:- Not Specified, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CGxxxxxx9L, Aadhaar No: 95xxxxxxxx8537 Status : Representative, Representative of : ASHIRBAD CONSTRUCTION (as Partner)					



03/04/2024 ,Query No:-18082050844566 / 2024 Deed No :I-01354/2024.  
Document is digitally signed. \*

Name	Photo	Finger Print	Signature
<b>Smt Chanda Dutta</b> Wife of Shri Parilosh Dutta Date of Execution - 03/04/2024, , Admitted by: Self, Date of Admission: 03/04/2024, Place of Admission of Execution: Office		 Captured	
Apr 3 2024 12:52PM LTI 03/04/2024 03/04/2024 90, Purbachal Main Road, City:- Not Specified, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx5N, Aadhaar No: 21xxxxxxxxx8734 Status : Representative, Representative of : ASHIRBAD CONSTRUCTION (as Partner)			
<b>Smt Dalla Das</b> Wife of Shri Goutam Das Date of Execution - 03/04/2024, , Admitted by: Self, Date of Admission: 03/04/2024, Place of Admission of Execution: Office		 Captured	
Apr 3 2024 12:36PM LTI 03/04/2024 03/04/2024 24/C, South Purbachal Main Road, City:- Not Specified, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: HJxxxxxx4H, Aadhaar No: 63xxxxxxxxx1088 Status : Representative, Representative of : ASHIRBAD CONSTRUCTION (as Partner)			
<b>Shri Biswanath Adhikary (Presentant)</b> Son of Late Bhakta Adhikary Date of Execution - 03/04/2024, , Admitted by: Self, Date of Admission: 03/04/2024, Place of Admission of Execution: Office		 Captured	
Apr 3 2024 12:53PM LTI 03/04/2024 03/04/2024 17, C R Das Road, City:- Not Specified, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx5L, Aadhaar No: 77xxxxxxxxx3621 Status : Representative, Representative of : ASHIRBAD CONSTRUCTION (as Partner)			
<b>Shri Surojit Paul</b> Son of Shri Narayan Chandra Paul Date of Execution - 03/04/2024, , Admitted by: Self, Date of Admission: 03/04/2024, Place of Admission of Execution: Office		 Captured	
Apr 3 2024 12:58PM LTI 03/04/2024 03/04/2024 427/1, Purbachal Main Road, City:- Not Specified, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMxxxxxx5K, Aadhaar No: 75xxxxxxxxx7716 Status : Representative, Representative of : ASHIRBAD CONSTRUCTION (as Partner)			

03/04/2024 /Query No:-1605200844568 / 2024 Deed No :1-01354/2024.  
 Document is digitally signed.



**Identifier Details :**

Photo	Finger Print	Signature
<b>Mr Uttam Kumar Das</b> Son of Late R R Das Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 Captured	
03/04/2024	03/04/2024	03/04/2024
Identifier Of Smt Sushmita Das Chaudhuri, Smt Sarmi Baidya, Smt Chanda Dutta, Smt Dalia Das, Shri Biswanath Adhikary, Shri Surojit Paul		

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Smt Sushmita Das Chaudhuri	ASHIRBAD CONSTRUCTION-8.25 Dec
Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	Smt Sushmita Das Chaudhuri	ASHIRBAD CONSTRUCTION-200.60000000 Sq Ft

03/04/2024, Query No:-15067000844566 / 2024 Deed No :-01354/2024.  
 Document is digitally signed.



Endorsement For Deed Number : I - 160601354 / 2024

**Condition 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.

**Registration (Under Section 52 & Rule 22A(3) & (4) W.B. Registration Rules, 1962)**

Presented for registration at 12:43 hrs on 03-04-2024, at the Office of the A.D.S.R. SEALDAH by Shri Biswanath Adhikary ..

**Determination of Market Value (WB PUVA rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,71,53,998/-

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

Execution is admitted on 03/04/2024 by Smt Sushmita Das Chaudhuri, Daughter of Shri Sanjoy Kumar Das, 15/1D, Purbachal Main Road, P.O: Hailu, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others

Identified by Mr Uttam Kumar Das, , Son of Late R R Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-04-2024 by Smt Sarmi Baidya, Partner, ASHIRBAD CONSTRUCTION (Partnership Firm), 501A, Purbachal Main Road, City:- Not Specified, P.O:- Hailu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Identified by Mr Uttam Kumar Das, , Son of Late R R Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 03-04-2024 by Smt Chanda Datta, Partner, ASHIRBAD CONSTRUCTION (Partnership Firm), 501A, Purbachal Main Road, City:- Not Specified, P.O:- Hailu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Identified by Mr Uttam Kumar Das, , Son of Late R R Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 03-04-2024 by Smt Dalia Das, Partner, ASHIRBAD CONSTRUCTION (Partnership Firm), 501A, Purbachal Main Road, City:- Not Specified, P.O:- Hailu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Identified by Mr Uttam Kumar Das, , Son of Late R R Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 03-04-2024 by Shri Biswanath Adhikary, Partner, ASHIRBAD CONSTRUCTION (Partnership Firm), 501A, Purbachal Main Road, City:- Not Specified, P.O:- Hailu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Identified by Mr Uttam Kumar Das, , Son of Late R R Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 03-04-2024 by Shri Surojit Paul, Partner, ASHIRBAD CONSTRUCTION (Partnership Firm), 501A, Purbachal Main Road, City:- Not Specified, P.O:- Hailu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Identified by Mr Uttam Kumar Das, , Son of Late R R Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/04/2024 7:12PM with Govt. Ref. No: 192024250002958668 on 02-04-2024, Amount Rs: 21/-, Bank: SBI EPay ( SBIPay), Ref. No. 0806290931537 on 02-04-2024, Head of Account 0030-03-104-001-16

**Stamp Duty**  
Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 40,020/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 3385, Amount: Rs.100.00/-, Date of Purchase: 27/03/2024, Vendor name: TAPAN KUMAR DAS  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/04/2024 7:12PM with Govt. Ref. No: 192024250002958668 on 02-04-2024, Amount Rs: 40,020/-, Bank: SBI EPay (SBiEPay), Ref. No. 0606290931537 on 02-04-2024, Head of Account 0030-02-103-003-02

*Amitava Ghosal*

Amitava Ghosal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2024, Page from 36881 to 36910

being No 160601354 for the year 2024.



*Amitava Ghosal*

Digitally signed by AMITAVA GHOSAL  
Date: 2024.04.03 13:15:52 +05:30  
Reason: Digital Signing of Deed.

(Amitava Ghosal) 03/04/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

West Bengal.

03/04/2024, Query No.-1606200844506 / 2024 Deed No :1-01354/2024.  
Document is digitally signed.

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