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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted the Registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
15 OCT 2022
14.10.22
15.10.22

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made this the
14th day of October...Two Thousand Twenty Two (2022)

BETWEEN

v/c
3109
9-10 PM
14/10/22

SL NO...210.....DT. 13/10/2022

NAME. Sankar Maheshwari Frame Work

ADDRESS. 18, Ram Krishna Nagar, Garia
P.S. - Bamsdroni, Kol-700084

RS. 5000/-

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

Aparna Chatterjee



7819

Aparna Chatterjee



7819

Vinolia Chatterjee



7820

Sampada Chatterjee

Identified by:-

Joy dip Chatterjee
S/O. Late Kirtik Kumar Chatterjee
80, Ram Krishna Nagar, Garia.
Kol-84.
PO: Garia
PS: Bamsdroni
Deccines



(1) **SRI SAMPADA CHAKRABORTY**, (PAN-ACMPC9006A & Aadhaar No.6913 7406 6998) son of Late Kalipada Chakraborty, by faith Hindu, Nationality-Indian, by occupation-Retired, residing at 17, Usha Pally,342, Boral Main Road, P.O.Garia, P.S. Bansdrone, Kolkata-700084,
 (2) **SMT. SAMPA CHAKRABORTY**,(PAN-BNUPC8018A& Aadhaar No.4193 8253 1189) wife of Late Tripada Chakraborty, by occupation-House-hold-duties (3) **SMT. PAYEL CHATTERJEE**, (Indian Passport No.M5519839,PAN-ALKPC1795P & Aadhaar No.8228 9984 0055) wife of Sri Arijeet Chatterjee & daughter of Late Tripada Chakraborty, by faith Hindu, Nationality-Indian, by occupation-service, presently residing at 6, Cecil Court, Mill Road, Leamington Spa, United Kingdom, Post Code-CV311BH and permanently residing at 19, Usha Pally, 339, Boral Main Road, P.O. Garia, P.S. Bansdrone, Kolkata-700084, represented by her Constituted Attorney and for self (4) **SMT. KOYEL CHAKRABORTY**, (PAN-AJAPC5764E & Aadhaar No.9783 5764 5900) daughter of Late Tripada Chakraborty, by faith Hindu, Nationality-Indian, by occupation-C.A. Service, all residing at 19, Usha Pally, 339, Boral Main Road, P.O. Garia, P.S. Bansdrone, Kolkata-700084, duly appointed by a General Power of Attorney, dated 22.08.2022, hereinafter 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, administrators, legal representatives and assigns) of the **FIRST PART**:

AND

SANKAR MAHESHWARI FRAME WORK, (PAN-ADRFS8159G) a Partnership firm, having its office at 18, Ram Krishna Nagar, P.O. Garia, P.S. Bansdrone, Kolkata-700084, represented by its Partners (1) **SMT.**

 7821

- Sanpa Chakraborty

 7822

- Koyel Chakraborty



Identified by: .

Jyoti Chakraborty
80, Ramkrishna Nagar,
PO: Garia,
Kolkata - 84.
PS: Sanskranti,
Bousines



APARNA CHATTERJEE, (PAN-AJVPC1975G & Aadhar No.7456 2030 7211), wife of Sri Joydip Chatterjee, by faith Hindu, Indian, by occupation–Business, residing at 80, Ram Krishna Nagar, P.O.Garia, P.S. Bansdroni, Kolkata–700084 & (2) **SMT. VINOLIA CHATTERJEE**, (PAN-BBQPC7314H & Aadhar No.8412 7197 4893) wife of Sri Prabir Chatterjee by faith Hindu, Indian, by occupation–Business, residing at 18, Ram Krishna Nagar, P.O.Garia, P.S. Bansdroni, Kolkata–700 084, hereinafter referred to as the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**:

WHEREAS by a Deed of sale, dated 20.07.1981, registered in the office of Dist. Sub-Registry at Alipore and recorded in Book No.I, Deed No.8536, for the year 1981, the Owner no.1 herein Sri Sampada Chakraborty, purchased land measuring 2 Cottah 2 Chittak 8 sq.ft. be the same a little more or less, being Plot No.7A situated at Mouza-Kamdahari, J.L. No.49, Pargana-Magura, R.S.No.200, Touzi No.14, comprised in R.S. Dag No.632, appertaining to Khatian No.774, under P.S. Tollygunge then Jadavpur thereafter Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.111, Sub-Registry/ A.D.S.R. office at Alipore, in the District of 24-Parganas, since South 24-Parganas, more fully described in the First Schedule hereunder written from the then lawful owner Sri Madhu Sudhan Saha Chowdhury, son of Late Kshetra Mohn Saha Chowdhury of 61/3, Shri Hariram Goenka Street, P.S. Barabazar, Kolkata -700007.

AND WHEREAS after such purchase, the Owner no.1 herein mutated his name in the office of the Kolkata Municipal Corporation in respect of



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the said land, which has since been known and numbered as KMC Premises No.342, Boral Main Road, vide Assessee No.31-111-05-0342-1, having its postal address-17, Usha Pally, Kolkata-700084, upon payment of rates and taxes thereto and constructed a three storied building on the said land or part thereof, having its total covered area 1540 sq.ft. more or less and also recorded his name in the office of the B.L. & L.R.O in respect of the said land, which is recorded as L.R. Khatian No.2347, in his name in the recent published L.R. Settlement records of rights as the absolute owner thereof.

AND WHEREAS, by a Deed of sale, dated 20.07.1981, registered in the office of Dist. Sub-Registry at Alipore and recorded in Book No.I, Volume No.293, page from 126 to 152, Deed No.8534, for the year 1981, the husband of owner No.2 and father of owner No.3 & 4 herein, namely Sri Tripada Chakraborty, since deceased, purchased land measuring 2 Cottah 0 Chittak 0 sq.ft. be the same a little more or less, being Plot No.7B situated at Mouza-Kamdahari, J.L. No.49, Pargana-Magura, R.S.No.200, Touzi No.14, comprised in R.S. Dag No.632, appertaining to Khatian No.774, under P.S. Tollygunge then Jadavpur thereafter Regent Park now Bansdrani, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.111, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, since South 24-Parganas, more fully described in the First Schedule hereunder written from the then lawful owner said Sri Madhu Sudhan Saha Chowdhury.

AND WHEREAS after such purchase, the said Tripada Chakraborty mutated his name in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as KMC Premises No.339, Boral Main Road, having its postal address-19,



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Usha Pally, Kolkata-700084, upon payment of rates and taxes thereto and constructed a single storied building on the said land or part thereof, having its total covered area 884 sq.ft. more or less.

AND WHEREAS while the said Tripada Chakraborty enjoyed the said property, died intestate on 14.02.2020 leaving behind him surviving his wife Smt. Sampa Chakraborty, two daughters Smt. Payel Chatterjee and Smt. Koyel Chakraborty, as his only legal heiresses and successors, who jointly inherited the said property left by the said deceased, as per Hindu Succession Act.1956.

AND WHEREAS the Owners no.2,3 & 4 herein mutated their names in the office of the Kolkata Municipal Corporation in respect of the said land, KMC Premises No.339, Boral Main Road, having its postal address-19, Usha Pally, Kolkata-700084, upon payment of rates and taxes thereto and also recorded their names in the office of the B.L. & L.R.O in respect of the said land, which is recorded as L.R. Khatian No.2344, 2345, 2346, in their names in the recent published L.R. Settlement records of rights as the absolute owners thereof.

AND WHEREAS for the purpose of better advantage and benefit, the Owners herein amalgamated their two adjoining plots or premises into a single compact plot of land altogether measuring 4 Cottah 2 Chittak 8 sq.ft. be the same a little more or less, together with cemented flooring two number of buildings, more fully described in the First Schedule hereunder written, by executing a Deed of Amalgamation, dated 20.09.2022, registered in the office of District Sub-Registrar-III at Alipore and recorded in Book No.I, Volume No.1603-2022, page from 494738 to 494762, Deed No.160314556 for the year 2022.



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AND WHEREAS after such amalgamation, the Owners herein became the owners of total land measuring 4 Cottah 2 Chittak 8 sq.ft. be the same a little more or less and mutated their names in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as single KMC Premises No.339, Boral Main Road, vide Assessee No.31-111-05-0339-1, having its postal address-19, Usha Pally, Kolkata-700084, upon payment of rates and taxes thereto.

AND WHEREAS thus the Owners herein seized and possessed of the Bastu land measuring 4 Cottah 2 Chittak 8 sq.ft. be the same a more or less together with the dwelling structures standing thereon, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Owners are desirous of constructing a G+III storied building on the said land, but due to insufficiently fund, the Owners have placed their offer to the Developer to entrust the said development work with some terms and conditions and the Developer 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 and conditions.

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

That in this agreement unless anything appears to be repugnant to the subject or context:-

ARTICLE – I : DEFINITION

- 1.1 **OWNERS**: shall mean and include the party of the First Part and their respective heirs and successors.
- 1.2 **DEVELOPER**: shall mean and include the Party of the Second Part and their respective heirs, executors, administrators, legal representatives and assigns.



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- 1.3 **SAID PROPERTY**: shall mean and include the ALL THAT piece and parcel of Bastu land measuring 4 Cottah 2 Chittak 8 sq.ft. be the same a more or less together with cemented flooring two number of buildings standing thereon, having its total covered area 2424 sq.ft., out of which ground floor measuring 1534 sq.ft. first floor measuring 650 sq.ft. and second floor measuring 240 sq.ft., situated at Mouza-Kamdahari, J.L. No.49, Pargana-Magura, R.S.No.200, Touzi No.14, comprised in R.S.& L.R. Dag No.632, appertaining to Khatian No.774, corresponding to L.R. Khatian No.2344, 2345, 2346, 2347, being K.M.C. Premises No.339, Boral Main Road, having its postal address-19, Usha Pally, Kolkata-700084, under P.S. Tollygunge then Jadavpur thereafter Regent Park now Bansdrani, lying within the limits of the Kolkata Municipal Corporation, Ward No.111, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, since South 24-Parganas, fully described in the First Schedule hereunder written.
- 1.4 **NEW BUILDING**: shall mean and include such G+III storied building shall be approved by the parties hereto and sanctioned by the Kolkata Municipal Corporation in respect of the said property to be constructed on the said land.
- 1.5 **COMMON FACILITIES**: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.
- 1.6 **OWNERS' ALLOCATION**: shall mean and include the Owners shall get entire First floor and 50% of Third floor Eastern side and two car parking spaces on ground floor Western side of the



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proposed multi-storied building as Owners' Allocation and a sum of **Rs.10,00,000/-** (Rupees Ten Lakh) only as non-refundable money, to be paid by the Developer to the Owners in the following manner:-

- i) At the time of final Agreement Rs.5,00,000/-
- ii) After top floor roof castingRs.2,50,000/-
- iii) At the time of giving Owners' allocation..Rs.2,50,000/-

1.7 **DEVELOPER'S ALLOCATION**: shall mean and include save and except the Owners' allocation, the remaining constructed area of the proposed G+III storied building together with undivided proportionate share in the said land and common areas to be allotted to the Developer herein.

1.8 **EXCESS AREA**: if any excess area in the Owners' allocation shall be found after construction, in that case Owners shall have to pay the market rate on the said excess constructed area.

1.9 **BUILDING PLAN**: shall mean and include the plan approved by the parties hereto for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto.

ARTICLE- II; DATE OF COIMMENCEMENT

2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement for Development and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers.

2.2. That the Developer shall complete the proposed multi-storied building within **24(Twenty Four)** months from the date of sanction building plan.

ARTICLE –III: OWNERS' REPRESENTATION

3.1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more



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particularly described in the Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and good marketable title therein.

ARTICLE-IV: DEVELOPER'S REPRESENTATION

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

ARTICLE -V: DEVELOPMENT WORK

5.1 The Owners hereby appointed the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accepted.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building, having several self contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owners' allocation.

ARTICLE -VI: DEVELOPER'S COVENANTS

6.1 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owners or on account of the Developer himself or on account and/or on



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behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.2 The Developer at their own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.3 The Developer shall at their own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owners and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

6.4 The Developer shall provide shifting of the owners of two family member and bear and pay the rent of **Rs.7,000/-**(Rupees Seven Thousand) only per month each during the period of construction of the proposed G+III storied building.

ARTICLE-VII: OWNERS'S COVENANTS

7.1 The Owners shall grant execute and issue Power of Attorney in favour of the Developer authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the Developer's allocation as per terms of this agreement.

7.2 The Owners shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s)



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applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation, and for all of these acts, deeds and things the Owners shall grant power of Attorney in favour of the Developer.

7.3 The Owners shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owners shall have no right to claim anything except the Owners' allocation in the said building.

7.4 The Owners shall deliver the original title deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation at the time of receiving the full amount of forfeiture money and the Developer herein retain the said original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or purchasers.

7.5 All the flats and spaces of the proposed new building to be erected and sold by the Developer with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer as per the plan sanction by the Kolkata Municipal Corporation.

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the



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building if necessary to be sanctioned by the Kolkata Municipal Corporation.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at his own discretion think fit and proper.

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

ARTICLE-IX: SPACE ALLOCATION

9.1 After completion of the construction of the new building, the Developer will allot the flat to the Owners first and after that to the intending purchasers according to the booking of allocation of the prospective purchasers.

9.2 The Developer will be solely responsible for the allotment of flats and spaces in the building to be constructed by him and no one will be entitled to interfere thereto including the Owners herein.

ARTICLE-X: RATES & TAXES

10.1 The Owners, Developer and Developer's transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new building after delivery of possession to the Owners and purchasers proportionately



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10.2. The Owners, Developer or the Developer's transferees after taking possession, shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of their allocation and the Owners shall be liable for the same but they will pay for their allocation only.

ARTICLE-XI: JOINT DECLARATION

11.1 During the continuance of this agreement, the Owners herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owners shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except her allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the proposed multi-storied building within **24 (Twenty four)** months from the date of sanction of the building plan.

11.4 If the Developer fails to complete construction and/or complete the said building during the said period, then in that case the Owners shall extent 6(six) months as grace period for completion of construction

11.5 The Owners till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owners have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title .



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11.6 The Owners will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owners shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

11.7 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owners in favour of the Developer save as herein expressly provided and also the exclusive licence and/or contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis subject to fulfilment of terms and conditions, failing which Developer shall have no right to sell the flats and spaces in the said building.

11.8 The Owners and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

ARTICLE-XII:ARBITRATION & JURISDICTION

12.1 The Courts at District South 24-Parganas alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 4 Cottah 2 Chittak 8 sq.ft. be the same a more or less together with cemented flooring two number of buildings standing thereon, having its total covered area **2424 sq.ft.**, out of which ground floor measuring 1534 sq.ft. first floor measuring 650 sq.ft. and second floor measuring 240 sq.ft., situated at Mouza-Kamdahari, J.L. No.49, Pargana-Magura, R.S.No.200, Touzi



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No.14, comprised in R.S.& L.R. Dag No.632, appertaining to Khatian No.774, corresponding to L.R. Khatian No.2344, 2345, 2346, 2347, being K.M.C. Premises No.339, Boral Main Road, having its postal address-19,Usha Pally, Kolkata-700084, under P.S. Tollygunge then Jadavpur thereafter Regent Park now Bansdrani, lying within the limits of the Kolkata Municipal Corporation, Ward No.111, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, since South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows:-

On the North : Land of Plot No.10,

On the South : Land of Plot No.6,

On the East : 14'ft. Wide K.M.C. Road,

On the West: Land of Dag No.632,

SECOND SCHEDULE ABOVE REFERRED

(Owners' Allocation)

ALL THAT the Owners shall get the entire First floor and 50% of Third floor Eastern side and two car parking spaces on ground floor Western side of the proposed G+III storied building as Owners' Allocation and a sum of **Rs.10,00,000/-** (Rupees Ten Lakh) only as non-refundable money, to be paid by the Developer to the Owners in the following manner:-

- iv) At the time of final Agreement Rs.5,00,000/-
- v) After top floor roof castingRs.2,50,000/-
- vi) At the time of giving Owners' allocation..Rs.2,50,000/-

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT save and except the Owners' allocation, the remaining constructed area of the proposed G+III storied building, comprised of



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several flats and spaces together with undivided share in the said land and common areas of the proposed building shall be allotted to the Developer herein.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

STRUCTURE: R.C.C structure with beams columns and slab.

WALLS: Internal wall of 3" thickness External of 8" thickness of no.1 new bricks with plaster.

FLOORING: flooring will be made with good quality vitrified tiles.

DOORS: All door frames will be made of sal wood 4" x 2 ½" inner surface of the frame should be pointed. Entrance main door will be made of 32 mm thick wood with door stopper. Other doors will be of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet

WINDOWS: Sliding Aluminium channel window with 3.5 mm glass colour with steel grills and necessary fittings and the balcony will be covered by still grill up to 2'-6" from floor level.

ELECTRICAL: Bed room-4 point, 5 Amp one point, kitchen-2 point, 5 Amp one point, 15 Amp one point. Toilet-2 point, one Exhaust fan point, Balcony-one point. Drawing/dining-4 point, 5 Amp 2 point and 15 Amp one point, and a calling bell point outside the flat and four passenger Lift.

SANITARY & PLUMBING: Kitchen-Black stone slab top cooking platform with sink having with bib cock (1 no.), including one gas cylinder space. Glazed tiles up to 3' height from cooking plat form in kitchen, in Kitchen- water point 2 nos. In Toilet 6'ft. height glaze tiles on the wall and Complete set of Pan/Commode 1 no. Wash basin (white) with fitting of 1 no. with C.P. pillar cock (wash basin may be fixed outside the toilet).



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WATER SUPPLY: overhead P.V.C.reservoir and undergrounds reservoir with Municipality water line to be provided. Electrical pump and motor to be installed by developer at ground floor level within a suitable place for lifting water to overhead reservoir.

PAINTING: External finish—All external walls covered with weather coat of good brand.

N.B. All extra work of fittings can be provided subject to approval of the engineer with extra cost.

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

SIGNED SEALED & DELIVERED

In presence of:-

1. Joydip Chatterjee.
20, R.K. Moger
Basta, Kol. 84

2. Kalita Chakraborty
17, Ushapally,
Garia
P.S. Barabani
Kul-84

1. Sampada Chakraborty

1. Sampa Chakraborty

2. Koyel Chakraborty
for self and as Constituted Attorney
of Smt. Payel Chatterjee

OWNERS

SANKAR MAHESHWARI FRAMEWORK

Apoorna Chatterjee
Partner

Vinolia Chatterjee
Partner

DEVELOPER

Drafted by :-

Dhr. Saha
Advocate F460/99
Alipore Police Court,
Kolkata- 700 027.



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Alipore, South 24 Parganas

14 OCT 2027

RECEIVED from the within named Developer the within mentioned sum of **Rs.5,00,000/-** (Rupees Five Lakh) only as and by way of the part of the non-refundable money, paid by the Developer as per memo below :-

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
000086	05.08.2022	Uco Bank	Rs. 1,00,000/-
000087	05.08.2022	Uco Bank	Rs. 1,00,000/-
000121	14.10.2022	Uco Bank	RS 150000.00
000122	14.10.2022	Uco Bank	RS 150000.00
Total ...			<u>Rs.5,00,000/-</u>

(Rupees Five Lakh) only.

WITNESSES:-

1. Jyoti Chatterjee
80, R.K. Nagar
Basta, Kol. 84

2. Kalita Chakraborty

Sampada Chakraborty

Sampada Chakraborty

Koyel Chakraborty

for self and as constituted attorney
of Smt Pooja Chatterjee

OWNERS



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

14 OCT 2022

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name _____

Signature Sampada Chakraborty

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name _____

Signature Samfo Chakraborty

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name _____

Signature Koyel Chakraborty



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

14 OCT 2022

Thumb

1st finger

middle finger

ring finger

small finger

PHOTO	left hand					
	right hand					

Name _____

Signature _____






Thumb

1st finger

middle finger

ring finger

small finger

	left hand					
	right hand					

Name _____

Signature Aparna Chatterjee


Thumb

1st finger

middle finger

ring finger

small finger

	left hand					
	right hand					

Name _____

Signature Vinolia Chatterjee



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1368
Alipore, South 24 Parganas

14 OCT 2022







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042002970237/2022


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	Shri SAMPADA CHAKRABORTY 17, USHA PALLY, 342, BORAL MAIN ROAD, City:- , P.O:- GARIA, P.S:-Bansdróni, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord			<i>Sampada Chakraborty 14/10/22</i>
2	Smt SAMPAA CHAKRABORTY 19, USHA PALLY, 339, BORAL MAIN ROAD, City:- , P.O:- GARIA, P.S:-Bansdróni, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord			<i>Sampaa Chakraborty 14/10/22</i>











Handwritten signature or initials in the top right corner.

<p><i>Handwritten text, possibly a name or date, written vertically.</i></p>		<p><i>Faint, illegible text in the top-right cell.</i></p>
<p><i>Handwritten text, possibly a name or date, written vertically.</i></p>		<p><i>Faint, illegible text in the bottom-right cell.</i></p>



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
3	Smt KOYEL CHAKRABORTY 19, USHA PALLY, 339, BORAL MAIN ROAD, City:- , P.O:- GARIA, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord			Koyel Chakraborty 14/10/22
4	Smt KOYEL CHAKRABORTY 19, USHA PALLY, 339, BORAL MAIN ROAD, City:- , P.O:- GARIA, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Attorney of Land Lord [Smt PAYEL CHATTERJEE]			Koyel Chakraborty 14/10/22
5	Smt APARNA CHATTERJEE 80, RAM KRISHNA NAGAR, City:- , P.O:- GARIA, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Developer [SANKAR MAHESH WARI FRAME WORK]			Aparna Chatterjee 14/10/22



Sl. No.	Name of the Candidate	Grade	Remarks
1	Prasanna Kumar
2	Prasanna Kumar
3	Prasanna Kumar



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
6	Smt VINOLIA CHATTERJEE 18, RAM KRISHNA NAGAR, City:- , P.O:- GARIA, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Developer [SANKAR MAHESH WARI FRAME WORK]			<i>Vinolia Chatterjee</i> 19/10/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	JOYDIP CHATTERJEE Son of Late KARTICK KUMAR CHATTERJEE 80, RAM KRISHNA NAGAR, City:- , P.O:- GARIA, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Shri SAMPADA CHAKRABORTY, Smt SAMPA CHAKRABORTY, Smt KOYEL CHAKRABORTY, Smt KOYEL CHAKRABORTY, Smt APARNA CHATTERJEE, Smt VINOLIA CHATTERJEE			<i>Joydip Chatterjee</i> 19/10/22





(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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

South 24-Parganas, West
Bengal



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<p>Handwritten text in the bottom-left cell, possibly a name or title.</p>			<p>Handwritten text in the bottom-right cell, possibly a date or time.</p>



Major Information of the Deed

Deed No :	I-1604-12337/2022	Date of Registration	18/10/2022
Query No / Year	1604-2002970237/2022	Office where deed is registered	
Query Date	11/10/2022 5:07:43 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Ashim Kar Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9339504162, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 72,94,399/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 5,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Boral Main Road, , Premises No: 339, , Ward No: 111 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 2 Chatak 8 Sq Ft	1/-	56,58,199/-	Width of Approach Road: 14 Ft.,
Grand Total :				6.8246Dec	1 /-	56,58,199 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2424 Sq Ft.	1/-	16,36,200/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1534 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 650 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 240 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2424 sq ft	1 /-	16,36,200 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SAMPADA CHAKRABORTY Son of Late KALIPADA CHAKRABORTY 17, USHA PALLY,342, BORAL MAIN ROAD, City:- , P.O:- GARIA, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx6A, Aadhaar No: 69xxxxxxxx6998, Status :Individual, Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Pvt. Residence
2	Smt SAMPA CHAKRABORTY Wife of Late TRIPADA CHAKRABORTY 19, USHA PALLY,339, BORAL MAIN ROAD, City:- , P.O:- GARIA, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BNxxxxxx8A, Aadhaar No: 41xxxxxxxx1189, Status :Individual, Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Pvt. Residence
3	Smt PAYEL CHATTERJEE Wife of Shri ARIJEET CHATTERJEE 19, USHA PALLY, 339, BORAL MAIN ROAD, City:- , P.O:- GARIA, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ALxxxxxx5P, Aadhaar No: 82xxxxxxxx0055, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Smt KOYEL CHAKRABORTY Daughter of Late TRIPADA CHAKRABORTY 19, USHA PALLY,339, BORAL MAIN ROAD, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AJxxxxxx4E, Aadhaar No: 97xxxxxxxx5900, Status :Individual, Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SANKAR MAHESHWARI FRAME WORK 18, RAM KRISHNA NAGAR, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: ADxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt KOYEL CHAKRABORTY Daughter of Late TRIPADA CHAKRABORTY 19, USHA PALLY, 339, BORAL MAIN ROAD, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AJxxxxxx4E, Aadhaar No: 97xxxxxxxx5900 Status : Attorney, Attorney of : Smt PAYEL CHATTERJEE

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt APARNA CHATTERJEE (Presentant) Wife of Shri JOYDIP CHATTERJEE 80, RAM KRISHNA NAGAR, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx5G, Aadhaar No: 74xxxxxxxx7211 Status : Representative, Representative of : SANKAR MAHESHWARI FRAME WORK (as PARTNER)
2	Smt VINOLIA CHATTERJEE Wife of Shri PRABIR CHATTERJEE 18, RAM KRISHNA NAGAR, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx4H, Aadhaar No: 84xxxxxxxx4893 Status : Representative, Representative of : SANKAR MAHESHWARI FRAME WORK (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
JOYDIP CHATTERJEE Son of Late KARTICK KUMAR CHATTERJEE 80, RAM KRISHNA NAGAR, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24 -Parganas, West Bengal, India, PIN:- 700084			
Identifier Of Shri SAMPADA CHAKRABORTY, Smt SAMPA CHAKRABORTY, Smt KOYEL CHAKRABORTY, Smt KOYEL CHAKRABORTY, Smt APARNA CHATTERJEE, Smt VINOLIA CHATTERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SAMPADA CHAKRABORTY	SANKAR MAHESHWARI FRAME WORK-1.70615 Dec
2	Smt SAMPA CHAKRABORTY	SANKAR MAHESHWARI FRAME WORK-1.70615 Dec
3	Smt PAYEL CHATTERJEE	SANKAR MAHESHWARI FRAME WORK-1.70615 Dec
4	Smt KOYEL CHAKRABORTY	SANKAR MAHESHWARI FRAME WORK-1.70615 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SAMPADA CHAKRABORTY	SANKAR MAHESHWARI FRAME WORK-606.00000000 Sq Ft
2	Smt SAMPA CHAKRABORTY	SANKAR MAHESHWARI FRAME WORK-606.00000000 Sq Ft
3	Smt PAYEL CHATTERJEE	SANKAR MAHESHWARI FRAME WORK-606.00000000 Sq Ft
4	Smt KOYEL CHAKRABORTY	SANKAR MAHESHWARI FRAME WORK-606.00000000 Sq Ft

On 14-10-2022

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

Presented for registration at 21:10 hrs on 14-10-2022, at the Private residence by Smt APARNA CHATTERJEE ,

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 72,94,399/-

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

Execution is admitted on 14/10/2022 by 1. Shri SAMPADA CHAKRABORTY, Son of Late KALIPADA CHAKRABORTY, 17, USHA PALLY, 342, BORAL MAIN ROAD, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 2. Smt SAMPA CHAKRABORTY, Wife of Late TRIPADA CHAKRABORTY, 19, USHA PALLY, 339, BORAL MAIN ROAD, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 3. Smt KOYEL CHAKRABORTY, Daughter of Late TRIPADA CHAKRABORTY, 19, USHA PALLY, 339, BORAL MAIN ROAD, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Indetified by JOYDIP CHATTERJEE, , Son of Late KARTICK KUMAR CHATTERJEE, 80, RAM KRISHNA NAGAR, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

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

Execution is admitted on 14-10-2022 by Smt APARNA CHATTERJEE, PARTNER, SANKAR MAHESHWARI FRAME WORK (Partnership Firm), 18, RAM KRISHNA NAGAR, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by JOYDIP CHATTERJEE, , Son of Late KARTICK KUMAR CHATTERJEE, 80, RAM KRISHNA NAGAR, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Execution is admitted on 14-10-2022 by Smt VINOLIA CHATTERJEE, PARTNER, SANKAR MAHESHWARI FRAME WORK (Partnership Firm), 18, RAM KRISHNA NAGAR, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by JOYDIP CHATTERJEE, , Son of Late KARTICK KUMAR CHATTERJEE, 80, RAM KRISHNA NAGAR, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Executed by Attorney

Execution by Smt KOYEL CHAKRABORTY, , Daughter of Late TRIPADA CHAKRABORTY, 19, USHA PALLY, 339, BORAL MAIN ROAD, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service as constituted attorney for Smt PAYEL CHATTERJEE 19, USHA PALLY, 339, BORAL MAIN ROAD, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Indetified by JOYDIP CHATTERJEE, , Son of Late KARTICK KUMAR CHATTERJEE, 80, RAM KRISHNA NAGAR, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 18-10-2022

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 5,053.00/- (B = Rs 5,000.00/- ,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 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/10/2022 11:04AM with Govt. Ref. No: 192022230137468231 on 13-10-2022, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV0821179 on 13-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 210, Amount: Rs.5,000.00/-, Date of Purchase: 13/10/2022, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/10/2022 11:04AM with Govt. Ref. No: 192022230137468231 on 13-10-2022, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV0821179 on 13-10-2022, 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



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

Query No / Year	2002970237/2022	Office where deed will be registered
Query Date	11/10/2022 5:07:43 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Ashim Kar Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9339504162, Status :Deed Writer	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 5,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 72,94,399/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Boral Main Road, , Premises No: 339, , Ward No: 111, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 2 Chatak 8 Sq Ft	1/-	56,58,199/-	Width of Approach Road: 14 Ft.,
Grand Total :				6.8246Dec	1 /-	56,58,199 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2424 Sq Ft.	1/-	16,36,200/-	Structure Type: Structure
Gr. Floor, Area of floor : 1534 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 650 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 240 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2424 sq ft	1 /-	16,36,200 /-	





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



131020222013746822

GRIPS Payment Detail

GRIPS Payment ID:	131020222013746822	Payment Init. Date:	13/10/2022 11:03:44
Total Amount:	10042	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKV0821179	BRN Date:	13/10/2022 11:04:42
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: SANKAR MAHESHWARI WORK
Mobile: 9339504162

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230137468231	Directorate of Registration & Stamp Revenue	10042
Total			10042

IN WORDS: TEN THOUSAND FORTY TWO ONLY.

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

PAID



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



192022230137468231

GRN Details

GRN:	192022230137468231	Payment Mode:	Online Payment
GRN Date:	13/10/2022 11:03:44	Bank/Gateway:	State Bank of India
BRN :	CKV0821179	BRN Date:	13/10/2022 11:04:42
GRIPS Payment ID:	131020222013746822	Payment Init. Date:	13/10/2022 11:03:44
Payment Status:	Successful	Payment Ref. No:	2002970237/1/2022

[Query No^o/Query Year]

Depositor Details

Depositor's Name:	SANKAR MAHESHWARI WORK
Address:	18, RAM KRISHNA NAGAR PS BANSDRONI, West Bengal, 700084
Mobile:	9339504162
Contact No:	9339504162
Depositor Status:	Buyer/Claimants
Query No:	2002970237
Applicant's Name:	Mr Ashim Kar
Identification No:	2002970237/1/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	13/10/2022
Period To (dd/mm/yyyy):	13/10/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002970237/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2002970237/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	5021
			Total	10042

IN WORDS: TEN THOUSAND FORTY TWO ONLY.

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri SAMPADA CHAKRABORTY Son of Late KALIPADA CHAKRABORTY, 17, USHA PALLY, 342, BORAL MAIN ROAD, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ACxxxxxx6A, Aadhaar No.: 69xxxxxxxx6998, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt SAMPADA CHAKRABORTY Wife of Late TRIPADA CHAKRABORTY, 19, USHA PALLY, 339, BORAL MAIN ROAD, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BNxxxxxx8A, Aadhaar No.: 41xxxxxxxx1189, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Smt PAYEL CHATTERJEE Wife of Shri ARIJEET CHATTERJEE, 19, USHA PALLY, 339, BORAL MAIN ROAD, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ALxxxxxx5P, Aadhaar No.: 82xxxxxxxx0055, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
4	Smt KOYEL CHAKRABORTY Daughter of Late TRIPADA CHAKRABORTY, 19, USHA PALLY, 339, BORAL MAIN ROAD, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AJxxxxxx4E, Aadhaar No.: 97xxxxxxxx5900, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SANKAR MAHESHWARI FRAME WORK (Partnership Firm) , 18, RAM KRISHNA NAGAR, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 PAN No. ADxxxxxx9G, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

Sl No	Name & Address	Attorney of
1	Smt KOYEL CHAKRABORTY Daughter of Late TRIPADA CHAKRABORTY 19, USHA PALLY, 339, BORAL MAIN ROAD, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AJxxxxxx4E , Aadhaar No.: 97xxxxxxxx5900	Smt PAYEL CHATTERJEE



Representative Details :

SI No	Name & Address	Representative of
1	Smt APARNA CHATTERJEE Wife of Shri JOYDIP CHATTERJEE80, RAM KRISHNA NAGAR, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJxxxxxx5G , Aadhaar No.: 74xxxxxxxx7211	SANKAR MAHESHWARI FRAME WORK (as PARTNER)
2	Smt VINOLIA CHATTERJEE Wife of Shri PRABIR CHATTERJEE18, RAM KRISHNA NAGAR, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BBxxxxxx4H , Aadhaar No.: 84xxxxxxxx4893	SANKAR MAHESHWARI FRAME WORK (as PARTNER)

Identifier Details :

Name & address
JOYDIP CHATTERJEE Son of Late KARTICK KUMAR CHATTERJEE 80, RAM KRISHNA NAGAR, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri SAMPADA CHAKRABORTY, Smt SAMPA CHAKRABORTY, Smt KOYEL CHAKRABORTY, Smt KOYEL CHAKRABORTY, Smt APARNA CHATTERJEE, Smt VINOLIA CHATTERJEE

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri SAMPADA CHAKRABORTY	SANKAR MAHESHWARI FRAME WORK-1.70615 Dec
2	Smt SAMPA CHAKRABORTY	SANKAR MAHESHWARI FRAME WORK-1.70615 Dec
3	Smt PAYEL CHATTERJEE	SANKAR MAHESHWARI FRAME WORK-1.70615 Dec
4	Smt KOYEL CHAKRABORTY	SANKAR MAHESHWARI FRAME WORK-1.70615 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Shri SAMPADA CHAKRABORTY	SANKAR MAHESHWARI FRAME WORK-606 Sq Ft
2	Smt SAMPA CHAKRABORTY	SANKAR MAHESHWARI FRAME WORK-606 Sq Ft
3	Smt PAYEL CHATTERJEE	SANKAR MAHESHWARI FRAME WORK-606 Sq Ft
4	Smt KOYEL CHAKRABORTY	SANKAR MAHESHWARI FRAME WORK-606 Sq Ft



Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311110503391 Premises No. : 339 Ward No. : 111 Street Name : BORAL MAIN ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI SAMPADA CHAKRABORTY , SMT. SAMPA CHAKRABORTY , SMT. KOYEL CHAKRABORTY , SMT. PAYEL CHATTERJEE Owner Address : 19,USHA PALLY,BORAL MAIN ROAD , PO-GARIA,PS- BANSDRONI , KOL-84 Pin No. : 700084	Character of Premises: Total Area of Land: 04 Cottah, 02 Chatak, 08 SqFeet,

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 10-11-2022) for e-Payment , Assessed market value & Query is valid for 30 days.(i.e. upto 10-11-2022)
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



CONSULATE GENERAL OF INDIA
BIRMINGHAM (U.K.)



STAMP AFFIXED
12/19/22
BY THE CONSUL GENERAL
OF INDIA, BIRMINGHAM

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GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, SMT. PAYEL CHATTERJEE, (Indian Passport No.M5519839) wife of Sri Arijeet Chatterjee & daughter of Late Tripada Chakraborty, by faith-Hindu, by occupation -Service, presently residing at 6 Cecil Court, Mill Road, Leamington Spa, United Kingdom, Post Code: CV311BH, am the owner of undivided 1/3rd share in the ALL THAT piece and parcel of land



Payel

CONSULATE GENERAL OF INDIA
BIRMINGHAM (U.K.)

measuring 2 Cottah 0 Chittak 0 sq.ft. be the same a little more or less, being Plot No.7B together with one storied building standing thereon, situated at Mouza-Kamdahari, J.L. No.49, Pargana-Magura, R.S.No.200, Touzi No.14, comprised in R.S. Dag No.632, appertaining to Khatian No.774, being KMC Premises No.339, Boral Main Road, having its postal address-19, Usha Pally, Kolkata-700084, under P.S. Tollygunge then Jadavpur thereafter Regent Park now Bansdrone, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.111, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, but I, being abroad, it is not possible for me to appear before Registration office, being personally present, hence it is necessary and expedient for me to appoint an Attorney and I do hereby nominate, constitute authorise and appoint my sister SMT. KOYEL CHAKRABORTY, wife of Swarup Dutta (PAN-AJAPC5764E & Aadhaar No.9783 5764 5900) daughter of Late Tripada Chakraborty, by faith Hindu, Nationality-Indian, by occupation-House-hold-duties, residing at 19, Usha Pally, 339, Boral Main Road, P.O. Garia, P.S. Bansdrone, Kolkata-700084, as my true and lawful ATTORNEY for me and in my name and on my behalf to do and execute inter alia the following acts, deeds and things:-

1. To look after, manage, supervise, administer my share in the said property described in the Schedule hereunder written for and on my behalf.
2. To appear and to act on my behalf before any office or Department of Govt. of West Bengal, Kolkata Municipal Corporation, District Collector, Police Station, Police Office, etc. and to represent me everywhere and to sign and verify all papers, forms, petition, applications receipts, vouchers etc. as and when required.



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3
CONSULATE GENERAL OF INDIA
BIRMINGHAM (U.K.)

3. To negotiate for agreement for Developer in respect of my share in the said property with any person, firm, association at such terms and conditions my said Attorney shall deem fit and proper.
4. To enter into or make any agreement or contract with the intending Developer and to execute deed of agreement for Development of the said property or any part thereof and to sign and verify the said agreement and to grant valid receipt or discharge for the same from the Developer in my name and on my behalf.
5. To execute Agreement for Development and to present the said Agreement before any Registering authority, having jurisdiction and admit execution thereof and to have admit and acknowledge the said Agreement registered and to grant the valid receipt or discharge for the same and to sign and verify all such deeds and documents for and on my behalf.
6. To sign and execute the Deed of Amalgamation in respect of my said share of property with the adjoining land or property and to present the said deed before any Registering authority, having jurisdiction and admit execution thereof and to have admit and acknowledge the said deed registered and to sign and verify all such deeds and documents for and on my behalf.
7. To defend contest and prosecute all cases, suits and proceedings if instituted by any person, firm, association or any authority and to protect/ safeguard my interest in the said property in every respect.
8. To file plaint, written statements, verification, show cause petition, objection petition and to swear affidavit and to submit the same before any Magistrate either Executive Magistrate, District Magistrate, or before any Munsiff, Sub-Judge, District Judge, Session Judge, Etc.

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**CONSULATE GENERAL OF INDIA
BIRMINGHAM (U.K.)**

9. To prefer appeal motion, revision etc. before any Higher Court against any order or Judgement passed by any Lower Court.
10. To appoint Advocate, Pleader, Solicitor, or any Agent to conduct all cases, suits, and proceedings and to discharge him/ them.
11. To sign and submit papers application and documents for having the Mutation affected in all public and with all authorities and or persons including in respect of the said property and to deal it such authority or authorities in any manner to have mutation effected if it is require thereon.
12. To appear for and represent my before all Government, Statutory local, revenue, tax and other Authorities as also Courts and Tribunals.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and transfer of my said flat and all acts, deeds by my said Attorney shall be taken as my acts, deeds and things as if I was personally present and done the same myself.

AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney, which will be done by virtue of this Power of Attorney.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of undivided 1/3rd share in the **ALL THAT** piece and parcel of land measuring 2 Cottah 0 Chittak 0 sq.ft. be the same a little more or less, being Plot No.7B together with one storied building standing thereon, situated at Mouza-Kamdahari, J.L. No.49, Pargana-Magura, R.S.No.200, Touzi No.14, comprised in R.S. Dag No.632, appertaining to Khatian No.774, being KMC Premises No.339, Boral Main Road, having its postal address-19, Usha Pally, Kolkata-700084,

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Layed

5
CONSULATE GENERAL OF INDIA
BIRMINGHAM (U.K.)

under P.S. Tollygunge then Jadavpur thereafter Regent Park now Banskroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.111, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto.

IN WITNESSES WHEREOF I, the Principal, named above, have hereunto set and subscribed my hand and signature on the²² Day of ...AUGUST 2022.

SIGNED & DELIVERED

In presence of :-

Bubbarua Ghosh

1. SUBHASREE GHOSH
PASSPORT # T0064806
Flat 45, ROOM 4, SIMON SENZIS
HALL, NORTHAMPTON
NN2 7AL

Ariseet Chatterjee
2. ARISEET CHATTERJEE
PASSPORT # M5648383
6 CECIL COURT
MILL ROAD
LEAMINGTON SPA
CV31 1BH
UNITED KINGDOM

PRINCIPAL

Brijesh
(BRIJESH)
VICE CONSUL
Consulate General of India
Birmingham (U.K.)

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No. 0314122 Date 22/08/22

The executants herein as identified with the help of document(s) mentioned in this document, appeared and appended their signatures before me on this document.



No. 0314122 Date 22/08/22

The witnesses were present at the time of execution
at CGI Birmingham

Pooja
22/08/22

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

पत्राची सेवा संख्या कार्ड
Passbook Account Number Card
ADRF59150G



संस्था/फ्रेमवर्क
SANKAR MAHESHWARI FRAME WORK

दिनांक : 18/06/2018
Date of generation of PAN card
18/06/2018

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के लोस्टे/फाउंडे के सूचना सूचित करें/सीआरए -
आयकर पत्र सेवा यूनिट, UTIISL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614

Aaykar Sampark Kendras

For Income Tax Related
Queries call Toll Free Nos.
1021
or
19201801011

आयकर विभाग

INCOME TAX DEPARTMENT

VINOLIA CHATTERJEE

SIDHARTHA ROY CHOWDHURY

12/02/1984

Pan Card Account Number

BBQPC7314H

Vinolia Chatterjee

Signature



भारत सरकार

GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने का सूचना सूचित करें/लौटवाएं :
आयकर पैन सेवा यूनिट, UTTISI,
प्लॉट नं. 3, सेक्टर 11, सी.डी.बी. बेलपुर,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

APARNA CHATTERJEE
APURBA GHOSH

02/09/1975

Permanent Account Number

AJVPC1975G

Aparna Chatterjee

Signature



In case this card is lost / found, kindly inform / return to:-

Income Tax PAN Services Unit, I/T/ISE

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पहने पर कृपया सूचित करें/वापस करें।

आयकर पैन सेवाएँ इकाई, यू.टी/आई.ई.यू.

प्लॉट नं.- 3, सेक्टर 11, सी.बी.डी. बेलपुर,

नवी मुंबई - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JOYDIP CHATTERJEE
KARTIK KR CHATTERJEE

01/01/1976

Permanent Account Number

AJVPC1976F

Indip Chatterjee

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KOYEL CHAKRABORTY

TRIPADA CHAKRABORTY

26/10/1986
PAN CARD ACCOUNT NUMBER

AJAPG5764E

Koyel

आयकर विभाग, नई दिल्ली
आयकर विभाग, नई दिल्ली
आयकर विभाग, नई दिल्ली
आयकर विभाग, नई दिल्ली

आयकर विभाग, नई दिल्ली
आयकर विभाग, नई दिल्ली

Income Tax PAN Services Unit, NSDI

1st Floor, Upper Tower,

Sampriti Vihar, Connaught

Place, New Delhi - 110029

Phone: 23496600, 23496601, 23496602

Website: www.irdi.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

PAYEL CHATTERJEE

TRIPADA CHAKRABORTY

03/12/1979
Permanent Account Number
ALKPC1795P


Signature



10220971

সম্পদে অ্যাকাউন্ট নং

PERMANENT ACCOUNT NUMBER
ACMPC9006A



নাম / NAME

SAMPADA CHAKRABORTY

পিতা বা মাতা / FATHER'S NAME

KLIPADA CHAKRABORTY

জন্ম তারিখ / DATE OF BIRTH

20-08-1950

স্বাক্ষর / SIGNATURE

Sampada Chakraborty

[Signature]

তারিখ: ১৯.০৮.১৯

COMMISSIONER OF INCOME-TAX, W.B. - XI

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 356162 to 356194
being No 160412337 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.10.18 15:41:30 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/10/18 03:41:30 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)