

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Addl. District Sub-Registrar
Chinsurah, Dt.-Hooghly

05 JUL 2022

AGREEMENT BETWEEN OWNERS
AND
DEVELOPER FOR DEVELOPING MULTISTORIED BUILDING

THIS AGREEMENT is made this the 04th day of July Two Thousand Twenty two, 2022.

BETWEEN:

Contd...p/2

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0308 03
 4/7/2022
 मूला 5000/-
 Tirupati Construction
 डिरेक्टर नाम Diorempur
 माहिती Chinnuch
 थाना Hooghly
 जोजना
 बाळर

अनुप कुमार गाजुनी
 अधिकारी

675
 Delika Chatterjee

676

Somabha Chatterjee

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Prashant Chatterjee

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Rana Chatterjee

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Ashoka Chatterjee

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Rajya Das



Adl. District Sub-Registrar
 Sadar, Hooghly.

U 4 JUL 2022

1. SMT. DEBIKA CHATTERJEE, W/O Late Sandip Chatterjee, PAN - AHCPC8574A, by religion- Hindu, by profession- House Wife, 2. SRI SOMSUBHRA CHATTERJEE, S/O- Late Sandip Chatterjee, PAN- AJHPC9995N, by religion- Hindu, by profession- Service, 3. SMT. POUHALI CHATTERJEE, D/O- Late Sandip Chatterjee, PAN- BBHPC3524Q, by religion- Hindu, by profession- House Hold Duties, all are residing at "Chatterjee Lodge", Chatterjee Lane (Rose Villa), P.S-Chinsurah P.O & Dist- Hooghly, Pin-712103, 4. SRI SANJAY CHATTERJEE, S/O Late Dilip Chatterjee, PAN- ADWPC9954E, by religion- Hindu, by profession- Others, 5. SRI SUBIR CHATTERJEE, S/O Late Dilip Chatterjee, PAN- AJVPC2088C, by religion- Hindu, by profession- Others, 6. SRI RANA CHATTERJEE, S/O Late Ramkumar Chatterjee, PAN - AMOPC6389A by religion- Hindu, by profession- Service, 7. SRI RAJA CHATTERJEE, S/O Late Ramkumar Chatterjee, PAN - AMHPC9801G, by religion- Hindu, by profession- Service, 8. ASHOKA CHATTERJEE, W/O Late Ramkumar Chatterjee, PAN No. CKEPC2564F, by religion- Hindu, by profession- House hold duty, all residing at "Chatterjee Lodge", Chatterjee Lane (Rose Villa), near Chawkbazar Main Road, P.S-Chinsurah P.O & Dist- Hooghly, Pin-712103, hereinafter collectively referred to as "OWNERS" (which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives, and assigns) of the FIRST PART.

AND

"TIRUPATI CONSTRUCTION" a Partnership Firm, having its office at Digambar Biswas Road; Dharampur near Income Tax Office, P.O. & P.S. Chinsurah, District Hooghly, PIN -712101, PAN - AAPFT1617F, represented by its Partner and Authorise Signatory namely (1) SRI SUJIT KUMAR DEY, PAN AGJPD4345E, son of Sri Sukumar Dey, by caste- Hindu, Indian Citizen, by profession- Business, (2) SMT. SUSAMA DEY, PAN- APUPD0345L, wife of Sri Sujit Kumar Dey, by caste- Hindu, Indian Citizen, by profession- Business, presently residing at Digambar Biswas Road, Dharampur, opposite Rammohan Vidyapith Primary School; P.O. & P.S. Chinsurah, District Hooghly, PIN - 712101 hereinafter referred to as "THE DEVELOPERS" (which terms and expression shall unless excluded by or

repugnant to the subject context be deemed to mean and include their heirs, successors, in office executors and assigns) of the **SECOND PART.**

WHEREAS the property under Dist. Hooghly, P.S.- Chinsurah, J.L. No. 10, C.S. Dag No. 1433, C.S. Khatian No. 201 was originally belonged to one Ranjit Kumar Chattopadhyay and Nandalal Chattopadhyay having $\frac{1}{2}$ share each. Later on in the year 1936 said Ranjit Chattopadhyay and Nandalal Chattopadhyay registered & executed a Mutual Partition Deed being no.1497, entried in Book no. 1, Volume no.29, from pages 61 to 66, in the year 1936 registered before the District Sub Registrar, Hooghly on 16.07.1936. **WHERE** in Said Ranjit Chattapadhyay was allotted with portion of western side which was marked in 'BLUE' colour in the annexed Partition map of the said Partition Deed. The portion of Ranjit Chattopadhyay is detailed herein in the schedule 'A' Property of this Development Agreement. Said Ranjit Chattapadhyay after acquiring the A schedule property started to possess and enjoy the property without any interruption and hindrance. Being in possession of the A schedule property said Ranjt Chattapadhyay died intestate in the year 1941 leaving behind his two sons namely Dilip Chatterjee, Ram Kumar Chatterjee, his widow Usha Rani Chatterjee and two daughters namely Indira Banerjee and Sabita Ray. But under the prevailing the then law of land the legal heirs of Ranjit Chattopadhyay were his two sons namely Dilip Chatterjee and Ram Kumar Chatterjee. But after the implementation of Hindu Succession Act in 1956 the widow of Ranjit Chattopadhyay entitled with a share in the schedule 'A' Property. Thus after 1956 the legal hgeirs of Ranjit Chattopadhyay were Dilip Chattopadhyay, Ram Kumar Chattopadhyay and Usha Rani Chattopadhyay having $\frac{1}{3}$ rd share in the 'A' Schedule Property . Later on Usha Rani Chattopadhyay died intestate on 12/04/1991. Thus the $\frac{1}{3}$ rd share of deceased Usha Rani Chattopadhyay devolved upon her two sons namely Dilip Chatterjee, Ram Kumar Chatterjee and two daughters namely Indira Banerjee and Sabita Ray having undivided $\frac{1}{3}$ rd share left by Usha Rani Chatterjee.

AND WHEREAS thereafter said Indira Banerjee and Sabita Ray transferred their respective share in the 'A' Schedule property in favour of their brothers namely Dilip Chatterjee and Ram Kumar Chatterjee vide a registered deed of gift being no. 768 entited is registered before D.S.R. Hooghly executed on

AND WHEREAS due to the sudden death of Sandip Chatterjee the power of attorney being no. 683/2021 became inoperative and hence the legal heirs of said Sandip Chatterjee executed a fresh power of attorney being no.1242/2021 in respect of their undivided share in favour of the Developer.

AND WHEREAS in existence of the Development agreement being no.674/2021 the present owners proposed the Developer concern to develop their adjacent 0.041 acre of land along with the prevailing project of the Developer and the Developer being satisfied with title of the present owners executed and registered a supplementary development agreement in respect of the adjacent 0.041 acre of land of the present owners being no.621/2022 registered before the A.D.S.R. Chinsurah, Hooghly. Thus, the total development area has become in two Development agreements are 0.174 acre. The present owners also executed a separate power of attorney in respect of the supplementary development area of 0.041 acre being no. 1556/2022.

AND WHEREAS being the situation it has become very messy and challenging to manage the smooth construction of the project with the two separate development agreements and it may give rise to many legal complication in other institutions/Govt. offices. Hence, to evade from this situation the developer and the present owners has decided to execute this fresh development agreement amalgamating the previous two development agreements being nos.674/2021 and 621/2022 with the same terms and conditions as laid down in the previous two development agreements in respect of the total schedule property admeasuring 0.174 acre Bastu land.

AND WHEREAS the developer concern 'a partnership firm' under the name and style of "TIRUPATI CONSTRUCTION", is engaged in the business of developing and promoting and also sponsoring construction of building having its own financial resources to carry out any development scheme, including construction of building, taking up all the related responsibility of preparation and sanction of plan for construction of building and engage Engineers, Masons and Labours and also put in resources for procure prospective Flat Owners for the Flats, Apartments and other spaces to be built as per the Plan to be sanctioned by the concerned authority.

AND WHEREAS with the intent to develop the said property and raise or construct Ground Plus Four (G+4) storied multistoried building name & style as BALAJI RESIDENCY, situated at Chatterjee Lane, Rosevilla, P.O.+Dist. Hooghly, PIN - 712103, thereon at its own costs and expenses, mutual discussions caused between the parties hereto and pursuant to such mutual discussions the Owners and Developer agreed on the following terms and conditions:-

TERMS AND CONDITIONS

1. That at the request of the Owners, the developer has agreed to undertake to scheme of development of the said property by raising and constructing Ground Plus Four (G+4) storied multistoried building thereon containing several independent shops, flats, apartments or spaces as may be sanctioned by the Hooghly Chinsurah Municipality and other requisite authorities and after completion of the construction of the proposed new building, the developer shall be entitled to dispose of the entire constructed area excepting the allotted portion to the owners as detailed in the Schedule B hereunder.
2. That the owners shall be liable to deliver peaceful possession of the schedule-'A' property together with the existing building standing thereon after the arrangement of shifting of the owners to 3 number of separate rented spaces.
3. That the clause no.1 is subject to the condition as follows:-

Handwritten: The developer shall hand over to the owners a total 4550 Sq.ft. of construction area from the developed multistoried building which is detailed in schedule B. Be it mentioned that if any of the owners desire to have any additional sqft. area apart from their allocation as per 'B' Schedule, he/she can purchase the same from the developer as per the prevailing market value.

4. That excepting the allocated portion of land owners as mentioned in the clause 3 above the rest constructed portion along with

proportionate undivided share of land shall be the absolute allocated portion of the Developer detailed which is in the schedule 'C' hereunder.

5. That the owners shall always remain liable to execute and register appropriate deeds of conveyance to sell, transfer and convey in favour of the other flat/unit/units occupiers with interest in the land beneath the building at the costs and expenses of the developer or intending flat occupiers, whenever called upon by the developer or developers without in anyway demanding the price at which the said undivided share in the land of the said premises is sold or any part thereof received by the developer against such sale.
6. That the owners and developer have agreed upon the specification of construction of the proposed new building, hereafter referred to as "Fixtures and Fitting facilities provided to the Owners" as more full and particularly described in the schedule- 'D' written herein below. The Developer shall make each and every endeavor to complete the project within 36 months from the date of handing over vacant possession of the 'A' Schedule property and after obtaining the Sanctioned Plan. Clause no.3 is subject to delivery of possession of the property to the Developer for Developing the multistoried building. It is also to be noted that if due to any unavoidable circumstances the developer could not get the constructed area from the project as per sanction plan, then the owners allocated portion may be altered upon mutual discussion in between that owners and the developers.
7. That subject to the provision of these presents, the Owners hereby grant to the developer exclusive right to build and construct a multistoried Building in or upon the land comprised in the said property in accordance with the plan of construction as may be permitted and sanctioned by Hooghly Chinsurah, Municipality and other Competent Authorities.
8. That the developer shall be entitled to vary and /or modify the said plan of construction excepting the owners' allocated share subject to sanction of such modified plan by the aforesaid competent authorities, for mutual benefit of the owners and the Co-occupiers of the new building.

9. That all applications, plans and other requisite documents, as may be prepared by the developer for the purpose of sanction of the plan shall be signed and submitted by the owners or their attorney i.e. developer in accordance with the intention and desire of the developer.

10. That the developer shall remain liable to incur all costs and expenses for the purposes as detailed in clause 3 hereinabove. The Developer shall also remain under obligation to shift the owners at any tenanted premises at the Developer's own cost and expenditure until delivery of the owners' allocated portion in favour of the Owners.

11. That the owners apart from receiving his allocated portion of the proposed building, more fully described in the schedule-'B' and shall also be entitled to easement rights in common with the other occupiers of the said building in respect of common areas and facilities provided therein.

12. That with the execution of these presents the owners shall remain liable to execute and register Power of Attorney in favour of the developer and /or nominee of the developer granting due and all requisite authority to the developer to enter upon the said premises, take measurement and construct the proposed building, purpose the sanction of the plan of the construction of the building, represent the owners before all authorities for sanction of the plan, submit application on behalf of the vendors for procuring the building materials and /or otherwise to pursue to fulfill the above objectives.

Sanjay
13. That the owners shall, at the request of the developer, execute such documents, papers, memorandum and deeds in furtherance of these presents, which the developer may require from the owners for smooth and expeditious construction of the proposed building, use and occupation thereof.

14. That the owners shall also authorize by the proposed Power of Attorney to do all other acts, deeds and things at the instance of the developer, whenever necessary, to obtain any other requisite

permission of authority or sanction of the Government, Public or any Statutory body, as may be required for the construction of the proposed building PROVIDED THAT the developers shall bear all costs and expenses for all such documents, letter, papers, memorandum etc. shall deposit requisite fees, wherever necessary and obtain refund of fees and appropriate the same without any way being answerable to the vendor for the same.

15. That the time period for the construction of the proposed building shall be SUBJECT TO "Force Majeure" condition, like flood, earthquake water, stream, tempest, civil commotion, strike, riot or war and other acts of God and , when the obligation of the developers in regard period of completion of construction shall remain suspended for the duration of the "Force Majeure".

16. That the owners hereby agree to pay and clear all rates and taxes/rents and /or other impositions and statutory/ Government dues in respect of the said property till prior to the date of execution of this Agreement.

17. That the developer have entered into the Agreement being fully satisfied with the title of the owners of the property.

18. That the owners hereby agree that they shall not do anything in regard to the said property whereby the right of the developer to undertake construction of the proposed building and disposal of its share of the said building is prejudicially effected and /or the construction be delayed or impeded in any manner whatsoever.

19. That after the construction of the proposed building is fully completed, the owners and the developer jointly and mutually shall cause an owners association or a Society or a Syndicate to be formed or established by the occupiers, including the owners and the developer shall handover the control and management of the said building to the said Body.

20. That after the formation of the Body of Occupiers, as set out in the clause preceding and the right of control and management in respect of the said constructed building shall be handed over to the said body by the developer and thereafter, the developer shall not remain liable for the constructed building or any portion thereof in any manner whatsoever.
21. The developer hereby agree that it shall keep the owners indemnified and harmless against all third party claims or actions arising out of any act or omission on the part of the develop, its agents, men or labours during the construction of the proposed building.
22. That after acceptance of the owners' allocated share or afterwards by the owners, the owners shall not in anyway proceed for or create any sort of confusion or complication in respect of this Agreement or shall have no right to repudiate, cancel, seize this Agreement debarring the developer concern from advancement of this Multistoried Building.

ADDITIONAL TERMS AND CONDITION

1. That the land owners hereby declare that the property mentioned in the 'A' schedule below is being the absolute property of the land owners and they have good, saleable and marketable title and is not subject matter of any mortgage, lien, surety, attachment and not involve with any pending litigation and the property or any part of its has not been affected by any acquisition and requisition and the property is free from all encumbrances. The land owners further declare that if they statement is found to be false in that case they will be full responsible for that and shall compensate the developer if the project is delayed for flues in title of the owners, then in that the developer shall not be held liable in any manner.

That after the date of this agreement the owners shall handover the original title deeds and documents to the developer.

- ii. That the Developer shall demolish the existing old building of 'A' schedule mentioned property at its own costs and own labours and take the all building materials and sell the same to the third parties at its choice and receive the saleable amount. The land owners shall not claim any amount for the same.
- iii. That land owners hereby given delivery of possession of 'A' schedule property for demolition of existing structure and also for the purpose of development and construction of the multistoried building.
- iv. That the land owners shall also execute and register one general power of attorney in favour of the nominated person of the developer appointing him as their true and lawful attorney conferring such powers including the construction of multistoried building and also the power to agreement for sale and sale the residential flats/garage/shop rooms etc. of the proposed multistoried building in favour of the intending purchaser/purchasers and to receive the earnest money and consideration money from them excepting the allocated portion of the land owners as specifically described in the schedule 'B' below. That the developers shall not be entitled to sell or in any way transfer the owners allocated areas without any intention, consent or written permission of the land owners.
- v. That the developer for making construction of proposed building on the schedule mentioned land shall have right as ostensible owners of the constructed area together with the proportionate undivided share of land excepting the allocated portion of the land owners as mentioned in the schedule 'B' hereunder written.
- vi. That accepting the other agreement the land owners shall not be entitled to claim, demand any further constructed area from the proposed construction in excess of their allocated portion according to 'B' schedule below and also shall not be entitled to claim any further money in violation of this agreement as further consideration of schedule mentioned property.
- vii. That the developer shall have all right to enter into an agreement for sale of the proposed flats, garage, and covered area etc. to be constructed, together with undivided proportion share of land,

underneath of schedule property to any intending purchaser of purchasers. The developer by entering into agreement of sale, has all right to take advance consideration money or entire consideration money from the prospective purchaser or purchasers and has full right to sell, mortgage, lease out any flat, garage and covered area etc. to any purchaser or purchasers for taking loan from any authorized financial authority or Bank etc. provided developer shall have no right to enter into an agreement for sale of owners allocated portion as consideration of land.

- viii. That the developer within its allocated portion shall have full power and authority to deliver possession of any flat, garage, covered area etc. proposed to be constructed to any prospective purchasers entirely at the risk and responsibility of the developer but the developer shall not be entitled to transfer owners' allocated area except without written permission from the owners.
- ix. That the developer has all right to execute and register proper instrument of transfer in assistance to the owners in accordance with the law of land of its allocated proposes flats, garage, shop rooms, covered area etc. to be constructed on schedule mentioned land, except owners' allocated portion in favour of the prospective purchasers, accepting the entire consideration money of the flat and garage to be sold but the owners however will not bare any liabilities for any disputes arising out of any construction issues of the developer allocation.

SCHEDULE - "A"

DESCRIPTION OF LAND

District-Hooghly, P.S.-Chinsurah, J.L. No. 10, Mouza- Kapasdanga, Mohalla-Kapasdanga, Ward No. 9, Holding No. 206/190 under the Hooghly Chinsurah Municipality in C.S. & R.S Khatian No., 201, C.S. and R.S. Dag No. 1433, L.R. Khatian No. 6286 (Debika Chatterjee), 6287 (Somsubhra Chatterjee), 6288 (Poushali Chatterjee), 5667

(Sanjay Chatterjee), 5668 (Subir Chatterjee), 5701 (Rana Chatterjee), 5702 (Raja Chatterjee), and 5700 (Asoka Chatterjee), L.R. Dag No. 3397 admeasuring 0.174 acre (more or less), classified as Bastu Land together with 100 sft. Tiles sheded room.

Butted Bounded:-

On the North: 16 wide Rosevilla Chatterjee Lane Municipal Road .

On the South: Pond .

On the East : Rest portion in L.R. Dag No. 3397.

On the West : Property in L.R. Dag No. 3398 & Others.

SCHEDULE -"B"

(Part- I)

DESCRIPTION OF THE SAID ALLOCATED PORTION OF THE OWNERS

A total construction area of 4550 Sq.ft. from the total developed multistoried building project which shall be allotted to the owners in the following manners :-

1. Debika Chatterjee 2. Somsubhra Chatterjee 3. Poushali Chatterjee	1000 Sqft. super built up area	North West	Third Floor
4. Sanjay Chatterjee	800 Sqft. super built up area	South East facing	Top Floor
5. Subir Chatterjee	750 Sqft. super built up area	East facing	Ground Floor
6. Rana Chatterjee	1000 Sqft. super built up area	South West facing	First Floor
7. Raja Chatterjee & 8. Ashoka Chatterjee	1000 Sqft. super built up area	South West facing	Ground Floor

SCHEDULE "C"

**(DESCRIPTION OF THE SAID ALLOCATED PORTION
OF THE DEVELOPER**

The Developer will get rest construction area of the total constructed space of the multi-storied building over the schedule property excepting the owners allocated portion.

SCHEDULE 'D'

(Fixture/Fittings and facilities to be provided in the said Flat) :

Specification :

STRUCTURE:

Earthquake resistant RCC framed construction with infill brick wall.

INTERNAL WALLS: Cement Plastering overlaid with smooth, impervious Wall Putty.

LIVING /DINING /LOBBY/PASSAGE :

Floor - Vertified Tile, Wall - Putty.

BED ROOM :

Floor - Vertified Tile, Wall - Putty.

KITCHEN: Floor-Marble, Wall- Glazed Tiles up 2'-0" above counter putty on the rest of the wall, Black Stone Cooking Platform, Fitting/Fixture - Single lever CP fitting, SS sink, (Provision for Kitchen Chimney, Microwave oven, water purifier electric and plumbing provision).

TOILET:

Floor-Marble, Wall- Ceramic Tiles up to 6'-0" and Wall Putty on the rest of the wall, Fitting/Fixture-Single lever CP Fitting, Basin (in one toilet) & EWC, (White Coloured), Shower, Provision of hot and cold water line in one toilet. Electric Provision of Exhaust Fan.

BALCONY :

Floor-Vetrified Tile, Wall & Celing : Exterior Paint.

DOOR: Main entrance door : Wooden Frame, Laminated Flush Door Shutter.

INTERNAL DOOR :

Wooden Frame : Flush Door Shutter.

WINDOW :

Aluminum Glazed frame, Open able/Sliding fitted with transparent Glass.

ELECTRICAL :

Concealed Copper wiring with the best standard module switches and miniature circuit breakers, TV socket connection in Living/Dining room.

EXTERIOR :

Latest water proof non fading exterior finish of the highest quality.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals, the day, month and year and First above written:-

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF :

WITNESS:

1. Pintu Chandra
Maharaya Colony,
Dharampur, Chinsurah,
Hooghly, 712101.

2. Rayu Das
Jalaganat Lane
Post Dt Hooghly.

Deleika Chatterjee
Parisukh Chatterjee
Pushan Chatterjee
Sanjay Chatterjee
Subir Chatterjee
Rana Chatterjee
Rajesh Chatterjee

Ashoka Chatterjee

SIGNATURE OF THE OWNERS

TIRUPATI CONSTRUCTION

Sunid Kumar Das

PARTNER

TIRUPATI CONSTRUCTION

Susanta Das

PARTNER

SIGNATURE OF THE DEVELOPERS

Drafted by me,












Susanta Paul
(Advocate) F-365/09 (SUSANTA PAUL)












District Judge's Court, Hooghly

Typed by me










Rayu Das
Chinsurah Court












শিক্ষিতা/ক্ষেত্র/দাতা/প্রদীতা

	বাঁ হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 Subir Chatterjee সায়ব		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) অঙ্গুণী	(২) অঙ্গুণী	
Subir Chatterjee সায়ব		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	












	বাঁ হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 Bija Chatterjee সায়ব		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) অঙ্গুণী	(২) অঙ্গুণী	
Bija Chatterjee সায়ব		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	












বিজেতা/ক্ষেতা/পাতা/প্রদীতা

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
<p>Sajy Chatterjee</p> <p>সাক্ষর</p>		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	




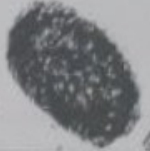






	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
<p>Ashok Chatterjee</p> <p>সাক্ষর</p>		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	











শিক্ষিতা/ক্ষেত্র/দাতা/প্রহীতা

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 <u>Delika Chatterjee</u>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
<u>Delika Chatterjee</u> সাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	











	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 Rana		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
<u>Rana Ratan</u> সাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	











বিদ্বেতা/দ্বেতা/দাতা/গ্রহীতা

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
	 <i>Handwritten signature</i>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী
		(২) তর্জনী	(২) তর্জনী	
<i>Handwritten signature</i> সাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
	 <i>Handwritten signature</i>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী
		(২) তর্জনী	(২) তর্জনী	
<i>Handwritten signature</i> সাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

বিক্ষেতা/ক্ষেতা/দাতা/গ্রহীতা

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
	 <i>Suresh Kumar Das</i>		(১) বৃদ্ধাপুলী	(১) বৃদ্ধাপুলী
		(২) উজ্জনী	(২) উজ্জনী	
<p>SHRIPATI CONSTRUCTION</p> <p><i>Suresh Kumar Das</i></p> <p>PARTNER</p> <hr/> <p>স্বাক্ষর</p>		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
	 <i>Suresh Kumar Das</i>		(১) বৃদ্ধাপুলী	(১) বৃদ্ধাপুলী
		(২) উজ্জনী	(২) উজ্জনী	
<p>SHRIPATI CONSTRUCTION</p> <p><i>Suresh Kumar Das</i></p> <p>PARTNER</p> <hr/> <p>স্বাক্ষর</p>		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

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

BRN Details

BRN: 192022230064820731 Payment Mode: Online Payment
BRN Date: 04/07/2022 11:51:10 Bank/Gateway: State Bank of India
BRN: IK0BTMSDZ2 BRN Date: 04/07/2022 11:52:48
Payment Status: Successful Payment Ref. No: 2001990523/1/2022
(Query No*/Query Year)

Depositor Details

Depositor's Name: SUJIT KUMAR DEY
Address: DHARAMPUR, CHINSURAH, HOOGLY.
Mobile: 9831446308
Depositor Status: Buyer/Claimants
Query No: 2001990523
Applicant's Name: Mr Raju Das
Identification No: 2001990523/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001990523/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2001990523/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

V/C No - 291/22







Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue









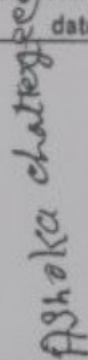
OFFICE OF THE A.D.S.R. CHINSURA, District Name : Hooghly




Signature / LTI Sheet of Query No/Year 06032001990523/2022

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	Smt DEBIKA CHATTERJEE CHATTERJEE LANE, City:- Hooghly- chinsurah, P.O:- HOOGHLY, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712103	Land Lord		 675	DebiKa Chatterjee 4/7/2022
2	Shri SOMSUBHRA CHATTERJEE CHATTERJEE LANE, City:- Hooghly- chinsurah, P.O:- HOOGHLY, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712103	Land Lord		 676	Somsubhra Chatterjee 04/07/2022

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
3	Smt POUHALI CHATTERJEE CHATTERJEE LANE, City:- Hooghly- chinsurah, P.O:- HOOGHLY, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712103	Land Lord		677 	 04/7/2022
4	Shri RANA CHATTERJEE CHATTERJEE LANE, City:- Hooghly- chinsurah, P.O:- HOOGHLY, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712103	Land Lord		678 	 04/7/2022
5	Smt ASHOKA CHATERJEE CHATTERJEE LANE, City:- Hooghly- chinsurah, P.O:- HOOGHLY, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712103	Land Lord		679 	 04/7/2022

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri RAJU DAS Son of Late HRISHIKESH DAS CHINSURAH COURT, City:- Hooghly-chinsurah, P.O.- CHINSURAH, P.S.-Chinsurah, District-Hooghly, West Bengal, India, PIN- 712101	Smt DEBIKA CHATTERJEE, Shri SOMSUBHRA CHATTERJEE, Smt Poushali CHATTERJEE, Shri SANJAY CHATTERJEE, Shri SUBIR CHATTERJEE, Shri RANA CHATTERJEE, Shri RAJA CHATTERJEE, Smt ASHOKA CHATERJEE, Shri SUJIT KUMAR DEY, Smt SUSAMA DEY		 680	 4/7/2022

(Samit Ghosh)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 CHINSURA
 Hooghly, West Bengal

Major Information of the Deed

No :	I-0603-03239/2022	Date of Registration	05/07/2022
Registry No / Year	0603-2001990523/2022	Office where deed is registered	
Entry Date	30/06/2022 4:06:47 PM	A.D.S.R. CHINSURA, District: Hooghly	
Applicant Name, Address & Other Details	Raju Das Chinsurah Court, Thana : Chinsurah, District : Hooghly, WEST BENGAL, PIN - 712101 Mobile No. : 9831446308, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immoveable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 9/-	Rs. 62,91,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urt area)		

Land Details :

District: Hooghly, P.S.- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Rozvilla Rd., Mouza: Kapasdangga
No: 10, Pin Code : 712103

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-3397 (RS :-)	LR-6286	Bastu	Bastu	0.015 Acre	1/-	5,40,000/-	Width of Approc Road: 16 Ft., Adjacent to Met Road,
L2	LR-3397 (RS :-)	LR-6287	Bastu	Bastu	0.015 Acre	1/-	5,40,000/-	Width of Approc Road: 16 Ft., Adjacent to Met Road,
L3	LR-3397 (RS :-)	LR-6288	Bastu	Bastu	0.015 Acre	1/-	5,40,000/-	Width of Approc Road: 16 Ft., Adjacent to Met Road,
L4	LR-3397 (RS :-)	LR-5667	Bastu	Bastu	0.044 Acre	1/-	15,84,000/-	Width of Approc Road: 16 Ft., Adjacent to Met Road,
L5	LR-3397 (RS :-)	LR-5668	Bastu	Bastu	0.044 Acre	1/-	15,84,000/-	Width of Approc Road: 16 Ft., Adjacent to Met Road,
L6	LR-3397 (RS :-)	LR-5701	Bastu	Bastu	0.014 Acre	1/-	5,04,000/-	Width of Approc Road: 16 Ft., Adjacent to Met Road,
L7	LR-3397 (RS :-)	LR-5702	Bastu	Bastu	0.014 Acre	1/-	5,04,000/-	Width of Approc Road: 16 Ft., Adjacent to Met Road,

LK-5700	08810					Road: 16 Ft., Adjacent to Metal Road,
TOTAL :			17.4Dec	8 /-	62,64,000 /-	
Grand Total :			17.4Dec	8 /-	62,64,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Land Lord Details :

Sl No	Name;Address,Photo,Finger print and Signature
1	<p>Smt DEBIKA CHATTERJEE Wife of Late SANDIP CHATTERJEE CHATTERJEE LANE, City:- Hooghly-chinsurah, P.O:- HOOGHLY, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx4A, Aadhaar No: 71xxxxxxxx2946, Status :Individual, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence</p>
2	<p>Shri SOMSUBHRA CHATTERJEE Son of Late SANDIP CHATTERJEE CHATTERJEE LANE, City:- Hooghly-chinsurah, P.O:- HOOGHLY, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103 Sex: Male, By Caste: Hindu, Occupation: Sen Citizen of: India, PAN No.:: AJxxxxxx5N, Aadhaar No: 83xxxxxxxx8705, Status :Individual, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence</p>
3	<p>Smt Poushali CHATTERJEE Daughter of Late SANDIP CHATTERJEE CHATTERJEE LANE, City:- Hooghly-chinsurah, P.O:- HOOGHLY Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx4Q, Aadhaar No: 52xxxxxxxx4436, Status :Individual, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence</p>

ANJAY
CHATTERJEE (Presentant)

Son of Late DILIP
CHATTERJEE
Executed by: Self, Date of
Execution: 04/07/2022
, Admitted by: Self, Date of
Admission: 04/07/2022 ,Place
: Office



Anjay Chatterjee

04/07/2022

LTI
04/07/2022

04/07/2022

CHATTERJEE LANE, City:- Hooghly-chinsurah, P.O:- HOOGHLY, P.S:-Chinsurah, District:-Hooghly
West Bengal, India, PIN:- 712103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of:
India, PAN No.:: ADxxxxxx4E, Aadhaar No: 23xxxxxxxx5078, Status :Individual, Executed by: S
Date of Execution: 04/07/2022
, Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Office

5 Name Photo Finger Print Signature

Shri SUBIR CHATTERJEE
Son of Late DILIP
CHATTERJEE
Executed by: Self, Date of
Execution: 04/07/2022
, Admitted by: Self, Date of
Admission: 04/07/2022 ,Place
: Office



Subir Chatterjee

04/07/2022

LTI
04/07/2022

04/07/2022

CHATTERJEE LANE, City:- Hooghly-chinsurah, P.O:- HOOGHLY, P.S:-Chinsurah, District:-Hooghly,
West Bengal, India, PIN:- 712103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of:
India, PAN No.:: AJxxxxxx8C, Aadhaar No: 90xxxxxxxx3553, Status :Individual, Executed by: Sel
Date of Execution: 04/07/2022
, Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Office

6 Shri RANA CHATTERJEE
Son of Late RAMKUMAR CHATTERJEE CHATTERJEE LANE, City:- Hooghly-chinsurah, P.O:- HOOGHLY, P.:-
Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103 Sex: Male, By Caste: Hindu, Occupation: Others
Citizen of: India, PAN No.:: AMxxxxxx9A, Aadhaar No: 82xxxxxxxx4663, Status :Individual, Executed by: Self, D
of Execution: 04/07/2022
, Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Executi
04/07/2022
, Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence

7 Name Photo Finger Print Signature

Shri RAJA CHATTERJEE
Son of Late RAMKUMAR
CHATTERJEE
Executed by: Self, Date of
Execution: 04/07/2022
, Admitted by: Self, Date of
Admission: 04/07/2022 ,Place
: Office



Raja Chatterjee

04/07/2022

LTI
04/07/2022

04/07/2022

CHATTERJEE LANE, City:- Hooghly-chinsurah, P.O:- HOOGHLY, P.S:-Chinsurah, District:-Hooghly,
West Bengal, India, PIN:- 712103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of:
India, PAN No.:: AMxxxxxx1G, Aadhaar No: 88xxxxxxxx0690, Status :Individual, Executed by: Se
Date of Execution: 04/07/2022
, Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Office

District:-Hooghly, West Bengal, India, PIN:- 712101, Sex: Female, By Caste: Hindu, Occupation:-
 Wife, Citizen of: India, PAN No.:: CKxxxxxx4F, Aadhaar No: 77xxxxxxxx5998, Status :Individual, Executed
 Self, Date of Execution: 04/07/2022
 Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution
 04/07/2022
 Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TIRUPATI CONSTRUCTION DHARAMPUR, Digambar Biswas Road, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101, PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :



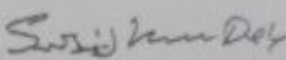


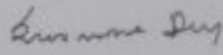
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SUJIT KUMAR DEY Son of Shri SUKUMAR DEY Date of Execution - 04/07/2022, , Admitted by: Self, Date of Admission: 04/07/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	<small>Jul 4 2022 2:47PM</small>	<small>LTI 04/07/2022</small>	<small>04/07/2022</small>	
DHARAMPUR OPP RAMMOHAN VIDYAPITH PRIMARY SCHOOL, Digambar Biswas Road, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx5I Aadhaar No: 43xxxxxxxx7243 Status : Representative, Representative of : TIRUPATI CONSTRUCTI (as PARTNER)				
2	Name Smt SUSAMA DEY Wife of Shri SUJIT KUMAR DEY Date of Execution - 04/07/2022, , Admitted by: Self, Date of Admission: 04/07/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	<small>Jul 4 2022 2:47PM</small>	<small>LTI 04/07/2022</small>	<small>04/07/2022</small>	
DHARAMPUR OPP RAMMOHAN VIDYAPITH PRIMARY SCHOOL, Digambar Biswas Road, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx5L, Aadhaar No: 43xxxxxxxx4882 Status : Representative, Representative of : TIRUPATI CONSTRUCTION (as PARTNER)				

	Photo	Finger Print	Signature
DAS HRISHIKESH DAS RAH COURT, City:- Hooghly- rah, P.O.- CHINSURAH, P.S.- surah, District:-Hooghly, West ngal, India, PIN:- 712101			
	04/07/2022	04/07/2022	04/07/2022

Identifier Of Smt DEBIKA CHATTERJEE, Shri SOMSUBHRA CHATTERJEE, Smt POUHALI CHATTERJEE, Shri SANJAY CHATTERJEE, Shri SUBIR CHATTERJEE, Shri RANA CHATTERJEE, Shri RAJA CHATTERJEE, Smt BASHOKA CHATERJEE, Shri SUJIT KUMAR DEY, Smt SUSAMA DEY

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	To. with area (Name-Area)
Smt DEBIKA CHATTERJEE	TIRUPATI CONSTRUCTION-1.5 Dec

Transfer of property for L2

From	To. with area (Name-Area)
Shri SOMSUBHRA CHATTERJEE	TIRUPATI CONSTRUCTION-1.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt POUHALI CHATTERJEE	TIRUPATI CONSTRUCTION-1.5 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri SANJAY CHATTERJEE	TIRUPATI CONSTRUCTION-4.4 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri SUBIR CHATTERJEE	TIRUPATI CONSTRUCTION-4.4 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Shri RANA CHATTERJEE	TIRUPATI CONSTRUCTION-1.4 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Shri RAJA CHATTERJEE	TIRUPATI CONSTRUCTION-1.4 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Smt ASHOKA CHATERJEE	TIRUPATI CONSTRUCTION-1.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt DEBIKA CHATTERJEE	TIRUPATI CONSTRUCTION-12.50000000 Sq Ft
2	Shri SOMSUBHRA CHATTERJEE	TIRUPATI CONSTRUCTION-12.50000000 Sq Ft
3	Smt POUHALI CHATTERJEE	TIRUPATI CONSTRUCTION-12.50000000 Sq Ft
4	Shri SANJAY CHATTERJEE	TIRUPATI CONSTRUCTION-12.50000000 Sq Ft
5	Shri SUBIR CHATTERJEE	TIRUPATI CONSTRUCTION-12.50000000 Sq Ft
6	Shri RANA CHATTERJEE	TIRUPATI CONSTRUCTION-12.50000000 Sq Ft
7	Shri RAJA CHATTERJEE	TIRUPATI CONSTRUCTION-12.50000000 Sq Ft
8	Smt ASHOKA CHATERJEE	TIRUPATI CONSTRUCTION-12.50000000 Sq Ft

Details as per Land Record

Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Rozvilla Rd., Mouza: Kapesdangg
Pin Code : 712103

Sl. No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3397, LR Khatian No:- 6286	Owner:দেবীকা চাটাজী, Gurdian:সন্দীপ চাটাজী, Address:নিজ , Classification:বাড়, Area:0.01500000 Acre,	Smt DEBIKA CHATTERJEE
L2	LR Plot No:- 3397, LR Khatian No:- 6287	Owner:সোম শুভ চাটাজী, Gurdian:সন্দীপ চাটাজী, Address:নিজ , Classification:বাড়, Area:0.01500000 Acre,	Shri SOMSUBHRA CHATTERJEE
L3	LR Plot No:- 3397, LR Khatian No:- 6288	Owner:পৌষালী চাটাজী, Gurdian:সন্দীপ চাটাজী, Address:নিজ , Classification:বাড়, Area:0.01500000 Acre,	Smt POUHALI CHATTERJEE
L4	LR Plot No:- 3397, LR Khatian No:- 5667	Owner:সঞ্জয় চাটাজী, Gurdian:দীপিক , Address:নিজ , Classification:বাড়, Area:0.04400000 Acre,	Shri SANJAY CHATTERJEE
L5	LR Plot No:- 3397, LR Khatian No:- 5668	Owner:সুবীর চাটাজী, Gurdian:দীপিক , Address:নিজ , Classification:বাড়, Area:0.04400000 Acre,	Shri SUBIR CHATTERJEE
L6	LR Plot No:- 3397, LR Khatian No:- 5701	Owner:রানা চাটাজী, Gurdian:রাম কুমার, Address:নিজ , Classification:বাড়, Area:0.01400000 Acre,	Shri RANA CHATTERJEE
L7	LR Plot No:- 3397, LR Khatian No:- 5702	Owner:রাজা চাটাজী, Gurdian:রাম কুমার, Address:নিজ , Classification:বাড়, Area:0.01400000 Acre,	Shri RAJA CHATTERJEE
L8	LR Plot No:- 3397, LR Khatian No:- 5700	Owner:অশোকা চাটাজী, Gurdian:রাম কুমার, Address:নিজ , Classification:বাড়, Area:0.01300000 Acre,	Smt ASHOKA CHATERJEE

on (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
d for registration at 13:40 hrs on 04-07-2022, at the Office of the A.D.S.R. CHINSURA by Shri SANJAY
CHATTERJEE, one of the Executants.

ificate of Market Value (WB PUVI rules of 2001)

certified that the market value of this property which is the subject matter of the deed has been assessed at Rs
1,91,000/-

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

Execution is admitted on 04/07/2022 by 1. Shri SANJAY CHATTERJEE, Son of Late DILIP CHATTERJEE,
HATTERJEE LANE, P.O: HOOGHLY, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST
BENGAL, India, PIN - 712103, by caste Hindu, by Profession Others, 2. Shri SUBIR CHATTERJEE, Son of Late
DILIP CHATTERJEE, CHATTERJEE LANE, P.O: HOOGHLY, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH
Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Others, 3. Shri RAJA CHATTERJEE,
Son of Late RAMKUMAR CHATTERJEE, CHATTERJEE LANE, P.O: HOOGHLY, Thana: Chinsurah, , City/Town:
HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Service
Identified by Shri RAJU DAS, , Son of Late HRISHIKESH DAS, CHINSURAH COURT, P.O: CHINSURAH, Thana:
Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by
Profession Law Clerk

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

Execution is admitted on 04-07-2022 by Shri SUJIT KUMAR DEY, PARTNER, TIRUPATI CONSTRUCTION
Partnership Firm), DHARAMPUR, Digambar Biswas Road, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-
Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101

Identified by Shri RAJU DAS, , Son of Late HRISHIKESH DAS, CHINSURAH COURT, P.O: CHINSURAH, Thana:
Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by
Profession Law Clerk

Execution is admitted on 04-07-2022 by Smt SUSAMA DEY, PARTNER, TIRUPATI CONSTRUCTION (Partnership
Firm), DHARAMPUR, Digambar Biswas Road, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-
Hooghly, West Bengal, India, PIN:- 712101

Identified by Shri RAJU DAS, , Son of Late HRISHIKESH DAS, CHINSURAH COURT, P.O: CHINSURAH, Thana:
Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by
Profession Law Clerk

Endorsement for issuing commission Case No:- 000291 of 2022

1. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registrati
Act, 1908(XVI of 1908), to Sujoy Kumar Biswas, Upper Division Clerk for the purpose of enquiring whether this
document has been executed by Smt DEBIKA CHATTERJEE, , Wife of Late SANDIP CHATTERJEE, CHATTERJEE
LANE, P.O: HOOGHLY, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, P.
- 712103, by caste Hindu, by profession House wife by whom it purports to have been executed

2. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registrati
Act, 1908(XVI of 1908), to Sujoy Kumar Biswas, Upper Division Clerk for the purpose of enquiring whether this
document has been executed by Shri SOMSUBHRA CHATTERJEE, , Son of Late SANDIP CHATTERJEE,
CHATTERJEE LANE, P.O: HOOGHLY, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST
BENGAL, India, PIN - 712103, by caste Hindu, by profession Service by whom it purports to have been executed

3. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registrati
Act, 1908(XVI of 1908), to Sujoy Kumar Biswas, Upper Division Clerk for the purpose of enquiring whether this
document has been executed by Smt POUHALI CHATTERJEE, , Daughter of Late SANDIP CHATTERJEE,
CHATTERJEE LANE, P.O: HOOGHLY, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST
BENGAL, India, PIN - 712103, by caste Hindu, by profession House wife by whom it purports to have been executed

4. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registrati
Act, 1908(XVI of 1908), to Sujoy Kumar Biswas, Upper Division Clerk for the purpose of enquiring whether this
document has been executed by Shri RANA CHATTERJEE, , Son of Late RAMKUMAR CHATTERJEE,
CHATTERJEE LANE, P.O: HOOGHLY, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST
BENGAL, India, PIN - 712103, by caste Hindu, by profession Others by whom it purports to have been executed

Stamp Duty

required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/-
Rs 5,020/-
Description of Stamp
Type: Impressed, Serial no 03, Amount: Rs.5,000/-, Date of Purchase: 04/07/2022, Vendor name: Anup
Ganguly
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/07/2022 11:52AM with Govt. Ref. No: 192022230064820731 on 04-07-2022, Amount Rs: 5,020/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BTMSDZ2 on 04-07-2022, Head of Account 0030-02-103-003-02

Samit Ghosh

Samit Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal

On 05-07-2022

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 : 4:
g) of Indian Stamp Act 1899.

Endorsement by a Registering Officer ON receipt of Commissioner's report Case No:- 000291 of 2022

1. From the above report I am satisfied that this document has been executed by the said Smt DEBIKA CHATTERJEE AND I accordingly admit it to registration
2. From the above report I am satisfied that this document has been executed by the said Shri SOMSUBHRA CHATTERJEE AND I accordingly admit it to registration
3. From the above report I am satisfied that this document has been executed by the said Smt Poushali CHATTERJEE AND I accordingly admit it to registration
4. From the above report I am satisfied that this document has been executed by the said Shri RANA CHATTERJEE AND I accordingly admit it to registration
5. From the above report I am satisfied that this document has been executed by the said Smt ASHOKA CHATERJEE AND I accordingly admit it to registration

Samit Ghosh

Samit Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0603-2022, Page from 55875 to 55911
Serial No 060303239 for the year 2022.



Digitally signed by SAMIT GHOSH
Date: 2022.07.08 15:58:54 -07:00
Reason: Digital Signing of Deed.

Samit Ghosh

(Samit Ghosh) 2022/07/08 03:58:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
West Bengal.

(This document is digitally signed.)