भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AM 658362

16/12/2022

Q-200355066 2/2022

Certified thet the document is admitted the Registration. The signature sheets and the endroesement 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

16 DEC 2022

# DEED OF DEVELOPMENT AGREEMENT

**THIS DEED OF DEVELOPMENT AGREEMENT** made on this the 16th **day of December 2022** *BETWEEN* **(1) SMT PROVATI SAHA** (PAN NO.GPCPS4348Q & AADHAAR NO.9183-3376-4956) wife of Late Suvash Chandra Saha, **(2) SRI DEBASISH SAHA** (PAN NO. EAUPS0411K & AADHAAR NO. 7028-7704-1721) son of Late Suvash Chandra Saha both residing at Near

Contd.....Pg/2.

SL. NO. 20215 DT. 25-11-22

NAME Sindhuja Associate

ADDRESS 1261, Survey Park, P.O-Santoshpur

P.S- Survey Park, Kol-75

RS. 100/-

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

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

Sulekhash Dutta
S/o Late Khokan Dutta
Jaskar Par Jaskelbagan
P.S- Sonar Par
Kol-153

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

16 DEC 2022

Garia Station Road, Balia More, P.S. Sonarpur, P.O. Garia, Kolkata-700084, and **(3) SMT. DOLA DEY** (PAN NO. ARCPD1078J & AADHAAR NO. 5017-5114-0616) wife of Sri Neeladri Sekhar Dey and daughter of Late Subash Chandra Saha residing at A/123, Near Layalka Pukur Baghajatin, P.O. Regent State, P.S. Jadavpur, Kolkata-700092 all by faith Hindu, by occupation No.(1)House-wife No.(2) Business and No(3) House-wife all by Nationality Indian hereinafter referred to as the **OWNERS** (which term or expression shall unless included by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives and / or assigns) of the the **ONE PART/FIRST PART** .

**A N D**

**"M/s. SINDHUJA ASSOCIATE" (PAN NO. AEVFS8925B )** a partnership firm, having its office at 1261, Survey Park, P.O. :- Santoshpur, P.S.:-Survey Park, Kolkata-700 075 being represented by its partners **(1) SRI TAPASH KUMAR GHOSH** (PAN NO. AGFPG5848M) and (AADHAAR NO. 852828311644) son of Sri Anil Chandra Ghosh, residing at 2081, Chak-Garia, P.S. Survey Park, P.O. Santoshpur, Kolkata-700 075 and **(2) SRI TOTUL KUMAR GHOSH** (PAN NO. BETPG8342D) and (AADHAAR NO. 830665197607) son of Sri Ajit Kumar Ghosh, residing at 1261, Survey Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700 075 hereinafter referred to as the **PROMOTER/ BUILDER/ DEVELOPER/CONTRACTOR/CONFIRMING PARTY** (which term or expression shall unless included by or repugnant to the context be deemed to mean and include its respective successors – in office interest, executors, legal representatives and / or assigns) of the **THIRD PART**.

**WHEREAS** one Sri Mangal Chandra Naskar son of Late Nabin Chandra Naskar as absolute owner of land measuring 50 decimal under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S.No. 8, Touzi No. 271, C.S. Kh.No. 236, R.S. Kh. No. 187, C.S. Dag No. 221, R.S. Dag No. 71 sold and transferred to Sri Kalicharan Mondal son of Late Ram Narayan Mondal on 26-06-1943 which was registered at S.R. Baripur, recorded in Book No. I, being No. 3723 for the year 1943 with valuable consideration mentioned therein.

**AND WHEREAS** Sri Kalicharan Mondal son of Late Ram Narayan Mondal as absolute owner of land measuring 50 decimal by way of purchased thereafter sold and transferred 50 decimal Sali land under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S.No. 8, Touzi No. 271, C.S. Kh.No. 221, R.S. Kh. No. 187, C.S. Dag No. 236, R.S. Dag No. 71 to Sri Atul Krishna Mondal son of Late Baikhuntha Nath Mondal which was registered at DR Alipore recorded in Book No. I, Volume No. 72, pages from 78 to 80 being No. 3296 for the year 1952.

**AND WHEREAS** Sri Atul Krishna Mondal while enjoying his absolute possession sold and transferred 8¼ decimal demarcated Sali land out of 50 decimal under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S.No. 8, Touzi No. 271, C.S. Kh.No. 221, R.S. Kh. No. 187, C.S. Dag No. 236, R.S. Dag No. 71 to Sri Subash Chandra Saha son of Late Sahadev Saha which was registered at S.R

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

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

16 DEC 2022

Sonarpur recorded in Book No. I, Volume No. 22, pages from 180 to 183 being No. 1415 for the year 1978.

**AND WHEREAS** thus the owner herein to **Sri Subash Chandra Saha** son of Late Sahadev Saha by virtue of the aforesaid purchase thus owned seized and possessed of and / or otherwise well sufficiently entitled to Bastu Land measuring 8¼ decimal more or less under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S. No. 8, Touzi No. 271, C.S. Kh.No. 221, R.S. Kh. No. 187, C.S. Dag No. 236, R.S. Dag No. 71, presently L.R. Dag No. 76 and L.R. Kh. No. 2296 recorded as Sali/ Bastu , P.S. Sonarpur Now Narendrapur, District –South - 24-Parganas, Kolkata-700094 with every rights, title interest over the said property without interruption, claim and whatsoever and mutated his name in the record of Rajpur Sonarpur Municipality as Holding No. 966, Srinagar, Ward No. 01, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104302063951, Kolkata-700094.

**AND WHEREAS** the owner **Sri Subash Chandra Saha** while enjoying and possessing the entire Bastu land measuring 8¼ decimal more or less died intestate on 20-04-2015 living behind his **wife** Smt Provati Saha one **son** Sri Debasish Saha and one **daughter** Smt Dola Dey who inherited the entire undivided Sali/Bastu Land measuring 8¼ decimal more or less under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S.No. 8, Touzi No. 271, C.S. Kh. No. 221, R.S. Kh. No. 187, C.S. Dag No. 236, R.S. Dag No. 71 presently L.R. Dag No. 76 and L.R. Kh. No. 2296, with every rights, title interest over the said property without interruption, claim and whatsoever of Rajpur Sonarpur Municipality Holding No. 966, Srinagar, Ward No. 01, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, Dist. 24Pargana(S) being Assessee No. 1104302063951, Kolkata-700094 left by late Subash Chandra Saha.

**AND WHEREAS** the owners the first party herein Smt Provati Saha, Sri Debasish Saha and Smt Dola Dey jointly decided to develop the said Sali/Bastu land measuring 8¼ decimal more or less under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S.No. 8, Touzi No. 271, C.S. Kh. No. 221, R.S. Kh. No. 187, C.S. Dag No. 236, R.S. Dag No. 71 presently L.R. Dag No. 76 and L.R. Kh. No. 2296, P.S. Sonarpur Now Narendrapur, District –South - 24-Parganas, Kolkata-700094 through **"M/s. SINDHUJA ASSOCIATE"** a partnership firm, having its office at 1261, Survey Park, P.O. :- Santoshpur, P.S.:-Survey Park, Kolkata-700 075 being represented by its partners **(1) SRI TAPASH KUMAR GHOSH** son of Sri Anil Chandra Ghosh, residing at 2081, Chak-Garia, P.S. Survey Park, P.O. Santoshpur, Kolkata-700 075 and **(2) SRI TOTUL KUMAR GHOSH** son of Sri Ajit Kumar Ghosh, residing at 1261, Survey Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700 075.

**AND WHEREAS** this day on signing of this agreement Smt Provati Saha, Sri Debasish Saha and Smt Dola Dey jointly handed over the Original Deed Being No. 1415 of Book No. I, for the year 1978, Certified Copy of previous link Deeds being No. 3723 and 3296 for the year 1943 and 1952 respectively, Rajpur Sonarpur Municipality original Mutation Certificate and Assessment Book Copy, Rajpur Sonarpur Municipality original up-to-date Tax Bill, Original BLL&RO Khajna Receipt and present L.R. of the said Sali/bastu land under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S.No. 8, Touzi No. 271,

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

16 DEC 2022

C.S. Kh. No. 221, R.S. Kh. No. 187, C.S. Dag No. 236, R.S. Dag No. 71 presently L.R. Dag No. 76 and L.R. Kh. No. 2296, P.S. Sonarpur, District –South 24-Parganas, Rajpur Sonarpur Municipality Holding No. 966, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104302063951, Kolkata-700094 for original verification for plan sanction, and for the intending purchaser/sand for the construction of multi-storied buildings according to modern test, design and architecture in accordance with the building plan of Rajpur- Sonarpur Municipality.

**AND WHEREAS** the Owners herein Smt Provati Saha, Sri Debasish Saha and Smt Dola Dey finally developing the said aforesaid Schedule-A property, by the Promoter/Builder/Developer **"M/s. SINDHUJA ASSOCIATE"** a partnership firm, having its office at 1261, Survey Park, P.O. :- Santoshpur, P.S.:-Survey Park, Kolkata-700 075 being represented by its partners **(1) SRI TAPASH KUMAR GHOSH** and **(2) SRI TOTUL KUMAR GHOSH** and approached the said Promoter / Builder /Developer to enter into Registered Development Agreement for development of the said property lying situate at Rajpur Sonarpur Municipality Holding No. 966, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104302063951, Kolkata-700094 Ward No. 01, under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S.No. 8, Touzi No. 271, C.S. Kh. No. 221, R.S. Kh. No. 187, C.S. Dag No. 236, R.S. Dag No. 71 presently L.R. Dag No. 76, and L.R. Kh. No. 2296, P.S. Sonarpur at present Narendrapur, District –South 24-Parganas, Kolkata-700094 morefully and particularly described in the **SCHEDULE-A** hereunder written (hereinafter referred to as the said Schedule-A property).

**AND WHEREAS** on or before execution of these presents the **OWNERS** have represented to the **PROMOTER/BUILDER/DEVELOPER** as follows:-

1. That the said Schedule-A property belongs only to the owners and none, other than the owners, has any right, title, interest or claim there over. The Owners are fully entitled to deal with the said Schedule-A property in any manner whatsoever and/or howsoever they think fit and proper. There is no existence of any development agreement in connection with the Schedule-A Property.
2. The abstract of title of the Owners to the said Schedule-A property as also the recitals herein above are all true and correct.
3. The said Schedule-A Property, is free from all encumbrances and except the Owners no one else has/have any right title, interest claim of any nature whatsoever in the said schedule-A property.
4. The Owners shall clear and complete all the Municipality taxes (if any), arrear dues, LR Mutation, Conversion in respect of the said schedule-A property till the date of handover of vacant possession thereof the Promoter/Builder/Developer.
5. There are no suits and/or legal proceeding and/or litigations pending in any Court of Law involving the question of title to the said schedule-A Property or any part thereof and/or involving the owner, to the knowledge of owner, in relation and/or in respect of the schedule-A property.
6. The Owners hereby indemnify the Promoter/Builder/Developer that in the event any litigation arises in respect and/or in relation to and/or concerning the said Schedule-A property due to any

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

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

15 DEC 2022

acts or omissions on the part of the owners shall settle all the disputes at their own costs and expenses.

7. The terms in the these presents shall unless contrary or repugnant to the context, mean and include the followings :-

7.1. Said Schedule-A property shall mean and include Rajpur Sonarpur Municipality Holding No. 966, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104302063951, Kolkata-700094, under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S.No. 8, Touzi No. 271, C.S. Kh. No. 221, R.S. Kh. No. 187, C.S. Dag No. 236, R.S. Dag No. 71 presently L.R. Dag No. 76, and L.R. Kh. No. 2296, District –South 24-Parganas, Kolkata-700094.

7.2. **DEVELOPMENT AGREEMENT** shall mean this agreement with such modification and/or alteration and/or supplementary agreement as may be mutually agreed upon in writing.

7.3. **PROMOTER/BUILDER/DEVELOPER** shall mean and include the **Promoter/ Builder /Developer** herein as more fully describe hereinabove and its representatives, successors in interest.

7.4. **PLAN** shall mean the plan to be sanctioned by the Rajpur Sonarpur Municipality with such modification and/or alteration as may be required or which may be made and prepared by the Promoter/Builder/Developer from time to time for the purpose of construction and erection of building on the said properties.

7.5. **BUILDING** shall mean ground plus two storied building, or such stories as shall be sanctioned by Rajpur Sonarpur Municipality, to be constructed on said schedule-A property, in accordance the plan with modifications thereto, consisting of self-contained flats/apartments/ units/ constructed spaces/cars parking space, capable of being held and/or transferred and /or used and enjoyed independently of each other.

7.6. **ARCHITECT** shall mean such person who may be appointed by the DEVELOPER for the purpose of undertaking the preparation and/or modification of the said plan and also for carrying out the supervision and management of the construction of the said building to be constructed at the said properties.

7.7. **SPECIFICATIONS** shall mean the specifications of the materials to be used in course of construction of the said building more fully described in the schedule-B hereunder written.

7.8. **FORCE MAJEURE** shall mean strike, earthquakes, civil commotion, pandemic situation, natural calamities or other irresistible forces and/or any other circumstances beyond the control of the Promoter/Builder/Developer and/or for which the Promoter/Builder / Developer is not responsible.

7.9. Word importing singular shall include plural and vice versa. Words importing masculine gender shall include feminine gender and neuter gender likewise words importing feminine and neuter gender shall include masculine and neuter gender and similarly words importing neuter gender shall include masculine and feminine genders.

7.10. **ADVOCATE** shall mean any other Advocates as the DEVELOPER may appoint time to time in future.

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

15 DEC 2022

7.11. **BUILT UP AREA:** shall mean the area measuring at floor level of any Flat/unit taking the external dimension of the flat /unit including the area of balconies thereto including the walls separating one unit from the other of which 50% only to be added with proportionate share of Stair, Lift and lobby plus both Stair head rooms.

**8. DEVELOPMENT RIGHT AND COMMENCEMENT :**

This agreement has commenced on and with effect from the date of execution of this Indenture and shall remain valid till such time the entire work of construction of flats/ cars parking is completed at the properties by the Promoter/Builder/Developer and possession thereof handed over to the OWNERS as per OWNERS' allocation mentioned herein, and to prospective buyers of under Promoter's/Builder's/Developer's allocation as mentioned herein.

**9. CONTRACT:**

In consideration of the various terms and conditions herein after provide and subject to the terms and conditions as are herein contained, whereby and where under the Promoter/ Builder/Developer shall be entitled to and is hereby authorized and empowered to construct, erect and complete the said building in accordance with the plan to be sanctioned by Rajpur Sonarpur Municipality and/or as modified and /or revalidated from time to time (hereinafter referred to as the said plan) and enter into Agreement for Sale or Registered Agreement for sale with the intending purchaser/s from Developer's allocation and receive money partly or fully and the OWNER has hereby granted delivery of possession of the said schedule-A property to the Promoter/ Builder/ Developer.

**10. PLAN AND LICENSE :**

10.1. The Promoter/Builder/Developer at its own costs shall cause the said map or plan to be prepared, sanctioned, modified, re-validated, if required and the Promoter/ Builder/ Developer shall be entitled to obtain all necessary permission approved and /or sanctions as may be necessary or be required from time to time.

10.2. The OWNERS hereby authorize the Promoter/Builder/Developer and also agree to sign all maps, plans, applications and all other necessary papers as may be required from time to time to enable the Promoter to obtain the modification plan or getting the said plan re-validated and/or to obtain all necessary permission and/or approvals and/or sanctions as may be necessary or be required from time to time.

**11. CONSTRUCTION :**

11.1. The OWNERS hereby authorize and empower the Promoter/Builder/Developer, and the Promoter/ Builder/ Developer hereby agrees and undertakes to construct erect and complete the said building in accordance with the said sanctioned plan with all internal and external services amenities fitting and fixtures etc, upon demolition of existing structures there at, at the cost, risk and responsibility of the developer.

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

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

16 DEC 2022

11.2. It is hereby agreed by and between the parties hereto that the said building shall be constructed erected and completed in accordance with the specifications more fully and particularly described in the schedule-B hereunder written and as may be approved by the Architect.

**12. COST OF CONSTRUCTION AND COMPLETION :**

12.1. The entire cost of construction, erection, amenities in connection with construction, erection and completion of the said building, to be constructed on the said schedule-A Property shall be borne by the Promoter/ Builder/Developer. Such costs shall, inter alia, include costs of all overheads regarding construction, price rise in the cost of materials used for construction, fees payable to the Rajpur Sonarpur Municipality, Architects and Engineers in respect of the construction, costs for the purpose of obtaining licenses. The OWNERS shall not be required and/or liable to contribute any amount on any of the aforesaid account.

12.2. Unless prevented by any authority or any Government agency or by an order of any competent court of law and/or any circumstances beyond the control of the Promoter / Builder /Developer, the Promoter/ Builder/ Developer shall complete the said building within 24(twenty-four) months from the dated of execution of Agreement. The said period may be extended for a further period of six months if the situations demands.

Clarification of 24 month: Req. first 3-Month for Conversion and RSM Mutation, next 3-Month for Plan Sanction and thereafter 18 months for Construction.

**13. OWNER'S SHARE AND ALLOCATIONS ;**

a. The Owners herein Smt Provati Saha, Sri Debasish Saha and Smt Dola Dey entitled to 48% Construction area of sanction plan consist of 03 Nos. of Flats including proportionate share of Stair with lobby plus stair head rooms and one Complete Covered Car Parking space as per followings with all easementary right attached thereto being Rajpur Sonarpur Municipality Holding No.966, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104302063951, Kolkata-700094, under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S. No. 8, Touzi No. 271, C.S. Kh. No. 221, R.S. Kh. No. 187, C.S. Dag No. 236, R.S. Dag No. 71 presently L.R. Dag No. 76, and L.R. Kh. No. 2296, P.S. Sonarpur at present Narendrapur, District –South 24-Parganas, Kolkata-700094.

b. Share and area calculation as per present Physical measurement (subject to sanction)

Land Area: 3K-07Ch-27SF, If FAR 1.75 then Proposed Ground Coverage: 1433 SF more or less

| Share | Floor | Type | FLAT NO | Facing | Built Up Area In Sq.ft more or less |
|---|---|---|---|---|---|
| 48% | Ground | Parking | 1 | South- West | 148 |
| 48% | Ground | 2-BHK | B | South-East | 540 |
| 48% | First | 2-BHK | 1B | East-South-West | 688 |
| 48% | Second | 2-BHK | 2B | East-South-West | 688 |

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

15 DEC 2022

c. That the owners shall be entitled to sale, transfer or dispose of or otherwise deal with the owner's allocation to their nominees in the building without disturbing the Promoter's/ Builder's / Developer's Allocation situated thereon with the exclusive right to deal with or to enter into agreement for sale and transfer the same without any right, claim, demand, interest, whatsoever or howsoever of the Promoter/Builder/ Developer.

d. Built up area Calculation based on Proposed plan attached herewith subject to sanction from Rajpur Sonarpur Municipality and at the time of plan submission if it is found less area from the present written area as per Municipality FAR then the built up area shall be re-schedule as per ratio by keeping the same allocation.

**14. DEVELOPER'S SHARE AND ALLOCATION :**

14.1 The Second Party herein Builder/Developers is entitled to 52% Construction area of sanction plan consist of 03 Nos of Flats & 01 No. of Parking Space including proportionate share of Stair with lobby plus stair head rooms as per following with all easementary right attached thereto being Rajpur Sonarpur Municipality Holding No. 966, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104302063951, Kolkata-700094, under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S. No. 8, Touzi No. 271, C.S. Kh. No. 221, R.S. Kh. No. 187, C.S. Dag No. 236, R.S. Dag No. 71 presently L.R. Dag No. 76, and L.R. Kh. No. 2296, P.S. Sonarpur at present Narendrapur, District –South 24-Parganas, Kolkata-700094.

| Share | Floor | Type | FLAT NO | Facing | Built Up Area In Sq.ft More or less |
|---|---|---|---|---|---|
| 52% | Ground | Parking | 2 | West (Road facing) | 135 |
| 52% | Ground | 2-BHK | A | East-North-West | 745 |
| 52% | First | 2-BHK | 2A | East-North-West | 745 |
| 52% | Second | 2-BHK | 2A | East-North-West | 745 |

14.2 The Promoter/Builder/Developer shall have the right to change the nature of use of its allocation. The cost, charges and expenses therefore shall, however, be borne by the Promoter/Builder / Developer and the owners shall not be responsible and /or create objection and/or liable therefore.

14.3The Promoter/Builder/Developer shall also be entitled to change the layout of the flats in the allocation of the Promoter/Builder/Developer, by merging the same and/or by reducing the size of the flats, thus increasing the number of flats at its sole and absolute discretion subject to approval by the Rajpur Sonarpur Municipality. Needless to add, the cost, charges and expenses therefore shall be borne by the Promoter/Builder/Developer.

14.4That the Promoter/Builder/developer shall be entitled to sale, transfer or dispose of or otherwise deal with the Promoter's/Builder's/Developer's allocation to their intending purchaser or purchasers in the said building without disturbing the Owners' Allocation situated thereon with the exclusive

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

District Sub-Registrar-IV
Register U/S 7 (2) of
Registration 108A
Alipore, South 24 Parganas

16 DEC 2022

right to deal with or to enter into agreement for sale and transfer the same without any right, claim, demand, interest, whatsoever or howsoever of the Owners.

**15. OWNERS' OBLIGATION :**

15.1. The Owners shall simultaneously with this indenture execute and register a Development Power of Attorney within 7(seven) days in favour of the Promoter/Builder/Developer to enter into Agreement for sale or Registered Agreement for Sale with the intending purchaser/s and to receive booking, part payment, full payment and also execute registered Deed of Indenture/ conveyance in favour of purchasers of the Promoter's/Builder's/ Developer's allocation with proportionate share of land mentioned in Schedule-A below in terms of this Agreement.

15.2. The owners represents and declares that the said premises/holding mentioned in Schedule-A below is free from all encumbrances and they have good and absolute right, title to the said property and they have a marketable title to enter into this Development Agreement with the promoter/builder/developer.

15.3. That there is no excess vacant land at the said premises within the meaning of the Urban Land (Ceiling and Regulation) Act. 1976.

15.4. That the owners are the lawful owners of the said premises have full right and authority to sign and execute the present agreement for development with the builder/developer hereof.

15.5. That the First Party till date neither created any mortgage, charge nor attach the said premises with other encumbrances in any manner whatsoever.

15.6. That the First Party have not yet done any act, deed, matter of thing whereby or by reason whereof the development of the said premises by the builder/developer hereto may be prevented or affected in any manner whatsoever.

15.7. That the Second Party is liable for separate electric meter for regular connection of each flat and proportionate share of common electric connection from CESC LTD.

15.8. The First Party /owners shall pay the service tax or GST on their respective flat/flats and parking space /s.

15.9. The OWNERS hereby undertakes that they or any person claiming through and/or under them shall not cause any hindrances in the construction of the said building at the said property and further undertake not to take any action, even in the court of law, whereby and where under the smooth construction of the said building is disturbed.

15.10. The OWNERS shall be liable to bear all new statutory charges, after the new building of owners' allocation is handed over by the developer.

15.11. The OWNERS shall hand over vacant possession of the said premises simultaneously on execution of this agreement.

15.12. The Developer shall bear and complete BL&LRO mutation, Conversion and thereafter RSM Mutation and its miscellaneous expenditure.

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

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

16 DEC 2022

**16. DEVELOPER'S OBLIGATIONS :**

16.1. The PROMOTER/BUILDER/DEVELOPER shall complete the construction of the said building within a period of 24 (Twenty-four) months from the date of execution of this Development Agreement and Development Power of Attorney unless prevented by force majeure or any other reasons beyond the control of the PROMOTER/ BUILDER / DEVELOPER or if restrained by an order of court and/or statutory authority. If require the Promoter/Builder/Developer is entitle to six months over and above the aforesaid 24 months which is to be treated as a grace period.

16.2. The PROMOTER/BUILDER/DEVELOPER shall use good quality materials and fixtures and fitting for constructing the said building as prescribed by the Architect.

16.3. If any deviation is being made by the PROMOTER/BUILDER/DEVELOPER during construction of the said building, the Promoter/Builder/Developer shall be solely responsible to rectify/ regularize the same by paying necessary fees/compensation to the concerned authority before handing over possession of the OWNERS' allocation to the OWNERS.

16.4. The PROMOTER/BUILDER/DEVELOPER shall, simultaneously with handing over possession of the OWNERS' allocation, make over to the OWNERS a Xerox copy of the Completion Certificate to be granted by the Rajpur Sonarpur Municipality (availability from RSM).

**17. CONSTRUCTIONAL OBLIGATION**

The first party / owner and the promoter/ builder/ developer both hereby declare and covenant as follows:-

a) That the First Party / owner hereby grant exclusive right to the promoter/ builder/ developer to undertake new construction on the said premises in accordance with the sanctioned building plan of the Rajpur Sonarpur Municipality.

b) That the plan sanction, soil test, Structural design, construction of boundary wall on schedule land, deposit the sanction fees, payment of Architect fees, to the appropriate authority including its identical expenses, completed and paid by the developer its own cost and expenses.

d) That the owners and the Promoter/Builder/Developer shall exclusively be entitled to hold, possess and enjoy their respective allocation in the building with further right to transfer and/or to deal with or dispose of the same without any claim, demand, right or interest therein of the other part and shall further not in any way interfere or disturb the quiet and peaceful possession of the other.

e) It is made clear that save and except the owner's allocation all other floors and flats of the said proposed multi-storied buildings will be treated as property lying under developer's allocation and the promoter/builder/ developer shall dispose of in favour of the prospective buyer/s at such consideration or price that the promoter/builder/ developer may think fit and proper.

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

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

16 DEC 2019

f) That the owners hereof in connection with the present agreement for development as well as for all other related acts, deeds and things, sign and execute a registered development power of attorney unto and in favour of the Promoter/Builder /Developer hereto empowering there under to do and perform all such acts, deeds and things that are required to be done for developing the said premises by completing the construction work of multi-storied building and also to sale the flats, units and other constructed spaces of the building fallen under developer's allocation including delivery of possession thereof in favour of the prospective purchaser/s.

g) The Promoter/Builder/Developer shall have exclusive right to construct the building on the said land and premises at its own cost in accordance with the sanctioned building Plan, without any hindrances or obstruction from the owners or any person claiming through them. The type of construction, specification of materials to be used and the detailed design of the building shall be only as per the choice of the Promoter/Builder/ Developer. The Promoter/ Builder/ Developer hereby undertakes to construct the building in accordance with the sanctioned building plan maintaining the rules and regulations of the Rajpur Sonarpur Municipality and shall use quality Building materials.

h) The First Party / owners shall put the Promoter/Builder /Developer in exclusive and undisputed possession of the said land and shall not in any way interfere with the possession of the Promoter/Builder/Developer and shall not disturb or cause any obstruction in the construction or development of the said land. It is made clear that it shall be obligatory on the part of the First Party /owner to put the Promoter/Builder/ Developer in vacant possession of the said land in terms of this Agreement.

j) That both parties commit and undertake to play their role faithfully and sincerely and cooperate with each other in its true sense and in order to successfully complete the propose project

k) The Promoter/Builder/ Developer hereby undertakes to construct the Building diligently and expeditiously and to hand over the owners' allocation to the owners herein within 24(twenty-four) months from the date of execution of this Agreement. It is pertinent to mention here that the time for the new building construction as stated heretofore can be further extended to the limit of 6(six) months only by the Owner/party of the First Part herein to the Developer/party of the Second Part considering the special and/or unavoidable circumstances if any, cropped up during the aforesaid period of construction of the said proposed new building.

**18. DEALINGS OF SPACES OF THE BUILDING**

**a)** The promoter/builder/developer shall on completion of the construction work of the buildings in accordance with the specifications stated hereunder, put the owner in undisputed possession of the landowner's allocation together with right and interest on all common areas, facilities, provisions and amenities attached to and available with the buildings and such common right and

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

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

16 DEC 2022

interest are to be enjoyed by the landowners jointly and severally along with the other owners of flat/unit or space of the building.

b) The First Party / owners will be entitled to transfer or otherwise deal with the owners' allocation of the building exclusively at their absolute discretion.

c) That the Promoter/Builder/Developer shall be exclusively entitled to the Developer's allocations in the said building with all other common right, facilities situated thereon with all exclusive right to deal with, enter into agreement for sale and transfer the same without any right, claim, demand, interest whatsoever nature of the landowner and the landowner shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.

e) The promoter/builder/developer hereby agrees and covenants with the landowner not to do any act, deed or thing whereby the landowners will be prevented from occupying, enjoying, selling , assigning and/or disposing of any part or portion of the landowners' allocation in the said newly constructed buildings.

f) The owners hereby agrees and covenants with the promoter/builder/developer not to do any act, deed or thing whereby the promoter/builder/developer will be prevented from occupying, enjoying, selling, assigning and/or disposing of any part or portion of the promoter's/builder's /developer's allocation in the said newly constructed buildings.

**19. EXPLOITATION RIGHT**

a. After execution of this agreement made in terms thereof the owners shall grant exclusive right to the Promoter/Builder/ Developer to build upon and to commercially exploit the said plot of land on the basis of the layout plan approved by the Rajpur Sonarpur Municipality constructing thereon residential flat system building.

b. That the First Party herein owners shall execute Registered Development Power of Attorney in favour of the Promoter/Builder/ Developer so that the Promoter/Builder/ Developer shall at before any authority/authorities for getting sanction or CC Plan, to deposit fees and other necessaries papers for such sanction, to construct such flat system building thereon, to negotiate with the intending purchaser/purchasers of flat/flats, to fix up the price of the flat/flats at its own discretion and receive the booking money or advance payment /full consideration of the flat/flats, in respect of the developer's allocation. To appear before any registration authority/ authorities for registration of the said flat/s together with the proportionate share of land after completion of the said building in favour of the nominee/nominees or respective buyer/buyers in respect of the Promoter's/ Builder's/ Developer's allocation.

c. All Applications, plans and the other papers and documents referred to here-in-above shall be submitted by or in the name of the Owners at the costs of the Promoter/ Builder / Developer, and the Promoter/Builder/ Developer shall pay and bear all submission fees, charges and expenses

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

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

16 DEC 2022

required to be paid or deposited for such sanction to obtain Completion Certificate, drainage with their sanction plans on the said land.

d. That the First Party has confirmed that, good title over the entire plot of land in question including the absolute possession right and the land free from all sorts of encumbrances whatsoever and right now the owner has not received any notice of acquisition and requisition from any authority.

e. That both parties commit and undertake to play their role faithfully and sincerely and cooperate with each other in its true sense and in order to successfully complete the propose project.

f. In consideration having agreed to commercially exploit the said premises by constructing residential flat system building thereon, both the first party and Second Party shall compulsorily liable to pay Goods and Service Tax in their respective share.

**20. MISCELLANEOUS :**

a. Any notice required to be given by the OWNERS or the PROMOTER/ BUILDER /DEVELOPER shall without prejudice to any other mode of service available be deemed to have been served either on the OWNERS or the PROMOTER/BUILDER /DEVELOPER if delivered by hand and duly acknowledged or sent by prepaid speed post with acknowledgement due and be deemed to have been served on the OWNERS or the PROMOTER/BUILDER/DEVELOPER if sent to the respective address of the party.

b. None of the parties hereto shall do any act, deed or thing whereby and where under the other party is prevented from enjoying and /or dealing with its respective allocation in terms of this development agreement.

c. Both the parties hereby covenant with each other to do all such other lawful acts deeds or things as may reasonably require by the either of the parties for the purpose of giving effect to and /or implementing this development agreement.

d. In case, after commencement of construction it is found that the said property or any part thereof is affected by any acquisition, requisition or alignment by the state or Central Government or any other public body, then and in such event this agreement shall automatically stand terminated and the aggrieved party shall be entitled to damages from the other party.

**21.** JURISDICTION : The Courts within the jurisdiction of the said properties shall have the jurisdiction to entertain, try and determine all actions, suits and proceeding arising out of these presents between the parties hereto.

**22.** GST : Both party shall pay GST and its liability on their share and allocations as per GST Rule.

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

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

16 DEC 2022

**-:SCHEDULE-A ABOVE REFERRED TO:-**

**ALL THAT PIECE AND PARCEL** of revenue paying plot of Bastu land as per Regd. Deed measuring 8¼ decimal more or less but as per site physically the said land measuring 03K-07Ch-27 Sqft more or less under Mouza Tentulberia, Pargana Madanmollah, J.L. No. 44, R.S.No. 8, Touzi No. 271, C.S. Kh.No. 221, R.S. Kh. No. 187, C.S. Dag No. 236, R.S. Dag No. 71 presently L.R. Dag No. 76, and L.R. Kh. No. 2296, Rajpur Sonarpur Municipality Holding No. 966, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104302063951, Kolkata-700094,

The plan or map of the said land is annexed herewith and bordered with "Red Verge" which is butted and bounded as follows and will be treated with the part of this agreement.

ON THE NORTH : 3048 MM wide Road

ON THE SOUTH : Land of Mira Rani Saha

ON THE WEST : 3658 MM wide Road

ON THE EAST : 3048 MM wide Road

**SCHEDULE ABOVE REFERRED TO :**

**(Common Portions)**

- Lobbies on all floors and staircase of the Said Building.
- Water supply including pumps, reservoirs/tanks of the Said Building.
- Water supply pipeline in the Said Building (Save those inside and flat or attributable thereto).
- Drainage and Sewage pipeline in the Said Building (Save those inside any Flat or attributable thereto).
- Wiring, fittings and accessories for lighting of lobbies, staircase and other Common Portions of the Said Building.
- Electricity meters and space for their installation.
- Total work of cable Television in the Said Building.
- Common Roof above the top floor of the Said Building.

**:SCHEDULE -B :**

(TECHNICAL SPECIFICATION OF THE BUILDING)

1. Foundation, Plinth, Super-Structure and inside outside wall:-As per Rajpur Sonarpur Municipality Sanction plan.
2. Floor Finish with Skirting,:-
   (a) Flat:- Off white Vitrified tiles (2"X2") flooring with 4"skarting
   (b) Toilet & W.C. :- Anti-skid (1'X1') Tiles flooring 6'-6" height wall glazed tiles
   (c) Kitchen:- Vitrified tiles flooring with 4"skarting and 2ft. Height glazed tiles above cooking plat form.

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

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

15 DEC 2022

3. Plaster:-The outside of the Building will have sand cement plaster (1:6) ¾ thick (average) whereas the inside and the ceiling plaster will be ½" thick (average) in 1:4.

4. Painting: - (a) OUTSIDE-weather coat Paint, (b) INSIDE (Flat)—Putty, (c ) Boundary – weather Coat

5. Doors & Pallah: - (a). Wooden door Frames (Size: 4"X2½"),

(b). Commercial Flash door painted both side,

(c). Aluminium tower bolt from inside,

(d) Aluminium Chitkini with handle all doors

(e). Night latch lock for main door only.

6. Windows:- (a) Aluminium sliding windows with 4m.m white frosted glass

(b) Front opening grill

7. Toilet, W.C, and Kitchen Fitting: -

Toilet: (a). One white Commode (Hindware) with white P.V.C Cistern,

(b) One Commode Spray, (c) One white Porcelain wash basin (Hindware).

(d) One Hot & Cold water line for with one shower, two taps (D-sons or equivalent ISI)

W.C :- (a) One white Commode (Hindware) with white P.V.C Cistern

(b) One Commode Spray (c) One shower with one tap.

Kitchen:- Kitchen steel sink, one tap & Green super finished cooking platform.

8. Stair case and roof: - (1) Stair case room will be provided with Grill Windows for light and ventilation. (2) Cabin for Electric Meter (3) 3" thick (average) will be provided roof slab with water proofing. (4) 3ft height parapet wall will be provided all around the roof.

9. Electrical: Concealed wiring with copper wires wiring for installation (Electrical fittings and materials will be with reputed brand Finolex wire and Oriva switch).

a) Each Bed room: - 2 light points, 1 fan point, 1 plug point—5 amp

b) Liv/Din:- 2 light points, 2 fan points, 2 plug point—5 amp + 1 point 15 amp.

c) Kitchen- 1 light,1 exhaust fan point- 5 amp,1 power point-15amp

d) W.C. :- 1 light point – 5amp,

e) Toilet:- 1 light point, 1 exhaust point- 5amp & 1-Giyzer Point (15 Amp)

f) Electric Bell push point.

g) Each Balcony: - 1 light point-5amp. g) T.V point will be provided in living room only.

11. Water supply:- One R.C.C. overhead reservoir provided on the top of the last roof as per design. The suitable electrical pump with motor will be installed at ground floor to deliver water to overhead reservoir from R.C.C. U.G. Water reservoir. Source of water from Deep Tube well.

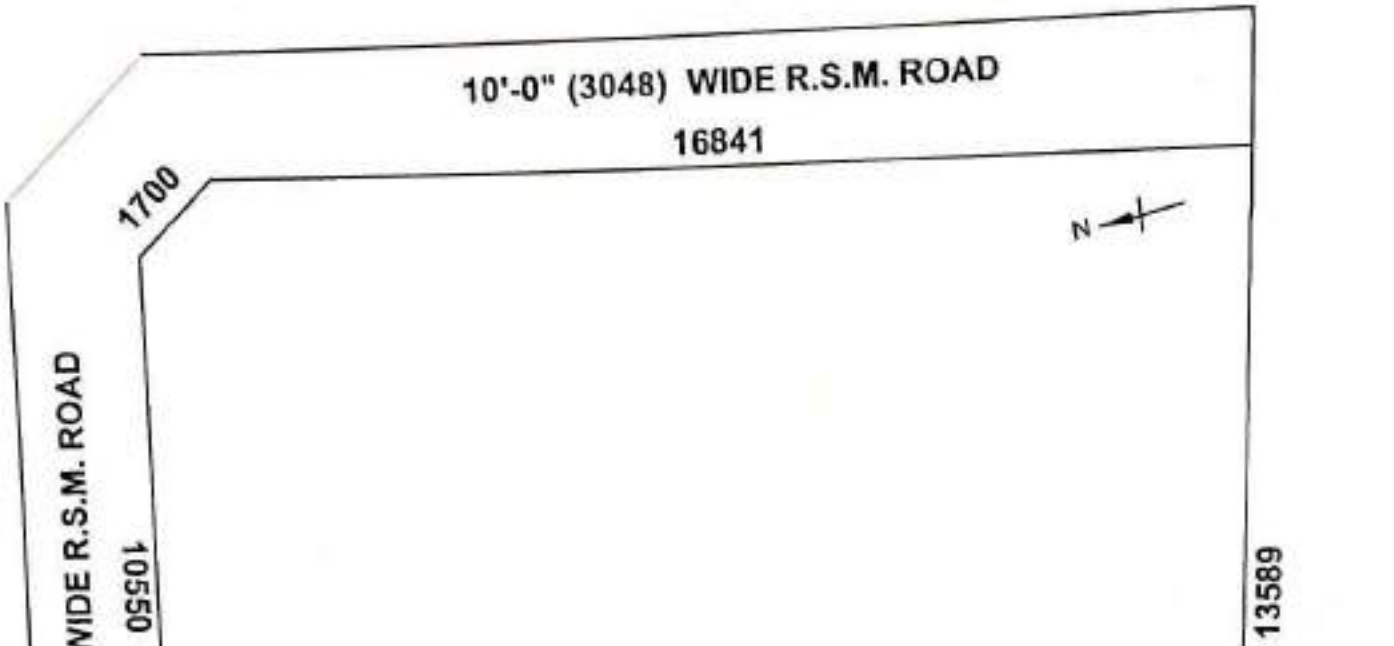
12) Compound:- 4ft height compound wall to be made from existing ground level.

13) M.S. collapsible gate at main entrance of building.

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

16 DEC 2022

Bastu land as per Regd. Deed measuring 8¼ decimal more or less but as per site physically the said land measuring 03K-07Ch-27 Sqft more or less under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S.No. 8, Touzi No. 271, C.S. Kh.No. 236, R.S. Kh. No. 187, C.S. Dag No. 221, R.S. Dag No. 71 presently L.R. Dag No. 76, and L.R. Kh. No. 2296, Rajpur Sonarpur Municipality Holding No. 966, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104302063951, Kolkata-700094.






Provati Saha
Debarati Saha.
Dola Dey

SIG. OF OWNERS

SINDHUJA ASSOCIATE
Partner
SINDHUJA ASSOCIATE
Partner

SIG. OF DEVELOPER

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

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

16 DEC 2022

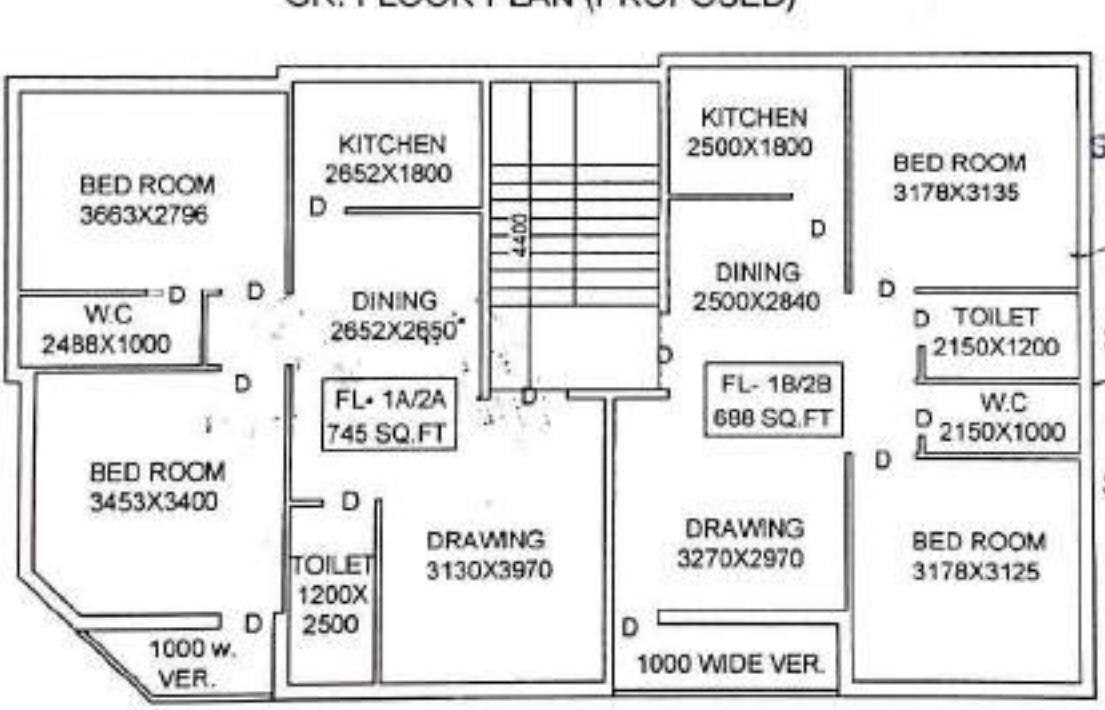
# PROPOSED PLAN SUBJECT TO SANCTION AT HOLDING NO. 966, SRINAGAR, P.S. SONARPUR NOW NARENDRAPUR,. P.O. PANCHASAYAR, KOLKATA-700094 (SUBJECT TO SANCTION)

N


GR. FLOOR PLAN (PROPOSED)

Provali Saha
Debasish Saha.
Uday

SIG. OF OWNERS




SINDHUJA ASSOCIATE
Partner
SINDHUJA ASSOCIATE
Partner

SIG. OF DEVELOPER

1ST.& 2ND. FL. PLAN
EACH FL. AREA = 1433 SQ.FT.


PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Office of the Dist. Sub-Registrar IV
Alipore, Kol-27

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

16 DEC 2022

# -:PHOTO SHEET:-

| | Thumb | 1st finger | Middle finger | Ring finger | Small finger |
|---|---|---|---|---|---|
| Left hand | | | | | |
| Right hand | | | | | |

Name : **SMT PROVATI SAHA**

Signature... Provati Saha

| | Thumb | 1st finger | Middle finger | Ring finger | Small finger |
|---|---|---|---|---|---|
| Left hand | | | | | |
| Right hand | | | | | |

Name : **SRI DEBASISH SAHA**

Signature... Debasish Saha.

| | Thumb | 1st finger | Middle finger | Ring finger | Small finger |
|---|---|---|---|---|---|
| Left hand | | | | | |
| Right hand | | | | | |

Name : **SMT. DOLA DEY**

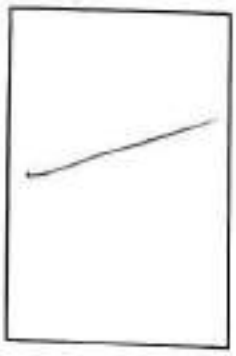
Signature... Dola Dey

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

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

16 DEC 2022

# -:PHOTO SHEET:-



| | Thumb | 1st finger | Middle finger | Ring finger | Small finger |
|---|---|---|---|---|---|
| Left hand | | | | | |
| Right hand | | | | | |

Name : **SRI TAPASH KUMAR GHOSH**

Signature.....

| | Thumb | 1st finger | Middle finger | Ring finger | Small finger |
|---|---|---|---|---|---|
| Left hand | | | | | |
| Right hand | | | | | |

TAPASH KUMAR GHOSH

Name : **SRI TOTUL KUMAR GHOSH**

Signature.....

| | Thumb | 1st finger | Middle finger | Ring finger | Small finger |
|---|---|---|---|---|---|
| Left hand | | | | | |
| Right hand | | | | | |

Name : .....

Signature.....Totul Kumar Ghosh

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

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

16 DEC 2022

**IN WITNESS WHEREOF** the parties herein have put their respective hands and seals on this the day of month and year first above written.

**SIGNED, SEALED AND DELIVERED** by

In Presence of: -

**WITNESSES**

1. Sudeshna Dutta Laskar from Narayan Bhavan, K07-153

Provati Saha
**(1) SMT PROVATI SAHA**

Debasish Saha.
**(2) SRI DEBASISH SAHA**

Dola Dey
**(3) SMT. DOLA DEY**

**(SIG. OF OWNERS)**

2. Dipten Bhowmick Alipore police court K07-27

SINDHUJA ASSOCIATE
Partner

SINDHUJA ASSOCIATE
Toful Kumar Ghosh
Partner

**(SIG. OF PROMOTER/BUILDER/ DEVELOPER)**

**Drafted by:-**
Amitabha Ray (Advocate)
Alipore Police Ct. Kolkata-27 WB/2385/99

**Typed By:-** Subimal Dutta

Subimal Dutta
Alipore Police Court
Kolkata-27

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

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

16 DEC 2022

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

15 DEC 2022

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

192022230218035791

## GRN Details

| | | | |
|---|---|---|---|
| **GRN:** | 192022230218035791 | **Payment Mode:** | Online Payment |
| **GRN Date:** | 16/12/2022 11:31:59 | **Bank/Gateway:** | State Bank of India |
| **BRN :** | IK0CABTZV1 | **BRN Date:** | 16/12/2022 11:33:30 |
| **GRIPS Payment ID:** | 161220222021803578 | **Payment Init. Date:** | 16/12/2022 11:31:59 |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2003550662/1/2022 [Query No/*/Query Year] |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | TAPASH KUMAR GHOSH |
| **Address:** | 2081, CHAK GARIA SANTOSHPUR, West Bengal, 700075 |
| **Mobile:** | 9748666838 |
| **Contact No:** | 9836307797 |
| **Depositor Status:** | Others |
| **Query No:** | 2003550662 |
| **Applicant's Name:** | Mr SUBHASH DUTTA |
| **Identification No:** | 2003550662/1/2022 |
| **Remarks:** | Sale, Development Agreement or Construction agreement |
| **Period From (dd/mm/yyyy):** | 16/12/2022 |
| **Period To (dd/mm/yyyy):** | 16/12/2022 |

## Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2003550662/1/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 7020 |
| 2 | 2003550662/1/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21 |
| | | | **Total** | **7041** |

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

PAID

सत्यमेव जयते

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

| | | |
|---|---|---|
| **Query No / Year** | **2003550662/2022** | **Office where deed will be registered** |
| **Query Date** | **16/12/2022 11:26:24 AM** | Deed can be registered in any of the offices mentioned on Note: 11 |
| **Applicant Name, Address & Other Details** | SUBHASH DUTTA<br>LASKARPUR, NARKELBAGAN,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9836307797, Status :Deed Writer | |
| Transaction | | Additional Transaction |
| [0110] Sale, Development Agreement or Construction agreement | | [4308] Agreement [No of Agreement : 2] |
| Set Forth value | | Market Value |
| Rs. 1/- | | Rs. 46,85,626/- |
| Total Stamp Duty Payable(SD) | | Total Registration Fee Payable |
| Rs. 7,020/- (Article:48(g)) | | Rs. 21/- (Article:E, E) |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| Remarks | | |

## Land Details :

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 030, Holding No:966 JI No: 44, , Pin Code : 700094

| Sch No | Plot Number | Khatian Number | Land UseROR Proposed | | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | LR-76 (RS :- ) | LR-2296 | Bastu | Bastu | 3 Katha 7 Chatak 24 Sq Ft | 1/- | 46,85,626/- | Width of Approach Road: 13 Ft., |
| | **Grand Total :** | | | | **5.7269Dec** | **1 /-** | **46,85,626 /-** | |

## Land Lord Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|---|---|---|---|
| 1 | Smt PROBATI SAHA<br>Wife of Late SUBASH CHANDRA SAHA,NEAR GARIA STATION ROAD, BALIA MORE, City:- , P.O:- GARUA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084<br>Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. GPxxxxxx8Q, Aadhaar No.: 91xxxxxxxx4956,Status :Individual, Executed by: Self<br>To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |

| | | | |
|---|---|---|---|
| 2 | Shri DEBASISH SAHA<br>Son of Late SUBASH CHANDRA SAHA,NEAR GARIA STATION ROAD, BALIA MORE, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. EQxxxxxx1K, Aadhaar No.: 70xxxxxxxx1721,Status :Individual, Executed by: Self<br>To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |
| 3 | Smt DOLA DEY<br>Wife of Shri NEELADRI SEKHAR DEY,A/123, NEAR LAYALKA PUKUR BAGHAJATIN, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092<br>Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ARxxxxxx8J, Aadhaar No.: 50xxxxxxxx0616,Status :Individual, Executed by: Self<br>To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |

**Developer Details :**

| Sl No | Name & address | Status | Execution Admission Details : |
|---|---|---|---|
| 1 | SINDHUJA ASSOCIATE ( Partnership Firm )<br>,1261, SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075<br>PAN No. AExxxxxx5B, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative | Organization | Executed by: Representative |

**Representative Details :**

| Sl No | Name & Address | Representative of |
|---|---|---|
| 1 | Shri TAPASH KUMAR GHOSH<br>Son of Shri ANIL CHANDRA GHOSH2081, CHAK GARIA, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx8M , Aadhaar No.: 85xxxxxxxx1644 | SINDHUJA ASSOCIATE (as PARTNER) |
| 2 | Shri TOTUL KUMAR GHOSH<br>Son of Shri AJIT KUMAR GHOSH1261, SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BExxxxxx2D , Aadhaar No.: 83xxxxxxxx7607 | SINDHUJA ASSOCIATE (as PARTNER) |

## Land Details as per Land Record

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 030, Holding No:966 Jl No: 44, , Pin Code : 700094

| Sc No | Plot & Khatian Number | Details Of Land | Owner Name in English as Selected by Applicant |
|---|---|---|---|
| L1 | LR Plot No:- 76, LR Khatian No:- 2296 | Owner:সুভাষ চন্দ্র সাহা, Gurdian:সহদেব চন্দ্র সাহা, Address:নিজ , Classification:বাস্তু, Area:0.07 Acre, | Smt PROBATI SAHA |

**Identifier Details :**

| Name & address |
|---|
| Mr SUBHASH DUTTA<br>Son of Late KHOKAN DUTTA<br>LASKARPUR NARKELBAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt PROBATI SAHA, Shri DEBASISH SAHA, Smt DOLA DEY, Shri TAPASH KUMAR GHOSH, Shri TOTUL KUMAR GHOSH |

| Transfer of property for L1 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Smt PROBATI SAHA | SINDHUJA ASSOCIATE-1.90896 Dec |
| 2 | Shri DEBASISH SAHA | SINDHUJA ASSOCIATE-1.90896 Dec |
| 3 | Smt DOLA DEY | SINDHUJA ASSOCIATE-1.90896 Dec |

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 15-01-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 15-01-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. GARIA, 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

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

192022230218035791

## GRN Details

| | | | |
|---|---|---|---|
| **GRN:** | 192022230218035791 | **Payment Mode:** | Online Payment |
| **GRN Date:** | 16/12/2022 11:31:59 | **Bank/Gateway:** | State Bank of India |
| **BRN :** | IK0CABTZV1 | **BRN Date:** | 16/12/2022 11:33:30 |
| **GRIPS Payment ID:** | 161220222021803578 | **Payment Init. Date:** | 16/12/2022 11:31:59 |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2003550662/1/2022 [Query No/*/Query Year] |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | TAPASH KUMAR GHOSH |
| **Address:** | 2081, CHAK GARIA SANTOSHPUR, West Bengal, 700075 |
| **Mobile:** | 9748666838 |
| **Contact No:** | 9836307797 |
| **Depositor Status:** | Others |
| **Query No:** | 2003550662 |
| **Applicant's Name:** | Mr SUBHASH DUTTA |
| **Identification No:** | 2003550662/1/2022 |
| **Remarks:** | Sale, Development Agreement or Construction agreement |
| **Period From (dd/mm/yyyy):** | 16/12/2022 |
| **Period To (dd/mm/yyyy):** | 16/12/2022 |

## Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2003550662/1/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 7020 |
| 2 | 2003550662/1/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21 |
| | | | **Total** | **7041** |

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

PAID

आयकर विभाग

INCOME TAX DEPARTMENT

सत्यमेव जयते

भारत सरकार

GOVT. OF INDIA

**PROVATI SAHA**

**BALLAV CHANDRA SAHA**

**09/10/1954**

Permanent Account Number

**GPCPS4348Q**

Provati Saha

Signature

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

सत्यमेव जयते

DEBASISH SAHA

SUBHASH SAHA

22/08/1983

Permanent Account Number

EAUPS0411K

Debasish Saha

Signature

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

# भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 1193/63116/00466

To : Debasish Saha
S/O Suvash Chandra Saha
Near Garia Station
Balia More
Kolkata
South Twenty Four Parganas
West Bengal - 700084
Mobile :

Date: 07/12/2011

Ref. No : 00006384-00167500-00191366-Garia

UB 07508804 5 IN

आपका आधार क्रमांक / Your Aadhaar No. :

**7028 7704 1721**

आधार — आम आदमी का अधिकार

भारत सरकार

GOVERNMENT OF INDIA

Debasish Saha
Year of Birth : 1983
Male

7028 7704 1721

आधार — आम आदमी का अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT

सत्यमेव जयते

भारत सरकार

GOVT. OF INDIA

**DOLA DEY**

**SUBHAS CHANDRA SAHA**

**13/03/1977**

Permanent Account Number

**ARCPD1078J**

Signature

07032009

भारत सरकार

आधार

# भारतीय विशिष्ट पहचान प्राधिकरण

# भारत सरकार

## Unique Identification Authority of India
## Government of India

Enrolment No.: 1193/63116/00465

To: Provati Saha
W/O Suvash Chandra Saha
Near Garia Station
Balia More
Kolkata
South Twenty Four Parganas
West Bengal - 700084
Mobile :

Date: 06/12/2011

Ref. No : 00001570-00161661-00184709-Garia

UB 07357551 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

**9183 3376 4956**

आधार — आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

Provati Saha
Year of Birth : 1954
Female

9183 3376 4956

आधार — आम आदमी का अधिकार

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

# भारत सरकार

## Unique Identification Authority of India
## Government of India

Enrolment No.: 1193/63116/00072

To: Dola Dey
W/O Neeladri Sekhar Dey
A/123
Near Layalka Pukur
Baghajatin,
Regent Estate S.O
Kolkata
West Bengal - 700092
Mobile 9874566366

Date: 16/11/2011

Ref. No : 00005587-00160053-00182716-

UB 07310609 5 IN

आपका आधार क्रमांक / Your Aadhaar No. :

# 5017 5114 0616

आधार — आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

Dola Dey
Year of Birth : 1977
Female

5017 5114 0616

आधार — आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEVF[illegible]

नाम/Name
[illegible] ASSOCIATE

पिता का नाम / पत्नी की जन्मतिथि
Date of Incorporation/Formation
[illegible]

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

TAPASH KUMAR GHOSH

ANIL CHANDRA GHOSH

30/05/1969

Permanent Account Number

AGFPG5848M

Signature

भारत सरकार
GOVERNMENT OF INDIA

Tapash Kumar
Ghosh
DOB: 30/05/1969
Male / MALE

8528 2831 1644

Aadhaar-Aam Admi ka Adhikar

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
S/O Anil Chandra Ghosh, 2081, CHAK GARIA, E-14 SAMMILANI PARK, P.S-SURVEY PARK, Santoshpur S.O, Kolkata, West Bengal - 700075

1947
1800 300 1947

help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TOTUL KUMAR GHOSH

AJIT KUMAR GHOSH

08/01/1992

Permanent Account Number

BETPG8342D

Signature

ভারত সরকার
Government of India

টুটুল কুমার ঘোষ
Totul Kumar Ghosh
জন্মতারিখ/DOB: 06/01/1992
পুরুষ/ MALE

Download Date: 16/12/2020

Issue Date: 09/08/2018

**8306 6519 7607**

VID : 9135 2387 4948 7288

আমার আধার, আমার পরিচয়

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

আধার

ঠিকানা:
অজিত কুমার ঘোষ, 2081 চক গড়িয়া, ই-14 সম্মিলনী পার্ক, সন্তোষপুর, কোলকাতা, পশ্চিম বঙ্গ - 700075

**Address:**
S/O: Ajit Kumar Ghosh, 2081 CHAK GARIA, E-14 SAMMILANI PARK, Santoshpur, Kolkata, West Bengal - 700075

**8306 6519 7607**

VID : 9135 2387 4948 7288

1947 | help@uidai.gov.in | www.uidai.gov.in

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1604-14800/2022 | Date of Registration | 16/12/2022 |
| Query No / Year | 1604-2003550662/2022 | Office where deed is registered | |
| Query Date | 16/12/2022 11:26:24 AM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | SUBHASH DUTTA<br>LASKARPUR, NARKELBAGAN,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9836307797, Status :Deed Writer | | |
| Transaction | | Additional Transaction | |
| [0110] Sale, Development Agreement or Construction agreement | | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | |
| Set Forth value | | Market Value | |
| Rs. 1/- | | Rs. 46,85,626/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 7,120/- (Article:48(g)) | | Rs. 53/- (Article:E, E) | |
| Remarks | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) | | |

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 030, Holding No:966 Jl No: 44, Pin Code : 700094

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | LR-76 (RS :- ) | LR-2296 | Bastu | Bastu | 3 Katha 7 Chatak 24 Sq Ft | 1/- | 46,85,626/- | Width of Approach Road: 13 Ft., |
| | Grand Total : | | | | 5.7269Dec | 1 /- | 46,85,626 /- | |

### Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Smt PROBATI SAHA<br>Wife of Late SUBASH CHANDRA SAHA<br>Executed by: Self, Date of Execution: 16/12/2022<br>, Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office |  <br>16/12/2022 |  <br>LTI<br>16/12/2022 | 16/12/2022 |

NEAR GARIA STATION ROAD, BALIA MORE, City:- , P.O:- GARUA, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GPxxxxxx8Q, Aadhaar No: 91xxxxxxxx4956, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022
, Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office

| 2 | Name | Photo | Finger Print | Signature |
|---|---|---|---|---|
| | **Shri DEBASISH SAHA**<br>Son of Late SUBASH CHANDRA SAHA<br>Executed by: Self, Date of Execution: 16/12/2022<br>, Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office |  <br>16/12/2022 |  <br>LTI<br>16/12/2022 | 16/12/2022 |

NEAR GARIA STATION ROAD, BALIA MORE, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EQxxxxxx1K, Aadhaar No: 70xxxxxxxx1721, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022
, Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office

| 3 | Name | Photo | Finger Print | Signature |
|---|---|---|---|---|
| | **Smt DOLA DEY**<br>Wife of Shri NEELADRI SEKHAR DEY<br>Executed by: Self, Date of Execution: 16/12/2022<br>, Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office |  <br>16/12/2022 |  <br>LTI<br>16/12/2022 | 16/12/2022 |

A/123, NEAR LAYALKA PUKUR BAGHAJATIN, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx8J, Aadhaar No: 50xxxxxxxx0616, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022
, Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office

**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **SINDHUJA ASSOCIATE**<br>1261, SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AExxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | **Name** | **Photo** | **Finger Print** | **Signature** |
| | **Shri TAPASH KUMAR GHOSH (Presentant )**<br>Son of Shri ANIL CHANDRA GHOSH<br>Date of Execution - 16/12/2022, , Admitted by: Self, Date of Admission: 16/12/2022, Place of Admission of Execution: Office |  <br>Dec 16 2022 3:30PM |  <br>LTI 16/12/2022 | 16/12/2022 |
| | 2081, CHAK GARIA, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx8M, Aadhaar No: 85xxxxxxxx1644 Status : Representative, Representative of : SINDHUJA ASSOCIATE (as PARTNER) | | | |
| 2 | **Name** | **Photo** | **Finger Print** | **Signature** |
| | **Shri TOTUL KUMAR GHOSH**<br>Son of Shri AJIT KUMAR GHOSH<br>Date of Execution - 16/12/2022, , Admitted by: Self, Date of Admission: 16/12/2022, Place of Admission of Execution: Office |  <br>Dec 16 2022 3:31PM |  <br>LTI 16/12/2022 | 16/12/2022 |
| | 1261, SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxxx2D, Aadhaar No: 83xxxxxxxx7607 Status : Representative, Representative of : SINDHUJA ASSOCIATE (as PARTNER) | | | |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **Mr SUBHASH DUTTA**<br>Son of Late KHOKAN DUTTA LASKARPUR NARKELBAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 |  |  | |
| | 16/12/2022 | 16/12/2022 | 16/12/2022 |
| Identifier Of Smt PROBATI SAHA, Shri DEBASISH SAHA, Smt DOLA DEY, Shri TAPASH KUMAR GHOSH, Shri TOTUL KUMAR GHOSH | | | |

**Transfer of property for L1**

| Sl.No | From | To. with area (Name-Area) |
|---|---|---|
| 1 | Smt PROBATI SAHA | SINDHUJA ASSOCIATE-1.90896 Dec |
| 2 | Shri DEBASISH SAHA | SINDHUJA ASSOCIATE-1.90896 Dec |
| 3 | Smt DOLA DEY | SINDHUJA ASSOCIATE-1.90896 Dec |

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 030, Holding No:966 JI No: 44, Pin Code : 700094

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|---|---|---|---|
| L1 | LR Plot No:- 76, LR Khatian No:- 2296 | Owner:সুভাষ চন্দ্র সাহা, Gurdian:সহদেব চন্দ্র সাহা, Address:নিজ , Classification:বাস্তু, Area:0.07000000 Acre, | Smt PROBATI SAHA |

On 16-12-2022

**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.

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

Presented for registration at 12:33 hrs on 16-12-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri TAPASH KUMAR GHOSH ,.

**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 46,85,626/-

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

Execution is admitted on 16/12/2022 by 1. Smt PROBATI SAHA, Wife of Late SUBASH CHANDRA SAHA, NEAR GARIA STATION ROAD, BALIA MORE, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Shri DEBASISH SAHA, Son of Late SUBASH CHANDRA SAHA, NEAR GARIA STATION ROAD, BALIA MORE, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Smt DOLA DEY, Wife of Shri NEELADRI SEKHAR DEY, A/123, NEAR LAYALKA PUKUR BAGHAJATIN, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife

Indetified by Mr SUBHASH DUTTA, , , Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

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

Execution is admitted on 16-12-2022 by Shri TAPASH KUMAR GHOSH, PARTNER, SINDHUJA ASSOCIATE (Partnership Firm), 1261, SURVEY PARK, City:- , P.O.- SANTOSHPUR, P.S.-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr SUBHASH DUTTA, , , Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Execution is admitted on 16-12-2022 by Shri TOTUL KUMAR GHOSH, PARTNER, SINDHUJA ASSOCIATE (Partnership Firm), 1261, SURVEY PARK, City:- , P.O.- SANTOSHPUR, P.S.-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr SUBHASH DUTTA, , , Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2022 11:33AM with Govt. Ref. No: 192022230218035791 on 16-12-2022, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CABTZV1 on 16-12-2022, Head of Account 0030-03-104-001-16

## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 20215, Amount: Rs.100.00/-, Date of Purchase: 25/11/2022, Vendor name: T K PURAKAYASTHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2022 11:33AM with Govt. Ref. No: 192022230218035791 on 16-12-2022, Amount Rs: 7,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CABTZV1 on 16-12-2022, 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 440230 to 440260

being No 160414800 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.12.20 14:55:59 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/12/20 02:55:59 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)