

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted for H 074948
Registration. The signature sheets and the
enforcement sheets attached with the
document are the part of this document.

18/01/2023
Q-2000/13946/2023

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration Act 1908
Allegre, South 24 Parganas
18 JAN 2023

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 18th day of
January, Two Thousand-Twenty Three (2023) A.D.

BETWEEN

-: (2) :-

(1) **SRI SHYAM SUNDAR DAS**, (PAN- AECPD2045N, AADHAAR No. 862965939432), son of Late Jibon Krishna Das, (2) **SMT. LATIKA DAS**, (PAN- ADOPD5819M, AADHAAR No. 410305433433), wife of Sri Shyam Sundar Das, both by faith- Hindu, by Nationality- Indian, by occupation- Business, both are residing at 32, Dixon Lane, P.O. Entally, P.S. Muchipara, Kolkata- 700 014, hereinafter jointly called and referred to as the **FIRST PARTY/OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

"SL ENTERPRISES", (PAN- AXGPD9693K), a proprietorship firm, having its registered office at 300, C-Gorkhara (C), P.O. & P.S. Sonarpur, Kolkata- 700150, District: South 24-Parganas, duly represented by its sole Proprietress namely **PIYALI DAS**, (PAN- AXGPD9693K, AADHAAR No. 686423242694, Mob: 9903013286), daughter of Sri Shyam Sundar Das, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 32, Dixon Lane, P.O. Entally, P.S. Muchipara, Kolkata- 700 014, hereinafter called and referred to as the **"SECOND PARTY/DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-interests, administrators, executors and assigns) of the **OTHER PART.**

WHEREAS one Chandī Charan Chakraborty, son of Late Nemai Charan Chakraborty was the sole and absolute owner of **ALL THAT** piece and parcel of land measuring more or less 4 Cottahs comprised in C.S. Dag No. 39, R.S. Dag No. 43 appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47 of Mouza-Gorkhara, J.L. No. 22, P.S. Sonarpur, District: South 24-Parganas together with other properties by virtue of inheritance from his father Late Nemai Charan Chakraborty and thereafter said Chandī Charan Chakraborty recorded the same in his name before the Revisional Settlement Records of Rights and started enjoying the same free from all encumbrances by paying rents and taxes to the authority concerned regularly.

AND WHEREAS being enjoying the aforesaid property said Chandī Charan Chakraborty sold, conveyed and transferred **ALL THAT** piece and parcel Shali land measuring more or less 2 Cottahs comprised in C.S. Dag No. 39, R.S. Dag No. 43 appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47 of Mouza-Gorkhara, J.L. No. 22, P.S. Sonarpur, District: South 24-Parganas unto and in favour of Smt. Prabhati Das, wife of Sri Sourindra Mohan Das and Sri Sourindra Mohan Das, son of Late Uday Chandra Das, by and under a Deed of Sale, which was duly registered on 14/07/1982 before the office of the Sub-Registrar Sonarpur and recorded in its Book No. 1, Volume No. 77, Page from 78 to 83, Being No. 3839 for the year 1982.

AND WHEREAS being enjoying the aforesaid property said Chandī Charan Chakraborty sold, conveyed and transferred **ALL THAT** piece and parcel Shali land

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measuring more or less 2 Cottahs comprised in C.S. Dag No. 39, R.S. Dag No. 43 appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47 of Mouza-Gorkhara, J.L. No. 22, P.S. Sonarpur, District: South 24-Parganas unto and in favour of Sri Sourindra Mohon Das, son of Late Uday Chandra Das, by and under a Deed of Sale, which was duly registered on 14/07/1982 before the office of the Sub-Registrar Sonarpur and recorded in its Book No. 1, Volume No. 77, Page from 84 to 89, Being No. 3840 for the year 1982.

AND WHEREAS by virtue of purchase through aforesaid two separate Deed said Sri Sourindra Mohan Das and Smt. Prabhati Das became the joint owners of **ALL THAT** piece and parcel of Shali land measuring more or less 4 Cottahs comprised in C.S. Dag No. 39, R.S. Dag No. 43 appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47 of Mouza- Gorkhara, J.L. No. 22, P.S. Sonarpur, District: South 24-Parganas and they amalgamated the said two adjacent plots into a single plot by and under a Deed of Declaration which was duly registered before the office of the Sub-Registrar at Sonarpur vide Deed No. 3484 for the year 1984.

AND WHEREAS after amalgamating the said two plots into a single plot said Sri Sourindra Mohan Das and Smt. Prabhati Das mutated their names before the then Panchayet Office and constructed a single storied building on the said land according to a building plan sanctioned by the authority of the said Panchayet and thereafter said Sri Sourindra Mohan Das and Smt. Prabhati Das mutated their names before the Rajpur-Sonarpur Municipality under Ward No. 11 vide

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Holding No. 300 and they also recorded their names before the L.R. Settlement vide L.R. Khatian Nos. 3212 & 3213 and started enjoying the same free from all encumbrances by paying rents and taxes to the authority concerned regularly.

AND WHEREAS said Sri Sourindra Mohan Das and Smt. Prabhati Das while had been enjoying their aforesaid property free from all encumbrances they sold, conveyed and transferred the said land measuring more or less 4 Cottahs together with a single storied building standing thereon lying and situate at Mouza-Gorkhara, J.L. No. 22, comprised in C.S. Dag No. 39, R.S. Dag No. 43 appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47, within the limits of Rajpur-Sonarpur Municipality Ward No. 11, Holding No. 300, Gorkhara- C, P.S. Sonarpur, District: South 24-Parganas unto and in favour of SRI SHYAM SUNDAR DAS & SMT. LATIKA DAS, the Owners/First Party herein, by and under a Deed of Sale, which was duly registered on 15/06/2012 before the office of the A.D.S.R. Sonarpur and recorded in its Book No. 1, CD. Volume No. 22, Page from 2905 to 2918, Being No. 08133 for the year 2012.

AND WHEREAS thus by virtue of purchase said SRI SHYAM SUNDAR DAS & SMT. LATIKA DAS, the Owners/First Party herein, became the absolute joint owners of the aforesaid area of land measuring more or less 4 Cottahs together with a single storied building standing thereon lying and situate at Mouza- Gorkhara, J.L. No. 22, comprised in C.S. Dag No. 39, R.S. Dag No. 43 appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47 and they recorded the same before

L.R. Settlement vide L.R. Khatian Nos. 4788 & 4786 respectively and they also mutated their names before Rajpur-Sonarpur Municipality Ward No. 11 vide Holding No. 300, C-Gorkhara (C), P.S. Sonarpur, Kolkata- 700 150, District: South 24-Parganas, hereinafter called and referred to as the "said Property/Premises" morefully described in the First Schedule hereunder written and started enjoying the same free from all encumbrances by paying rents and taxes to the authority concerned regularly without any interruption, claim or demand whatsoever.

AND WHEREAS said SRI SHYAM SUNDAR DAS & SMT. LATIKA DAS, the Owners/First Party herein sanctioned a Building Plan from the Authority of Rajpur-Sonarpur Municipality vide Building Permit Number SWS-OBPAS/2207/2022/0222 dated 21/06/2022 valid upto 20/06/2025 for construction of a straight Three storied residential building on their said land.

AND WHEREAS the Owners/First party are desirous of developing the said premises by constructing a multi-storied building (after demolishing the existing building) according to modern test, design and architecture in accordance with the building plan which was already sanctioned by the authority of Rajpur-Sonarpur Municipality.

AND WHEREAS the aforesaid representation of the Owners/First party and subject to verification of title of the owners concerning the said premises, the Developer/Second party have agreed to develop the said premises in accordance with the sanctioned plan on the terms and conditions hereinafter appearing :-

-(7):-

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

- a) **OWNERS** : shall mean **SRI SHYAM SUNDAR DAS**, son of Late Jibon Krishna Das and **SMT. LATIKA DAS**, wife of Sri Shyam Sundar Das of 32, Dixon Lane, P.O. Entally, P.S. Muchipara, Kolkata- 700 014 and their legal heirs, representatives, executors, administrators and assigns.
- b) **DEVELOPER** : shall mean "**SL ENTERPRISES**", a proprietorship firm, having its registered office at 300, C-Gorkhara (C), P.O. & P.S. Sonarpur, Kolkata- 700150, District: South 24-Parganas, duly represented by its sole Proprietress namely **PIYALI DAS**, daughter of Sri Shyam Sundar Das of 32, Dixon Lane, P.O. Entally, P.S. Muchipara, Kolkata- 700 014 and its successors-in-office, executors, administrators, representatives and assigns.
- c) **TITLE DEEDS** :- shall mean all the documents referred to herein above recital.
- d) **PREMISES** :- shall mean the land measuring more or less 4 Cottahs together with a single storied building standing thereon lying and situate at Mouza-Gorkhara, J.L. No. 22, comprised in C.S. Dag No. 39, R.S. & L.R. Dag No. 43 appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47, L.R. Khatian Nos. 4788 & 4786, within the limits of Rajpur-Sonarpur Municipality Ward No. 11, Holding No. 300, C-Gorkhara (C), P.S. Sonarpur, Kolkata- 700 150, District: South 24-Parganas.

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- e) **BUILDING** : shall mean the building to be constructed on the said premises.
- f) **COMMON FACILITIES AND AMENITIES** :- shall include corridors, hall-ways, stair-ways, passages, ways, lavatory, provided by the Developer, pump-room, water reservoir, over head PVC tank, water pump and motor and other facilities which may transfer by possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest in land proportionate to the area of the Flat and the right to use in common space in multi-storied building to purchase thereof.
- g) **SALEABLE SPACE** : shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.
- h) **OWNERS' ALLOCATION** :- on completion of the proposed building in all respect the Developer shall hand over two flats being Flat Nos. 2A and 2C on the Second floor along with two Car parking spaces being Nos. 1 & 2 on the Ground floor of the proposed building unto and in favour of the Owners herein.

The possession of the Owners' allocated portion will be handed over within 24 months from the date of signing this Agreement and the Developer also will provide together with proportionate share of land underneath the said

-: (9) :-

building and common users and facilities out of the common spaces and passages, roof right in the said Building. The Owners' Allocation is more fully described in the Part- I of Second Schedule hereunder written.

- i) **DEVELOPER'S ALLOCATION** :- Save and except Owners' Allocation mentioned above, the rest area of the said building together with proportionate share of land underneath the said Building, common users and facilities common roof right, common space, common passages whatsoever. The Developer shall be entitled to sale and/or dispose the Developer's allocation with common facilities except Owners' allocation as recited above. The Developer's allocation is more fully described in the Part- II of Second Schedule hereunder written.
- j) **THE ARCHITECT** :- shall mean such persons who may be appointed by the Developer for both designing and planning the building on the said premises.
- k) **BUILDING PLAN** :- shall mean the Plan already sanctioned by the Rajpur-Sonarapur Municipality with such alterations or modifications as may be made by the Developer with the approval of the Owners from time to time and for which the Developer will have the right to get its sanctioned of the revised Plan by the Rajpur-Sonarapur Municipality. The execution of work should be start within Six months from the date of signing this agreement.

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- l) **TRANSFER** :- with its grammatical variation shall include possession under a Agreement or part performance of a contract and by any other means according to Transfer Properties Act, 1882.
 - m) **TRANSFeree** : shall mean any person, firm, limited Company, Association or persons or body of individuals to whom any space in the building has been transferred.
 - o) **BUILT UP AREA** :- shall mean Covered area plus proportionate area of staircase, all lobbies.
 - p) **SUPER BUILT UP AREA** :- shall mean meter room, pump room, toilet, under ground reservoir, over head PVC reservoir, septic tank, drainage line, water line, passage, pathway, which is equivalent to 20% of the built up area of the flat.
2. **THE OWNERS DECLARE AS FOLLOWS :-**
- a) **THAT** Owners/First party are absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said premises.
 - b) **THAT** the said premises is free from all encumbrances and the owners have a marketable title in respect of the said premises.
 - c) **THAT** there is no excess vacant land at the said premises within the meaning of the Urban land (Ceiling and Regulation)Act.1976.

3. **THE OWNERS AND THE DEVELOPER/BUILDER** declare and covenant as follows :-

- a) **THAT** the owners hereby grants, exclusive right to Developer to under take new construction on the said premises in accordance with the said plan which was already sanctioned by the authority of the Rajpur-Sonarapur Municipality.
- b) **THAT** all applications plans and other papers and xerox copy of documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the owners at the Developers' cost and expenses.
- c) **THAT** on the date of execution of this agreement the owners shall deliver the possession of the said premises to the Developer whereof the developer shall take necessary steps at its sole discretion to comply the terms.
- d) **THAT** the owners shall grants the developer a Regd. Power of Attorney as may be required for the purpose of obtaining modification of sanction plan, completion certificate and all necessary permissions and sacntlon for different authorities in connection with the construction of the building and also for pursuing and following up the matter with Rajpur-Sonarapur Municipality and other authorities.

-: (12) :-

- e) **THAT** upon completion of the new building the Developer shall put the owners in undisputed possession of the owners' allocation TOGETHER WITH the rights in common facilities and amenities.
- f) **THAT** the owners and the developer shall be exclusively entitled to their respective share of allocation the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the other and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation. Enclose the proposed building plan, based on which the owners and the Developer agreed to sign this agreement.
- g) **THAT** the developer shall at its own costs construct and complete the new building at the said premises in accordance with the sanctioned plan, already sanctioned by the authority of Rajpur-Sonarpur Municipality and confirming to such specification as are mentioned in the **Annexure** hereunder written.
- h) Both owners and developer have equal right over roof.
- i) If the Developer fails to carry out the construction work within prescribed period, the Owners have every right to cancel the said agreement after giving one month notice and also cancel the Power of Attorney executed in favour of the Developer.

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l) Developer should give one month notice before giving delivery of possession of the said Flats and car parking space to the Owners.

4. **THE OWNERS HEREBY AGREED COVENANT WITH THE DEVELOPER** as follows :-

a) NOT to cause any interference or hindrance in the construction of the said building at the said premises by the Developer.

b) NOT to do any act deed or things whereby the developer may be prevented from selling assigning and/or disposing or any of the Developer's allocation portion in the building at the said premises.

c) TO remain bound to execute all agreement for sale or transfer concerning Developers' allocation of sanction area and other areas shall remain bound to execute a General Power of Attorney empowering the developer or developer's agent to execute all such agreements for sale or transfer for and on behalf of the owners concerning Developers' allocation of the building at the said premises.

5. **THE DEVELOPER HEREBY AGREED AND COVENANT WITH THE OWNERS** as follows :-

a) To the construction of the building will be completed within a period of 24 months from the date of signing this agreement and completion certificate will have to be obtained from the Rajpur-Sonarpur Municipality within period of 36 months from the date of completion of the building.

-: (14) :-

- b) NOT to transfer and/or assign the benefits of this agreement or any portion thereof without the consent of the owners.
- c) NOT to violate or contravenes any of the provision or rules applicable for construction of the said building.
- d) NOT to do any act, deed or thing whereby the owners are prevented from enjoying selling assigning and/or disposing of any of the owners' allocation in the said building.
- e) TO keep the owners indemnified against all third party claims and actions arising out of any sorts of act or commission of the developers are relation to the construction of the said building.
- f) TO keep the owners indemnified against all actions suits costs proceedings and claims that may be arise out of the developers' allocation with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.
- g) All the time of delivery of owners allocation as per agreement the owners shall handover all the original documents to the Developer.

6. **MUTUAL COVENANT AND INDEMNITIES :-**

The owners hereby under take that the developer shall be entitled to the said constructions and shall enjoy its allocated space without

interference or disturbance provided the developers performs and fulfils all terms and conditions herein containing and/or on its part to be observed and performed.

7) **LIQUIDATED DAMAGES AND PENALTY :-**

- A) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the FORCE MAJESURE conditions, i.e. Flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties.
- B) If due to pay wilful act on the part of the developer the construction and completion of the building is delayed therein that event the developer shall be decided by the parties hereto or shall be determined by the Arbitrators to be appointed by both the parties according to Arbitration and conciliation Act, 1996.
- 8) **JURISDICTION :-** All courts, within the limits of Alipore, District South 24-Parganas and the High Court at Kolkata shall have the jurisdiction to entertain and determine all actions, suit and proceedings arising out of these presents between the parties hereto.
- 9) Name of the proposed building should be "SL TULIP".

-(16) :-

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Shali land measuring more or less **4 Cottahs** together with a cemented flooring single storied building measuring more or less **900 Sq.ft.** standing thereon lying and situate at **Mouza- Gorkhara**, J.L. No. 22, R.S. No. 53, Touzi No. 250, Pargana- Medanmallah, comprised in C.S. Dag No. 39, **R.S. & L.R. Dag No. 43**, appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47, **L.R. Khatian Nos. 4786, 4788** within the limits of the Rajpur-Sonarpur Municipality, Ward No. 11, **Holdīng No. 300, C-Gorkhara (C)**, P.S. Sonarpur, Kolkata- 700 150, District South 24-Parganas, being butted and bounded by :-

ON THE NORTH : R.S. Dag No. 44.

ON THE SOUTH : R.S. Dag No. 41.

ON THE EAST : 11.5 ft. wide Municipal Road.

ON THE WEST : R.S. Dag No. 42.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Part- I, Owners' Allocation)

On completion of the proposed building in all respect the Developer shall hand over two flats being **Flat No. 2A** and **Flat No. 2B** both on the **Second floor** along with two **Car parking spaces** being **Space No. 1** and **Space No. 2** both on the **Ground floor** of the proposed building unto and in favour of the Owners herein.

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The possession of the Owners' allocated portion will be handed over within 24 months from the date of signing of this agreement and the Developer also will provide together with proportionate share of land underneath the said building and common users and facilities out of the common spaces and passages, roof right in the said Building.

(Part- II, Developer's Allocation)

Save and except Owner's Allocation i.e. Flat Nos. 2A & 2C on the Second floor along with Car parking spaces being Nos. 1 & 2 on the Ground floor mentioned above, the rest area of the said proposed Three storied building together with proportionate share of land underneath the said Building, common users and facilities common roof right, common space, common passages whatsoever.

SCHEDULE 'C' ABOVE REFERRED TO

(Specification)

1. **FLOORS** : The floors of bed rooms, living or dining room, kitchen, toilet, balcony would be finished with Tiles.
- 2 (A) **TOILET** : The wall of the toilet would be finished in Glazed tiles upto 6'-0" height from the floor with concealed pipe lines, for water supply. Also the toilet would be provided with white colour

-(18):-

- Commode & Basin with cistern (white), low down C.P. shower, one Mixture tap would be provided.
- 2 (B) **WATER CLOSET (W.C) :** Wall would be finished in glazed tiles upto 5'-0" height from the floor with concealed pipe lines for water supply and it would be provided with one white colour commode with low down P.V.C. cistern, one water tap.
3. **DOORS :** All door frames would be made of salwood. All doors would be 32 mm thick flush doors fitted with standard fittings (excepting locks).
4. **WINDOWS :** All the window would be provided with glazed windows (Aluminium sliding window) with steel guard bar.
5. **KITCHEN :** One Granait cooking platform fitted with steell sink. Upto 2'-6" glazed tiles will be fitted on back wall of the cooking platform.
6. **ELECTRICAL WIRING AND FITTINGS :**
- A) Full concealed wiring.
 - B) One electrical calling bell point.
 - C) Bed room would be provided with two light points, one fan point, one 5 Amp power point, one A.C. point provide only one bed room.

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- D) Living cum dining room would be provided with two light points, one fan point, one 5 Amp power point, one 15 Amp power point for fridge, one 5 Amp power point for Washing Machine.
- E) One light point and one 15 Amp power point, two 5 Amp plug point for water purifier and exhaust fan in the kitchen.
- F) One light point only in each toilet/W.C.
- G) One light point in the balcony.
7. **WATER SUPPLY** : Water would be supplied from over head PVC tank from deep tube well with submersible pump.
8. **INSIDE WALL OF THE FLAT :**
Putty in all inside-walls.
9. **COLOUR OF THE BUILDING OUTSIDE :**
Weather Coat colour outside walls of the building.
10. **ROOF :** Roof Treatment shall be done.

COMMON AREA AND COMMON FACILITIES

1. Stair case on all the floor.
2. Stair case, landings on all the floors.
3. Common passage and lobby on the Ground floor, excepting Car Parking area.

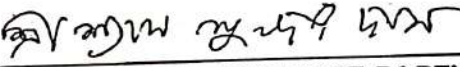
-(20) :-

4. Water pump, water pipes, water tanks and other common plumbing installations (except fitting in individual flats).
5. Electrical wiring, meters, if any and fittings (excluding those as are installed for any particular Unit/Flat) yearly maintenance of the building should be proportionately shared or borne by all the occupiers of the building.

IN WITNESS WHEREOF the parties hereto have put their signature on this day, month and year first above written.

WITNESSES :

1. Kaushek Bhattacharjee
Rupnagar Sonarpur
P.O. H.P. S. Sonarpur
KOL 700 150 -

Latika Das

SIGNATURE OF THE FIRST PARTY/OWNERS

2. Pradip Baidya
Sonarpur,
Kolkata - 700 150.

Piyali Das
Proprietor of SL Enterprises
SIGNATURE OF THE SECOND PARTY/DEVELOPER

Drafted by :-

Prabir Kumar Roy
FOW Case. W. No. 828/81
Alipore Criminal Court
KOL-27.

Printed by :-

Pradip Baidya
(PRADIP BAIDYA)
Sonarpur.



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Right Hand					

NAME - Sriyam Sunder Das

SIGNATURE



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Left Hand					
Right Hand					

NAME - Latika Das

SIGNATURE Latika Das



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Left Hand					
Right Hand					

NAME - PIYALI DAS

SIGNATURE Piyali Das

Major Information of the Deed

Deed No :	I-1604-00539/2023	Date of Registration	18/01/2023
Query No / Year	1604-2000113946/2023	Office where deed is registered	
Query Date	14/01/2023 6:58:04 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	P K Roy Alipore Criminal Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7687015156, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 43,49,700/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (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 :



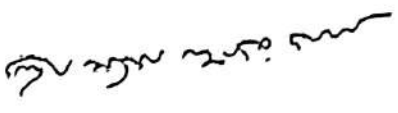


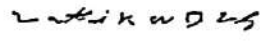
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA C, Mouza: Gorkhara-(022), , Ward No: 11, Holding No:300 JI No: 22, Pin Code : 700150

Sch No	Plot Number	Khatlan Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-43 (RS :-43)	LR-4786, (RS:-4710)	Bastu Shali	2 Katha	4,00,000/-	18,71,100/-	Width of Approach Road: 12 Ft., ,Last Reference Deed No :1608-I -08133-2012
L2	LR-43 (RS :-43)	LR-4788, (RS:-4710)	Bastu Shali	2 Katha	4,00,000/-	18,71,100/-	Width of Approach Road: 12 Ft., ,Last Reference Deed No :1608-I -08133-2012
TOTAL :				6.6Dec	8,00,000 /-	37,42,200 /-	
Grand Total :				6.6Dec	8,00,000 /-	37,42,200 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	900 Sq Ft.	2,00,000/-	6,07,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		900 sq ft	2,00,000 /-	6,07,500 /-	



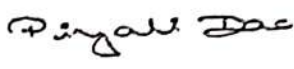


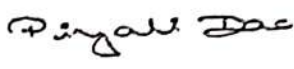


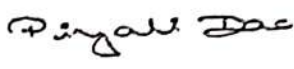
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHYAM SUNDAR DAS (Presentant) Son of Late JIBON KRISHNA DAS Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office	 18/01/2023	 LTI 18/01/2023	 18/01/2023
32, DIXON LANE, City:- Kolkata, P.O:- ENTALLY, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx5N, Aadhaar No: 86xxxxxxxx9432, Status :Individual, Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs LATIKA DAS Wife of Mr SHYAM SUNDAR DAS Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office	 18/01/2023	 LTI 18/01/2023	 18/01/2023
32, DIXON LANE, City:- Kolkata, P.O:- ENTALLY, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9M, Aadhaar No: 41xxxxxxxx3433, Status :Individual, Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office				


Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SL ENTERPRISES 300, C-GORKHARA (C), City:- Rajpur-sonarpur, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.:: AXxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> PIYALI DAS Daughter of Mr SHYAM SUNDAR DAS Date of Execution - 18/01/2023, , Admltted by: Self, Date of Admission: 18/01/2023, Place of Admission of Execution: Office </td> <td>  Jan 18 2023 12:42PM </td> <td>  LTI 18/01/2023 </td> <td>  18/01/2023 </td> </tr> </tbody> </table> <p>32, DIXON LANE, City:- Kolkata, P.O:- ENTALLY, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx3K, Aadhaar No: 68xxxxxxx2694 Status : Representative, Representative of : SL ENTERPRISES (as proprietor)</p>	Name	Photo	Finger Print	Signature	PIYALI DAS Daughter of Mr SHYAM SUNDAR DAS Date of Execution - 18/01/2023, , Admltted by: Self, Date of Admission: 18/01/2023, Place of Admission of Execution: Office	 Jan 18 2023 12:42PM	 LTI 18/01/2023	 18/01/2023
Name	Photo	Finger Print	Signature						
PIYALI DAS Daughter of Mr SHYAM SUNDAR DAS Date of Execution - 18/01/2023, , Admltted by: Self, Date of Admission: 18/01/2023, Place of Admission of Execution: Office	 Jan 18 2023 12:42PM	 LTI 18/01/2023	 18/01/2023						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KAUSHIK BHATTACHARYA Son of Mr SHIBANI SANKAR BHATTACHARYA ROOPNAGAR, City:- Rajpur-sonarpur, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			
	18/01/2023	18/01/2023	18/01/2023

Identifier Of Mr SHYAM SUNDAR DAS, Mrs LATIKA DAS, PIYALI DAS

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs LATIKA DAS	SL ENTERPRISES-3.3 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr SHYAM SUNDAR DAS	SL ENTERPRISES-3.3 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr SHYAM SUNDAR DAS	SL ENTERPRISES-450.00000000 Sq Ft
2	Mrs LATIKA DAS	SL ENTERPRISES-450.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA C, Mouza: Gorkhara-(022), Ward No: 11, Holding No:300 JI No: 22, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 43, LR Khatian No:- 4786	Owner:লভিকা দাস, Gurdian:শ্যামসুন্দর , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Mrs LATIKA DAS
L2	LR Plot No:- 43, LR Khatian No:- 4788	Owner:শ্যাম সুন্দর দাস, Gurdian:জীবন কুক, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Mr SHYAM SUNDAR DAS

Endorsement For Deed Number : I - 160400539 / 2023

18-01-2023

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 (3) of Indian Stamp Act 1899.

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

Presented for registration at 11:41 hrs on 18-01-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SHYAM SUNDAR DAS, one of the Executants.

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 43,49,700/-

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

Execution is admitted on 18/01/2023 by 1. Mr SHYAM SUNDAR DAS, Son of Late JIBON KRISHNA DAS, 32, DIXON LANE, P.O: ENTALLY, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 2. Mrs LATIKA DAS, Wife of Mr SHYAM SUNDAR DAS, 32, DIXON LANE, P.O: ENTALLY, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business

Indetified by Mr KAUSHIK BHATTACHARYA, , , Son of Mr SHIBANI SANKAR BHATTACHARYA, ROOPNAGAR, P.O: SONARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 18-01-2023 by PIYALI DAS, proprietor, SL ENTERPRISES (Sole Proprietorship), 300, C-GORKHARA (C), City:- Rajpur-sonarpur, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Indetified by Mr KAUSHIK BHATTACHARYA, , , Son of Mr SHIBANI SANKAR BHATTACHARYA, ROOPNAGAR, P.O: SONARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, 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 17/01/2023 4:14PM with Govt. Ref. No: 192022230256779601 on 17-01-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOCBIUHH2 on 17-01-2023, 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 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1293, Amount: Rs.5,000.00/-, Date of Purchase: 16/01/2023, Vendor name: SANKAR K SARKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/01/2023 4:14PM with Govt. Ref. No: 192022230256779601 on 17-01-2023, Amount Rs: 2,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOCBIUHH2 on 17-01-2023, Head of Account 0030-02-103-003-02



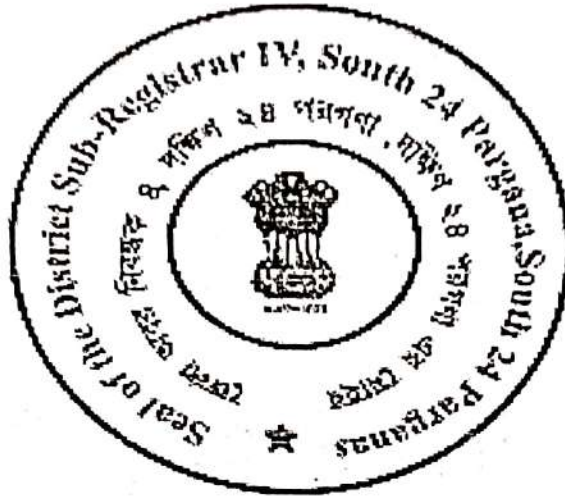
Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 21435 to 21465

being No 160400539 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.01.20 10:51:25 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/01/20 10:51:25 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)