

HL No. - 3446/23

I- 3377/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 885655

21-09-23

Q- 2002315094/23

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Endorsement sheet and signatures sheet attached with the document are part of the document.

Addl. Dist. Sub-Registrar
Chaudanagar, Hooghly

21 SEP 2023

LAND OWNER AND DEVELOPER AGREEMENT

THIS LAND OWNER AND DEVELOPER AGREEMENT
made on this 21st Day of September, 2023,

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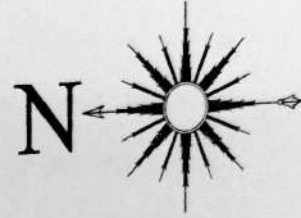
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DEED PLAN

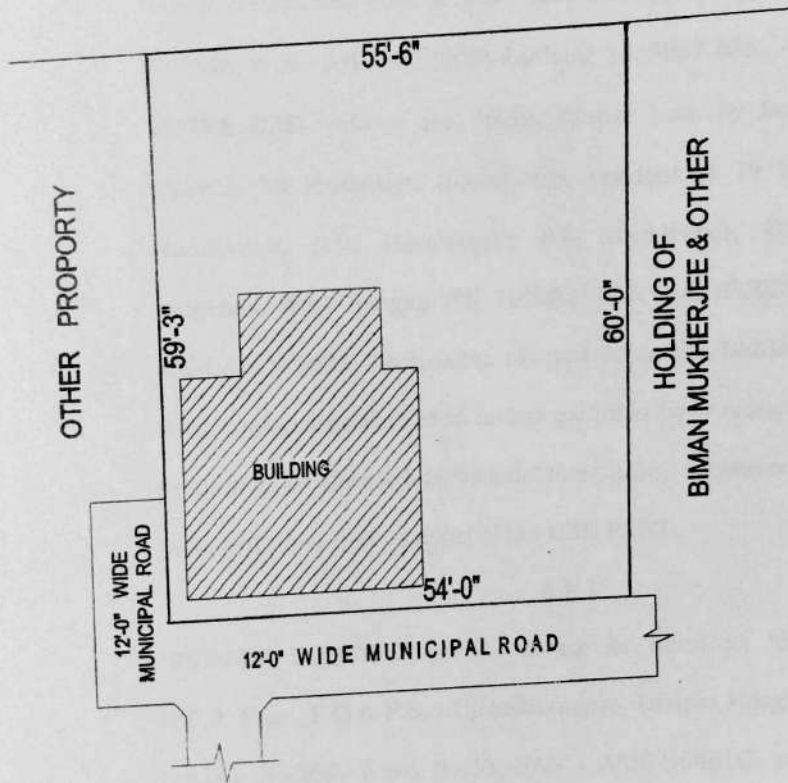
SCALE:- 1" = 16'-0"

ER R.S DAG NO.- 570, R.S KHATIAN NO.- 360, L.R. DAG NO- 884, L.R. KHATIAN NO.- 3017 & 3018, SHEET NO.- 15, MOUZA & P.S - CHANDERNAGORE, J.L. NO.- 1, WARD NO.- 12, HOLDING NO.-276, BOROUGH -2, AT G.T. ROAD (EAST), UNDER CHANDERNAGORE MUNICIPAL CORPORATION, DIST. - HOOGHLY.

AREA OF LAND - 4 KA. - 8 CH. - 00 S.FT.
TOTAL CONSTRUCTION AREA:- 2688 S.FT.



OTHER PROPERTY



GUNJAS' CONSTRUCTION
Sibani Nayak
Partner

Sambhu Ghosh.

DRAWN BY
(AS DIR.)

GUNJAS' CONSTRUCTION
Urmi Nayak
Partner

Lipika Das

Sudipta Das
SUDIPTA DAS
Registered Planner
Chandernagore Municipal
Corporation
Registration No.-267

B E T W E E N

(1) **SRI SAMBHU GHOSH**, son of Late Radha Raman Ghosh, by faith Hindu (Indian Citizen), by Profession Service, resident of Old Post Office Street Barabazar, P.O. & P.S. Chandernagore, District Hooghly, PIN - 712136, PAN - AHUPG1230B, Aadhaar No. 4867 5352 4951 and (2) **SMT. LIPIKA DAS**, wife of Sri Pradip Kumar Das, by faith Hindu (Indian Citizen), by Profession House wife, resident of 19/1, Baroda Sarani, Haridevpur, P.O. Haridevpur, P.S. Haridevpur, District South 24 Parganas, West Bengal, PIN 700082, PAN - AIHPD9332P, Aadhaar No. 6008 4615 5624, hereinafter referred to as the **LAND OWNERS** *(which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, successors, administrators, representatives and assigns)* of the **ONE PART**.

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"**GUNJAS**' CONSTRUCTION", having its office at "Sristi Apartment", D.C.R. Road, P.O & P.S. - Chandernagore, District Hooghly, PIN - 712136, Holding No.260, Ward No.13, PAN - AANFG0451G, represented by its partners (1) **SRI SIBASIS NANDY**, son of Late Sunil Kumar Nandy, residing at "Sunil Apartment", 55, G.T. Road, Barabazar, P.O. & P.S. Chandannagore, District Hooghly, PIN - 712136, PAN AEAPN7536C, Aadhaar no. 5966 9013 9558 and (2) **SMT. URMI NANDY**, wife of Sri Sibasis Nandy, residing at "Sunil Apartment", 55, G.T. Road, Barabazar, P.O. & P.S. - Chandannagore, District Hooghly, PIN - 712136, PAN - AEAPN7532G, Aadhaar no. 5489 1370 7180, hereinafter referred to as the **DEVELOPER** *(which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to include its heirs,*

successors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS the property as mentioned in the Schedule herein below originally belonged to Sipra Ghosh, wife of Late Radha Raman Ghosh having right, title, interest, and possession.

AND WHEREAS said Sipra Ghosh purchased the property measuring about 4 (Four) Cottahs 8 (Eight) Chittaks as described in the schedule herein below by way of registered Deed of Sale being no. 460 for the year 1971, registered at Sub Registrar Chandannagar.

AND WHEREAS thereafter said Sipra Ghosh applied for mutation before the settlement office and in the office of Chandernagore Municipal Corporation and thereafter the B.L. & L.R.O. Office mutated her name in the settlement Record of rights to the extent of 0.070 Acre more or less and the office of Chandernagore Municipal Corporation mutated her name in the Assessment Register of the Chandernagore Municipal Corporation to the extent of 4 (Four) Cottahs 8 (Eight) Chittaks more or less.

AND WHEREAS subsequently said Sipra Ghosh died intestate on 11.12.2020 leaving the **LAND OWNERS** herein as her legal heirs and successors. Be it mentioned here that the husband of said Shipra Ghosh predeceased her.

AND WHEREAS thereafter said Sambhu Ghosh and Lipika Das, the **LAND OWNERS** herein being the legal heirs of said Sipra Ghosh have mutated their names in the settlement Record of rights and in the assessment register of the Chandernagore Municipal Corporation and pay rents and taxes to the respective authorities.

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AND WHEREAS the **LAND OWNERS** having an intention to construct a building or multi-storeyed building over the said property specifically as mentioned in the schedule herein below took one step ahead but now out of dearth of technical knowledge and experience approached the **DEVELOPER**.

AND WHEREAS the **DEVELOPER** having experience in developing lands and constructing multi-storeyed buildings, apartments, flats etc., agreed to develop the said land for promoting, developing and constructing a building or multi-storeyed building, apartment with an object of selling different kinds of self-contained residential flats or units and shops according to the sanctioned plan as approved by the appropriate Office of Chandernagore Municipal Corporation agreed to develop the said land, as describe in the schedule herein below and as specifically demarcated and delineated in the map annexed herewith with "**RED**" colour, upon certain terms and conditions as follows:

NOW THESE PRESENTS WITNESSETH and the parties hereby agree as follows:-

A. The **LAND OWNER** have declared and assured that the said plot of land is neither excess vacant land under any provision nor the same is adversely hit or affected by the provisions of the West Bengal Land Reforms Act or of the Urban Land (Ceiling & Regulation) Act in any manner whatsoever and the **LAND OWNERS** are entitled to deal therewith freely in the manner to be decided by the **LAND OWNERS** themselves.

B. The **LAND OWNER** having proposed, the **DEVELOPER** have accepted the proposals for overall development of the area of land and for

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construction of different specification therein in the vicinity of G.T. Road (East) within the limits of Chandannagore.

C. The **LAND OWNERS** being desirous of having his said plot of land developed as such put in and used on the terms, conditions, and proposals of the **DEVELOPER**, has agreed to join the **DEVELOPER**, and put his said plot of land at the disposal of the building and development project thereof.

D. The **DEVELOPER** shall be entitled to negotiate with the intending purchaser of the proposed Buildings, apartments, flats etc., and for the sake of convenience and for bringing up most suitable and commercially viable construction thereon except the portion belonging to the Owner's Allocation.

E. The **LAND OWNERS** have thus and therefore agreed to develop the plot of land as mentioned in the schedule herein below for sale to the intending purchasers of the proposed Buildings, apartments, flats etc., wherein the **DEVELOPER** shall construct or cause to be constructed the proposed Buildings, apartments, flats, units etc., by entering into construction agreement with the intending purchaser(s), if any.

F. It has been agreed by the parties hereto that the **DEVELOPER** shall incur all costs, charges, and expenses for the negotiation with the intending purchasers as also for the development and completion of the said project and shall generally be responsible for undertaking the said work (hereinafter called the **DEVELOPMENT WORK**). The **LAND OWNERS** shall neither be required nor be called upon by the **DEVELOPER** to pay or contribute to the fund, requirement of the **DEVELOPER** for the development and/or construction of the said project.

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G. The **DEVELOPER** shall be accountable for proper execution of the **DEVELOPMENT WORK** over the schedule mentioned plot of land.

H. The parties hereto are desirous recording the said mutually agreed terms and conditions.

AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The **LAND OWNERS** having been agreed to entrust the **DEVELOPER** about the development of the land as mentioned in the schedule herein below and construction of the four storied building or apartment over the said land as mentioned in the schedule herein below and in connection therewith, authorizing the **DEVELOPER** to exercise the rights, powers, privileges, and benefits of the **LAND OWNERS**. The **LAND OWNERS** allocation shall be as follows (a) **SAMBHU GHOSH, the LAND OWNER No. 1** shall get a habitable Flat measuring about 765 Sq. Ft. covered area more or less on the southern side of the Second Floor of the Building to be constructed upon the property as described in the schedule herein below alongwith non-refundable amount of Rs.30,00,000/- (Rupees Thirty Lakh) only as per memo of consideration given herein under and (b) **LIPIKA DAS, the LAND OWNER No. 2** shall get a habitable Flat measuring about 765 Sq.Ft. covered area more or less on the southern side of the First Floor of the Building to be constructed upon the property as described in the schedule herein below alongwith non-refundable amount of Rs. 30,00,000/- (Rupees Thirty Lakh) only as per memo of consideration given herein under respectively. Be it mentioned here that the material specification in respect to the **LAND OWNER's** Allocation is mentioned herein under Annexure-I. The **DEVELOPER's** Allocation shall

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mean and include the allocation or allocations save and except the **LAND OWNER's** Allocation. It is also mentioned here that the Electric charge or expenses and the expenses for installation of Transformer and meter shall be borne proportionately by the **LAND OWNERS** as applicable in respect to the **LAND OWNER's** Allocation. Be it further mentioned here that in the event of termination of this Development Agreement the **LAND OWNER** shall be liable to refund the entire amount as paid herein including the TDS amount as mentioned in the memo of consideration given herein below.

2. The **DEVELOPER** shall in terms hereof take symbolic possession of the said land as describe in the schedule herein below and hold the same for and/or on behalf of the **LAND OWNERS** and/or in the name of the **LAND OWNERS** for the purposes of development and construction in terms hereof and simultaneously with the execution of this agreement and shall retain the same until the said project is fully developed constructed and completely sold out in terms of the proposed scheme framed by the **DEVELOPER**. The **LAND OWNERS** shall not interfere with the work of development to be undertaken by the **DEVELOPER** in any manner whatsoever.

3. The **DEVELOPER** shall take all steps for the overall development, construction after sanction of the plan for the said **DEVELOPMENT WORK /** project and selling out of the flats, shop rooms, units etc., of the said project at its own costs by deploying its men and material.

4. The **LAND OWNERS** hereby agree to hand over the original documents to the **DEVELOPER** for the purpose stated in the agreement at the time of signing this Agreement. In the event of the cancellation of this

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agreement, the **DEVELOPER** shall return the original documents to the **LAND OWNERS** without any prejudice, reservation or any monetary sum payable to the **DEVELOPER** by the **LAND OWNERS**.

5. The **LAND OWNERS** have agreed and hereby authorizes the **DEVELOPER** to any acts lawfully and related to the **DEVELOPMENT WORK** as the **DEVELOPER** would find convenient and commercially viable for the construction of the said **DEVELOPMENT WORK** thereon as proposed in the scheme framed by the **DEVELOPER**.

6. Under the scheme framed and/or proposals made by the **DEVELOPER**, the **LAND OWNERS** shall hereby authorize the **DEVELOPER** to sell the flats, shop rooms, units etc., of the said construction made over the land as describe in the schedule herein below or such portion thereof as may be decided by the **DEVELOPER**, upon amalgamation / separation / subdivision, thereof at any time hereafter.

7. The **DEVELOPER** / its nominee(s), assign(s), executors and / or representatives shall, if considered, enter into agreement with the intending purchaser(s) and shall construct and/or shall cause to be constructed thereon the said **DEVELOPMENT WORK** in terms of the agreement to be entered into by the **DEVELOPER** / its nominee(s), assign(s), executor(s) and / or representative(s) with the intending purchaser(s). Be it mentioned here that the **DEVELOPER** shall collect and or receive the earnest money from the intending purchaser or even from the purchaser.

8. The **DEVELOPER** is expected to complete the construction of the proposed **DEVELOPMENT WORK** in any event within a period of 3½ (Three and Half) Years from the date of this Development Agreement in

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respect to the property as described in the schedule herein below. Failure to do so will require the **DEVELOPER** to compensate the **LAND OWNERS** in accordance with the then prevailing **WB RERA** norms. This clause shall remain binding subjected to the restrictions affected by vismajor and act of god and or statutory act.

9. The **DEVELOPER** shall not perform any unlawful act over the schedule mentioned property or in connection with the said property and the **LAND OWNERS** shall not be liable for that in any manner whatsoever.

10. The **DEVELOPER** shall not claim any sum of money from the **LAND OWNERS** in lieu of any cost incurred by it for the development and construction of the said **DEVELOPMENT WORK** save and except Extra Work (Works other than mentioned below in the Annexure-I.)

11. For the purpose of development of the said **DEVELOPMENT WORK** / project, the **DEVELOPER** shall be entitled to enter into agreements for transfer by way of sale, agreement for sale and/or otherwise with intending buyers/purchaser(s) and to receive the earnest and/or consideration money in respect thereof without any interference by or on behalf of the **LAND OWNERS**.

12. The **DEVELOPER** shall be entitled to transfer by way of sale, agreement for sale and/or otherwise dispose of the flats, units etc., as developed in the **DEVELOPMENT WORK** or any portion thereof except the portion belonging to the Owner's Allocation, to the intending buyers and the **LAND OWNERS** shall for the said purpose grant and execute a registered General Power of Attorney in favour of the **DEVELOPER**.

13. The **LAND OWNERS** shall execute and deliver such further and other papers, deeds and documents including a formal development

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agreement, as and when desired by the **DEVELOPER** in such form and manner as may be decided and notified by the **DEVELOPER**, from time to time.

14. The **LAND OWNERS** state, declare and confirm that all acts and deeds done, executed and performed by the **DEVELOPER** in pursuance hereof or in pursuance of the formal development agreement to be executed by the parties hereto, in connection with the development of the said **DEVELOPMENT WORK** / project shall be binding at all times hereafter on the **LAND OWNERS** and the **LAND OWNERS** covenant to ratify the same as and when called upon to do so.

15. The **LAND OWNERS** hereby confirms and declares that the **LAND OWNERS** shall not transfer, sell, mortgage, encumber and/or deal within any manner with the said plot of land as describe in the schedule herein below in any manner whatsoever so as to prejudice, affect or hamper the said **DEVELOPMENT WORK** / project performed by the said **DEVELOPER**. The **DEVELOPER** hereby confirms and declares that the **DEVELOPER** shall not mortgage or encumber the **LAND OWNER'S** Allocation. The **LAND OWNERS** hereby again confirms and declares that this agreement shall be inoperative if the **LAND OWNERS** herein and the **DEVELOPER** herein entered into any other type of agreement in connection with the said **DEVELOPMENT WORK** over the land as mentioned in the schedule herein below.

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16. It is also mutually agreed that this agreement has been or is being entered into irrevocably and the **LAND OWNERS** shall not be entitled in any manner to rescind or cancel this agreement or any of its provisions unless the developers act unlawfully. Provided further, however that in

case the **DEVELOPER** decides to abandon the said **DEVELOPMENT WORK** / project then the **LAND OWNERS** shall be entitled to receive possession of the said plot of land as mentioned in the schedule herein below, free from all encumbrances, charges, claims, demands, liens etc., upon adjustment of the amounts which may have by then been paid by the **DEVELOPER** to the **LAND OWNERS**.

17. The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims, demands, costs, damages proceedings, charges, and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters, or thing done or any omission made by the other party and/or anything arising in connection therewith.

18. The **LAND OWNERS** at any time hereinafter as and when may be so directed by the **DEVELOPER**, grant a General Power of Attorney to the **DEVELOPER** or in favour of its nominee or nominees or representative for the purpose of the development of the said **DEVELOPMENT WORK** /project and shall grant such further powers and authorities as may be required from time to time to enable the **DEVELOPER** to proceed and complete the said project.

19. The **LAND OWNERS** declare that the **LAND OWNERS** have examined and verified the terms herein and proposals made by the **DEVELOPER** for the development of the said **DEVELOPMENT WORK** / project over the land or property as describe in the schedule herein below and the **LAND OWNERS** herein are fully satisfied with the same including the provisions made with regard thereto by the **DEVELOPER** as also with the responsibilities of the parties mentioned and described herein.

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20. The **LAND OWNERS** shall sign execute and deliver all such deeds, documents papers and do all such lawful acts deeds and things as may be required from time to time and co-operate with the **DEVELOPER** for the purpose of the said **DEVELOPMENT WORK** / project. Be it mentioned here "Gunjas' Construction" has received the documents in original viz. Deed of Sale no. 460 for the year 1971, L.R. Parcha, B.L. & L.R.O. Rent Receipt and CMC Tax Receipt.

THE SCHEDULE ABOVE REFERRED TO :

(LAND)

District and District Sub-registry Office Hooghly, Additional District Sub Registry Office Chandannagore, P.S. and Mouza Chandannagore, J.L. No. 1, Sheet No. 15, R.S. Khatian No. 360, R.S. Dag No. 570, Corresponding to L.R. Khatian No. 3017, 3018, L.R. Dag No. 884, Bastu Land measuring about 4 (Four) Cottahs 8 (Eight) Chittaks more or less together with two storied building having 2688 Sq.ft. covered area situated at G.T. Road (East), Ward No. 12, Holding No. 276, under Chandannagore Municipal Corporation as specifically demarcated and delineated in the map annexed herewith with "**RED**" colour. The Map annexed herewith is the part and parcel of this Agreement.

The property is butted and bounded by: -

ON THE NORTH :12' feet wide Municipal Road and other property.

ON THE SOUTH: Holding of Biman Mukherjee and other.

ON THE EAST: Other Property.

ON THE WEST: 12' feet wide Municipal Road.

ANNEXURE -I (Specification)

1. RCC structure with ISI recommended steel.
2. 5 inch thick Bricks work for internal wall and 8 inch external wall.

3. Plaster = Sand faced external plaster.
4. Flooring is equal to 2' Feet x 2' Feet vitrified tiles and 4 inch height skirting.
5. Antiskid tiles in the toilet floor and designer ceramic tiles upto 6' feet height from floor level.
6. Toilet = ISI mark C.P. fittings, Hot and Cold mixer unit with shower.
7. Ceramic Tiles upto 2 Feet 6 inch above granite platform in the kitchen.
8. 7' Feet x 2 Feet Granite kitchen platform with S.S. Sink.
9. Doors = Flush Door and PVC Door in the Toilet and WC.
10. Windows = Four nos. Three tracks(6'x4')and Two Nos Two track (4'x4') standard aluminium sliding window with white frosted glass and M.S. Safety Grill.
11. ISI marked white colour sanitary fixtures, provision for exhaust Fan.
12. Electrification = Conceal copper wiring. Electrical modular switches of ISI mark approx. 36 point including two AC point for each flat.
13. Paint = External paint Weather-shield and Internal Putty with water primer finished.

ANNEXURE -II
DETAILS OF COMMON FACILITIES

1. Drain pipe from the building to the Municipal Drain.
2. Water pump with water distribution pipe (Save those inside flat subject to Chandernagore Municipal Corporation).
3. Electric installation including transformer for receiving electricity to supply and distribute etc. And the cost whereof will be borne along with the Flat Owners in equal share.

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4. Electrical wiring / fittings and other accessories for lighting the common areas the cost whereof will be borne by the Flat Owners in equal share.
5. Septic tank, overhead tank, common lavatory etc.
6. Main gate to the premises and the building.
7. Accessibility to the roof.
8. Use of stair case space.
9. Use of electric meter.
10. Use of common space, common passage, lobby.
11. Water reservoir, water line.
12. Lift.

MEMO OF CONSIDERATION

Received a sum of Rs.60,00,000/- (Rupees Sixty Lakh) only in the following manners in front of the following witnesses :

Sl.	Cheque No.	Bank	Branch	Amount
1.	000351 in favour of Sambhu Ghosh dated 21.09.2023.	ICICI	Chandan nagar	Rs.27,00,000/-
2.	Rs.3,00,000/- is deposited against the PAN of said Sri Sambhu Ghosh as TDS as applicable vide Form no. 02936 dt. 20.09.2023.			
3.	000352 in favour of Lipika Das dated 21.09.2023.	ICICI	Chandan nagar	Rs.27,00,000/-
4.	Rs.3,00,000/- is deposited against the PAN of said Smt. Lipika Das as TDS as applicable vide Form no. 02962 dt. 20.09.2023.			

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IN WITNESSES WHEREOF the **LAND OWNERS** and the **DEVELOPER** have hereunder set subscribes their respective hands and seals on the day, month and year first above mentioned.

1. Sambhu Ghosh.
2. Lipika Das

SIGNATURE OF THE LAND OWNERS

1. ~~Sambhu Ghosh~~
Partner
2. ~~Urmu Nandy~~
Partner

SIGNATURE OF THE DEVELOPER

SIGNED, SEALED AND DELIVERED

In Presence of witnesses:

1. Sunatan Das
Vill.-Azanga, PO.-Jazinda
P.S.- Polba, Hooghly.
Pin-712138.
Voter Card No: GMG 4464767
2. Pradip Kumar Das
1911, Baroda Street
Hazidarpur
Kolkata - 700082


DRAFTED BY ME

Rajalipanda
ADVOCATE, Regd No: WB/88/2009


TYPED BY ME

[Signature]
TYPIST

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)











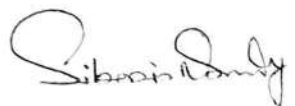
ক্রেতা/বিক্রেতা/দাতা/গ্রহীতা				
	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
	 <i>Sambhu Ghosh.</i>	কনিষ্ঠা	কনিষ্ঠা	
অনামিকা		অনামিকা		
মাধ্যমা		মাধ্যমা		
তৃত্বিতী		তৃত্বিতী		
বৃহস্পতী		বৃহস্পতী		

স্বাক্ষর
Sambhu Ghosh.

ক্রেতা/বিক্রেতা/দাতা/গ্রহীতা				
	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
	 <i>Lipika Das</i>	কনিষ্ঠা	কনিষ্ঠা	
অনামিকা		অনামিকা		
মাধ্যমা		মাধ্যমা		
তৃত্বিতী		তৃত্বিতী		
বৃহস্পতী		বৃহস্পতী		

স্বাক্ষর
Lipika Das

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রেতা / বিক্রেতা / দাতা / গ্রহিতা				
 Sibani Dandy	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মাধ্যমা	মাধ্যমা	
		তৃত্বিতী	তৃত্বিতী	
		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	
স্বাক্ষর 				

ক্রেতা / বিক্রেতা / দাতা / গ্রহিতা				
 Ormi Nandy	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মাধ্যমা	মাধ্যমা	
		তৃত্বিতী	তৃত্বিতী	
		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	
স্বাক্ষর 				

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



192023240227920598

GRN Details

GRN: 192023240227920598
GRN Date: 20/09/2023 14:36:45
BRN : 5766831467623
Gateway Ref ID: CHN7353233
GRIPS Payment ID: 200920232022792058
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIPay Payment Gateway
BRN Date: 20/09/2023 14:37:05
Method: State Bank of India NB
Payment Init. Date: 20/09/2023 14:36:45
Payment Ref. No: 2002315094/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SIBASIS NANDY
Address: CHANDANNAGAR
Mobile: 9830240043
Period From (dd/mm/yyyy): 20/09/2023
Period To (dd/mm/yyyy): 20/09/2023
Payment Ref ID: 2002315094/3/2023
Dept Ref ID/DRN: 2002315094/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002315094/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	5001
2	2002315094/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	60007
Total				65008

IN WORDS: SIXTY FIVE THOUSAND EIGHT ONLY.

PAID

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMBHU GHOSH
RADHA RAMAN GHOSH
28 421367
Permanent Account Number
AHUPG1230B


Signature

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

यदि कार्ड खो जाने पर कृपया सूचित करें/वापस करें :
आयकर पान सेवा यूनिट, UHSI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

Sambhu Ghosh.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No 1062/30159/00003

To.
শম্ভু ঘোষ
Sambhu Ghosh
OLD POST OFFICE STREET
BARABAZAR
Chandannagar(mc)
Chandannagar Hooghly Hooghly
West Bengal 712136
9830277314

Ref: 40401 / 07D / 4751238 / 4751278 / P



SE625474913FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4867 5352 4951

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শম্ভু ঘোষ
Sambhu Ghosh
পিতা : রমনা রমনা ঘোষ
Father : Radna Raman Ghosh
জন্মতারিখ / DOB : 23/12/1967
লিঙ্গ / Male



4867 5352 4951

আধার - সাধারণ মানুষের অধিকার

Sambhu Ghosh.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LIPIKA DAS
RADHARAMAN GHOSH
02/11/1971
Permanent Account Number
AIHPD9332P



Lipika Das
Signature

Lipika Das



आधार

भारतीय विशिष्ट परिचय प्राधिकरण
भारत सरकार
Unique Identification Authority of India

Enrollment No.: 100019551794142

লিপিলা দাস
LIPIKA DAS
191 BARUDA BAZAR
Mandirhat
Mandirhat
South Twenty Four Parganas
West Bengal 700051
MNO07098755FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
6008 4615 5624

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
লিপিলা দাস
LIPIKA DAS
পিতা : রদহারাম ঘোষ
Father RADHARAMAN GHOSH
জন্ম সাল / Year of Birth : 1971
লিঙ্গ / Female



6008 4615 5624
আধার - সাধারণ মানুষের অধিকার

Lipika Das

आयकर विभाग
INCOME TAX DEPARTMENT
GUNJAS' CONSTRUCTION



भारत सरकार
GOVT. OF INDIA

12/03/2014
Permanent Account Number
AANFG0451G

28042014

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

URMI NANDY

NARAYAN CHANDRA DE

07/01/1968
Permanent Account Number

AEAPN7532G

Urmi Nandy

Signature



01000005

Urmi Nandy



ভারত সরকার

Government of India

ভূমি নথী

Urmi Nandy

পিতা: নারায়ণ চন্দ্র দে

Father: NARAYAN CHANDRA DEY

জন্মতারিখ/DOB: 07/01/1968

লিঙ্গ: Female



5489 1370 7180

- সাধারণ মানুষের অধিকার



ভারতীয় পরিচয়-প্রমাণকরণ

Unique Identification Authority of India

ঠিকানা: সুনীল এপার্টমেন্ট
জি টি রোড ওল্ড পোস্ট অফিস লেন
বারাভাজার চন্দান্নগর, হুগলি
বঙ্গদেশ

Address: SUNIL
APARTMENT 55 G T ROAD
OLD POST OFFICE LANE
BARABAZAR,
Chandannagar, Hooghly
Chandannagar, West
Bengal, 712136

5489 1370 7180

1947
toll 301 1947

help@uidai.gov.in

www.uidai.gov.in

Urmi Nandy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


SIBASIS NANDY

SUNIL KUMAR NANDY

11/07/1965
Permanent Account Number

AEAPN7536C

Sibasish Nandy
Signature



01082005

Sibasish Nandy



ভারত সরকার

Government of India

শিবাশীষ নন্দী

Sibasish Nandy

পিতা: সুনীল কুমার নন্দী

Father: Sunil Kumar Nandy

জন্মতারিখ/DOB: 11/07/1965

পুরুষ / Male



5966 9013 9558

সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: সুনীল এপার্টমেন্ট
১৫ বি. রোড ওল্ড পোস্ট অফিস লেন
বারাভাজার, চন্দাননগর, হুগলি
পশ্চিমবঙ্গ

Address: SUNIL
APARTMENT, 55 G.T. ROAD
OLD POST OFFICE LANE,
BARABAZAR,
Chandannagar
Chandannagar, Hooghly,
West Bengal, 712136

5966 9013 9558

1947
1800 300 1917

✉
help@uidai.gov.in

www
www.uidai.gov.in

Sibasish Nandy



ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
GMG1464767

পরিচয় পত্র
IDENTITY CARD



নির্বাচকের নাম সনাতন দাস
Elector's Name Sanatan Das

মাতার নাম রেবা দাস
Mother's Name Reba Das

লিঙ্গ	পুং
Sex	M
১.১.২০০৬ এ বয়স	৩২
Age as on 1.1.2006	32

বিশেষ নোট: হস্তাক্ষর করে রাখুন। ১১২১০৭

Address:
Ayrenga Mauja, Sugandhya Poiba Hooghly 712138

নির্বাচক নিবন্ধন অধিকারিক
Facsimile Signature
Electoral Registration Officer

সংসদীয় নির্বাচন কেন্দ্র : ১৯০-পোলবা
Assembly Constituency: 190-Polba

তারিখ: ৩১/১০/২০০৬
Date: 31.10.2006

১৬৬/৩০০৬

Sanatan Das

Major Information of the Deed

Deed No :	I-0604-03377/2023	Date of Registration	21/09/2023
Query No / Year	0604-2002315094/2023	Office where deed is registered	
Query Date	11/09/2023 8:01:46 PM	A.D.S.R. CHANDANNAGAR, District: Hooghly	
Applicant Name, Address & Other Details	Sibasis Nandy Sunil Apartment, G.T. Road, Barabazar, Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 9830240043, Status :Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 60,00,000/-]		
Set Forth value	Market Value		
	Rs. 74,39,042/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,001/- (Article:48(g))	Rs. 60,007/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: G. T. Road, Road Zone : (Sarisha Para – Jyotirmore) , Mouza: Chandannagar Sit No-15, , Ward No: 12, Holding No:276 JI No: 1, Pin Code : 712136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-884 (RS :-570)	LR-3017	Bastu	Bastu	2 Katha 4 Chatak		28,35,001/-	Property is on Road Adjacent to Metal Road,
L2	LR-884 (RS :-570)	LR-3018	Bastu	Bastu	2 Katha 4 Chatak		28,35,001/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			7.425Dec	0 /-	56,70,002 /-	
		Grand Total :			7.425Dec	0 /-	56,70,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	2688 Sq Ft.	0/-	17,69,040/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1283 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 1405 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	2688 sq ft	0 /-	17,69,040 /-	






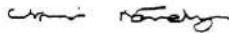
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Sambhu Ghosh (Presentant) Son of Late Radha Raman Ghosh Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office	 21/09/2023	 LTI 21/09/2023	 21/09/2023
Old Post Office Street Barabazar, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx0B, Aadhaar No: 48xxxxxxxx4951, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office				
	Name	Photo	Finger Print	Signature
2	Mrs Lipika Das Wife of Mr Pradip Kumar Das Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office	 21/09/2023	 LTI 21/09/2023	 21/09/2023
19/1 Baroda Sarani Haridevpur, City:- Not Specified, P.O:- Haridevpur, P.S:-Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aixxxxxx2p, Aadhaar No: 60xxxxxxxx5624, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office				



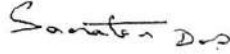
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Gunjas Construction Sristi Apartment D.C.R. Road, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Sibasis Nandy Son of Late Sunil Kumar Nandy Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Sep 21 2023 12:06PM</p>	<p>Finger Print</p>  <p>LTI 21/09/2023</p>	<p>Signature</p>  <p>21/09/2023</p>
<p>Sunil Apartment, 55, G.T. Road,, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxx6c, Aadhaar No: 59xxxxxxxx9558 Status : Representative, Representative of : Gunjas Construction (as Partner)</p>				
2	<p>Name</p> <p>Mrs Urmi Nandy Wife of Mr Sibasis Nandy Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Sep 21 2023 12:07PM</p>	<p>Finger Print</p>  <p>LTI 21/09/2023</p>	<p>Signature</p>  <p>21/09/2023</p>
<p>Sunil Apartment, 55, G.T. Road, Barabazar, City:- Chandannagar, P.O:- Chandannagar, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: aexxxxx2g, Aadhaar No: 54xxxxxxxx7180 Status : Representative, Representative of : Gunjas Construction (as Partner)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Sanatan Das Son of Mr Ajit Das Arenga, Jarura, City:- Bhadreswar, P.O:- Khalisani, P.S:-Bhadreswar, District:- Hooghly, West Bengal, India, PIN:- 712138</p>	 <p>21/09/2023</p>	 <p>21/09/2023</p>	 <p>21/09/2023</p>
<p>Identifier Of Mr Sambhu Ghosh, Mrs Lipika Das, Mr Sibasis Nandy, Mrs Urmi Nandy</p>			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sambhu Ghosh	Gunjas Construction-1.85625 Dec
2	Mrs Lipika Das	Gunjas Construction-1.85625 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Sambhu Ghosh	Gunjas Construction-1.85625 Dec
2	Mrs Lipika Das	Gunjas Construction-1.85625 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sambhu Ghosh	Gunjas Construction-1344.00000000 Sq Ft
2	Mrs Lipika Das	Gunjas Construction-1344.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: G. T. Road, Road Zone : (Sarisha Para -- Jyotirmore) , Mouza: Chandannagar Sit No-15, , Ward No: 12, Holding No:276 JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 884, LR Khatian No:- 3017	Owner:শম্ভু ঘোষ, Gurdian:রাখারমন , Address:নিজ। , Classification:বাড়, Area:0.03500000 Acre,	Mr Sambhu Ghosh
L2	LR Plot No:- 884, LR Khatian No:- 3018	Owner:লিপিকা দাস, Gurdian:প্রদীপ কুমার, Address:নিজ। , Classification:বাড়, Area:0.03500000 Acre,	Mrs Lipika Das

Endorsement For Deed Number : I - 060403377 / 2023

On 21-09-2023

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:45 hrs on 21-09-2023, at the Office of the A.D.S.R. CHANDANNAGAR by Mr Sambhu Ghosh, 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 74,39,042/-

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

Execution is admitted on 21/09/2023 by 1. Mr Sambhu Ghosh, Son of Late Radha Raman Ghosh, Old Post Office Street Barabazar, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Service, 2. Mrs Lipika Das, Wife of Mr Pradip Kumar Das, 19/1 Baroda Sarani Haridevpur, P.O: Haridevpur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife

Indetified by Mr Sanatan Das, , Son of Mr Ajit Das, Arenga, Jarura, P.O: Khalisani, Thana: Bhadreswar, , City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712138, by caste Hindu, by profession Others

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

Execution is admitted on 21-09-2023 by Mr Sibasis Nandy, Partner, Gunjas Construction (Partnership Firm), Sristi Apartment D.C.R. Road, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136

Indetified by Mr Sanatan Das, , Son of Mr Ajit Das, Arenga, Jarura, P.O: Khalisani, Thana: Bhadreswar, , City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712138, by caste Hindu, by profession Others

Execution is admitted on 21-09-2023 by Mrs Urmi Nandy, Partner, Gunjas Construction (Partnership Firm), Sristi Apartment D.C.R. Road, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136

Indetified by Mr Sanatan Das, , Son of Mr Ajit Das, Arenga, Jarura, P.O: Khalisani, Thana: Bhadreswar, , City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712138, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,007.00/- (B = Rs 60,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 60,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2023 2:37PM with Govt. Ref. No: 192023240227920598 on 20-09-2023, Amount Rs: 60,007/-, Bank: SBI EPay (SBlePay), Ref. No. 5766831467623 on 20-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5347, Amount: Rs.5,000.00/-, Date of Purchase: 15/09/2023, Vendor name: S MALLICK

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2023 2:37PM with Govt. Ref. No: 192023240227920598 on 20-09-2023, Amount Rs: 5,001/-, Bank: SBI EPay (SBlePay), Ref. No. 5766831467623 on 20-09-2023, Head of Account 0030-02-103-003-02

TK

Swagata Tarafdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0604-2023, Page from 72384 to 72410
being No 060403377 for the year 2023.



Digitally signed by SWAGATA TARAFDAR
Date: 2023.09.27 14:47:41 +05:30
Reason: Digital Signing of Deed.

(Swagata Tarafdar) 27/09/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.