

06/05/23

I - 6549/23

भारतीय गैर न्यायिक

बीस रुपये

Rs.20

रु. 20

TWENTY RUPEES



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

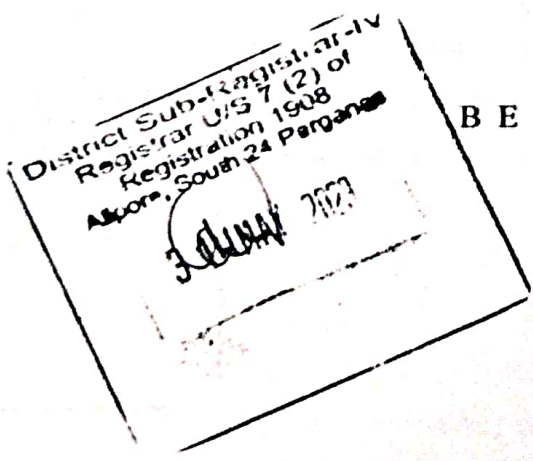
31AA 234006

31/05/2023
2001392719/2023

Certified that the document is admitted for registration. The signature sheet and the other enclosures attached with the document are the part of this document.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the...31st...day of
.....MAY.....Two Thousand Twenty Three (2023)



BETWEEN

(1)SMT. NUPUR GUHA wife of Late Sugata Guha , by faith –Hindu, by Occupation –Housewife having PAN –AOLPG4326G, AADHAAR NO.215986844983 and (2) SRI PARAG GUHA Son of Late Sugata Guha having PAN -AUQPG6192H, AADHAAR No.277278958764 by faith –Hindu, by Occupation –Business both residing at 3A, Hind Road, P.O. Santoshpur, P.S. Survey Park, New Santoshpur , Kolkata -700 075 hereinafter jointly called and referred to as the 'LAND OWNERS' (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, legal representatives, successors and assigns) of the ONE PART.

AND

M/S.ASHIMA ENGINEERING , having Pan no.ADMPR0864J a Proprietorship Firm, having its office at 1,Arabinda Road, P.O. Santoshpur, P.S. Survey Park,Kolkata -700 075 represented by its sole proprietor SRI PARTHA PRATIM ROY having Pan no.ADMPR0864J ,AADHAAR No. 380845302834 son of Late Purnesh Ranjan Roy @ Late Ranjan Pranesh Roy by faith –Hindu, by occupation –Business, residing at 1,Arabinda Road, P.O. Santoshpur, P.S. Survey Park,Kolkata -700 075 hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's successors in office, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS Modern House and Land development Co. sold ALL THAT piece and parcel of Land measuring more or less 3 Cottahs 15 Chataks 16 Sft. lying and situated under District 24 Parganas now South 24 parganas

,A.D.S.R.O. Sealdah, D.S.R.O. Alipore ,Pargana –Khaspur, Touji No.151,J.L. No.22, Re.Sa. No.19, Mouja –Santoshpur, C.S. Khatian No. 207, C.S. Dag No. 559 ,P.S. now Survey Park previously P.S. Kasba, Purba Jadavpur, P.O. Santoshpur ,Kolkata -700 075 by virtue of a Bikray Kobala dated 05.09.1955 registered at Sub Registrar Alipore, Sadar recorded in Book No.I, Volume No.117, pages 52 to 56, Being No. 6738 for the year 1955 to one Smt.Sankari Guha wife of Sri Parimal Guha @ Sri Parimal Chandra Guha.

AND WHEREAS after purchase of the said landed area said Sankari Guha seized and possessed the said property as the absolute owner and recorded the same in the records of the Kolkata Municipal Corporation in her name and got the K.M.C Premises no. 59 Hind Road, Ward no.104,Assessee no.311042100590 and also recorded the same in the record of the B.L. & L . R . O and got R.S. Khatian No.1045, R.S. Dag No.627, L.R. Khatian No.1688, L.R. Dag No.627, Mouja –Santoshpur, J.L. No.22 and constructed Two storied building thereon for her family dwelling purpose.

AND* WHEREAS while said Sankari Guha seized and possessed the said property, died intestate on 28.12.2014 leaving behind the land owner namely Sugata Guha as her only son as her legal heir and successor.

AND WHEREAS after the death of said Sankari Guha , his only son namely Sugata Guha , being the legal heir of said Sankari Guha , become the absolute owner of ALL THAT piece and parcel of Land measuring more or less 3 Cottahs 15 Chataks 16 Sft. along with two storied residential building lying and situated under District South 24 parganas ,A.D.S.R.O. Sealdah, D.S.R.O. Alipore ,Pargana –Khaspur, Touji No.151,J.L. No.22, Re.Sa. No.19, Mouja –Santoshpur, C.S. Khatian No. 207, C.S. Dag No. 559 , R.S. Khatian No.1045, R.S. Dag No.627, L.R. Khatian No.1688, L.R. Dag No.627,P.S. now Survey Park previously P.S. Kasba, Purba Jadavpur, P.O. Santoshpur ,Kolkata -

700 075, -District South property at K.M.C Premises no. 59 Hind Road , ward no.104 ,Assessee no.311042100590, left by said Sankari Guha as per the Hindu Succession Act and thereafter said legal heir namely Sugata Guha seized and possessed the said property as the absolute owner by way of inheritance and recorded the said property in the records of the Kolkata Municipal Corporation and in the record of the B.L. & L.R.O in his name. It is said that the Husband of said Sankari Guha namely Parimal Guha @ Parimal Chandra Guha died on 08.05.1986 i.e. before the death of said Sankari Guha.

AND WHEREAS thus Sugata Guha became the absolute owner of ALL THAT piece and parcel of Land measuring more or less 3 Cottahs 15 Chataks 16 Sft. along with two storied residential building lying and situated under District South 24 parganas ,A.D.S.R.O. Sealdah, D.S.R.O. Alipore ,Pargana -Khaspur, Touji No.151,J.L. No.22, Re.Sa. No.19, Mouja - Santoshpur, C.S. Khatian No. 207, C.S. Dag No. 559 , R.S. Khatian No.1045, R.S. Dag No.627, L.R. Khatian No.1688, L.R. Dag No.627,P.S. now Survey Park previously P.S. Kasba, Purba Jadavpur, P.O. Santoshpur ,Kolkata -700 075, -District South 24 Parganas at K.M.C Premises no. 59 Hind Road , ward no.104,Assessee no.311042100590 .

AND WHEREAS said Sugata Guha signed and executed one Development Agreement on 14.10.2022 with the Developer herein registered at D.S.R-IV, Alipore recorded in Book No. I, Volume No. 1604-2022, Page from 368681 to 368706, Being No. 160412149 for the year 2022 in respect of the K.M.C Premises No. 59, Hind Road, Ward No.104.

AND WHEREAS said Sugata Guha signed and executed one Development Power of Attorney on 14.10.2022 in favour of the Developer herein registered at D.S.R-IV, Alipore recorded in Book No. I, Volume No. 1604-

2022, Page from 375444 to 375459 , Being No. 160412171 for the year 2022 in respect of the K.M.C Premises No. 59, Hind Road, Ward no.104.

AND WHEREAS said Sugata Guha signed and executed one General Power of Attorney on 13.01.2023 in favour of the Developer herein registered at D.S.R-III, Alipore recorded in Book No. I, Volume No. 1603-2023, Page from 25514 to 25525 , Being No. 160300604 for the year 2023 in respect of the K.M.C Premises No. 59, Hind Road, Ward No.104.

AND WHEREAS said Sugata Guha represented by his constituted Attorney namely the Developer herein signed and executed one Boundary Declaration to the Kolkata Municipal Corporation on 24.01.2023 registered at D.S.R-IV, Alipore recorded in Book No. I, Volume No. 1604-2023, Page from 23445 to 23455 , Being No. 160400781 for the year 2023 in respect of the K.M.C Premises No. 59, Hind Road, Ward no.104.

AND WHEREAS said Sugata Guha died intestate on 18.04.2023 leaving behind his wife namely Smt. Nupur Guha and only son namely Sri Parag Guha as his only legal heirs and successors and after death of said Sugata Guha said legal heirs Smt. Nupur Guha and Sri Parag Guha , being the legal heirs of said Sugata Guha , have become the absolute owners of all that property at K.M.C Premises No. 59 Hind Road, Ward no. 104 by way of inheritance as per the Hindu Succession Act and now each legal heir seized and possessed the said property at K.M.C Premises No. 59, Hind Road, Ward no.104 as undivided $\frac{1}{2}$ equal share by way of inheritance.

AND WHEREAS the Developer has approached the ONE PART with an offer to develop the said land and has shown a plan for construction of G plus III storied building with several self contained flats on each floor on ownership.

AND WHEREAS Developer has discussed with the owners and agreed to develop the First Schedule land under the terms and conditions on which the Development of the said premises can be undertaken.

1. The Owners are the absolutely seized and possessed and/or well and sufficiently entitled to the said premises as mentioned in the First Schedule.
2. The said premises is free from all encumbrances, charges, lien, lispendis, attachments, trust acquisition whatsoever or howsoever and the owners have good marketable title in the said premises.
3. The owners do hereby grant exclusive right to the developer to build upon and to exploit commercially the said premises and to construct residential building as per sanction plan.
4. In consideration of the Agreement the owners have agreed to grant exclusive right of development of the said premises and the Developer agreed and/or undertaken to allot the owners' allocation to the owners more fully and particularly mentioned in the THIRD SCHEDULE hereunder written.
5. The owners shall deliver the vacant possession of the land along with old dilapidated building to the Developer after the signing of this agreement.
6. The owners shall grant to the Developer a registered General Power of Attorney as may be required for necessary permission from different authorities in connection with the construction of the said building and also for pursuing and following up matter with the competent authority or authorities and for other necessary works for development of First Schedule land.
7. Apart from the execution of the General Power of Attorney the owners do hereby undertake that if necessary the owners will execute as and when necessary all papers, documents, plans, etc. for the purpose of development of the said premises.

8. The Developer shall on completion of the new G plus III storied building hand over and/or deliver the owners' allocation as aforesaid to the owners before the handover of the Developer's allocation to the intending purchaser(s).
9. The Developer shall have exclusive right to transfer or otherwise deal with or dispose of the flat(s) except common spaces to the intending purchaser(s) to be constructed on the First Schedule land from its allocation without any right, claim or interest therein whatsoever of the owners and the owners shall not in any way interfere with or disturb the quiet peaceful possession of the Developer's allocation.
10. The owners shall execute the Deed of Conveyance or conveyance in favour of the Developer or its nominees in such part or parts as shall be required by the Developer in respect of the Developer's allocation.
11. The Developer shall complete the proposed of G plus III storied building on the First Schedule land as per sanction building plan of K.M.C. within 24 months from the date of sanction plan.
12. The Developer shall at its own costs construct, erect and complete the said building at the said premises in accordance with the sanction plan with such material and with such specification as are mentioned and detailed in the SEVENTH SCHEDULE hereunder written and as may be recommended by the Architect from time to time.
13. The Expenses of all arrear taxes and B.L.& L.R.O. Mutation to the said premises will be borne by the Land owners herein
14. After taking possession of the owners' allocation ,the owners herein will pay K.M.C taxes and all other taxes for their allocation positively.
15. - Neither party shall use or permit to be used the respective allocation in the said building or any portion thereof for carrying on any illegal and immoral trade.

16. Both the Parties shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies as the case may be and shall attend to answer and be responsible for any deviation and/or breach of any of the said laws, bye-laws rules and regulations.
17. The owners do hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the part of the Developer's Allocation in the new building to be constructed on the said premises.
18. The owners do hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new building at the said premises to be constructed by the Developer.
19. The owners do hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge the premises or any portion thereof without any consent in writing of the Developer during the period of construction.
20. The Developer doth hereby agrees and covenants with the owners to complete the construction of the said building within 24 months from the date of sanction of the building plan.
21. The Developer hereby agrees and covenants with the owners not to violate any of the rules applicable to the construction of the said building.
22. 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-Majeure' and shall be suspended from obligation during the duration of the 'Force Majeures'
23. Force-Majeure shall mean flood, earthquake riot, war storm, tempest, civil commotion, strike and/or any other and or commission beyond the control of the parties hereto.

24. Parties herein are entitled to sue specific performance of contract against each other to execute the terms and condition of this agreement.
25. If the Developer fails and/or neglects to complete the said construction within the stipulated period, the Developer shall get extension of time for another period of six months. .
26. The Developer herein shall arrange a temporary accommodation for the one family of the land owners till handing over the owner's allocation.
27. The Developer will sell the building materials of the old building after demolition of the old building.

The Court of Alipore, South 24 Parganas having jurisdiction shall, try and determine all actions suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Land measuring more or less 3 Cottahs 15 Chataks 16 Sft. but as per the boundary Declaration Being No.160400781 for the year 2023 registered at D.S.R-IV,Alipore said land stood at 3 Cottahs 15 'Chataks 11 Sft. along with two storied residential building consisting of Ground Floor measuring more or less 500 sft. covered area having Cement Floor and First Floor measuring more or less 500 sft. covered area having Cement Floor lying and situated under District South 24 parganas ,A.D.S.R.O. Sealdah, D.S.R.O. Alipore ,Pargana -Khaspur, Touji No.151,J.L. No.22, Re.Sa. No.19, Mouja -Santoshpur, C.S. Khatian No. 207, C.S. Dag No. 559 , R.S. Khatian No.1045, R.S. Dag No.627, L.R. Khatian No.1688, L.R. Dag No.627,P.S. now Survey Park previously P.S. Kasba, Purba Jadavpur, P.O. Santoshpur ,Kolkata -700 075, -District South property at K.M.C Premises no. 59 Hind Road , ward no.104,Assessee no.311042100590 ,Mailing Address is 3/A, Hind Road which is butted and bounded by

North	:	Land and building of Mr. Amrita Chatteraj.
South	:	18 Ft. Wide Hind Road
East	:	Land and building of Smt. Archana Biswas
West	:	Land and building of Smt. Rekha Das Chowdhury

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT G plus III storied building to be constructed on the first schedule land as per building plan and Specification.

THE THIRD SCHEDULE ABOVE REFERRED TO
OWNERS' ALLOCATION

- 1.1 On completion of the said G plus III storied building in all respect by the Developer at its own cost on the First Schedule land, the Developer shall allocate and hand over the Flats to the owners in the following manner :
- i) All that one Flat ,South-West side on the First floor with undivided proportionate share of land.
 - ii) All That another one Flat, South-East side, on the Second Floor with undivided proportionate share of the land.
 - iii) All That another one Flat, South-West Side, on the Third Floor with undivided proportionate share of the land.
 - iv) All that Car Parking Space having 50% of the Sanctioned area on the Ground Floor of the Eastern Side with undivided proportionate share of land.
 - v) Rs.9,00,000.00 (Rupee Nine Lakh only) is paid to the Owners as Refundable money without any

interest. The said Refundable money will be paid by the Land owners herein to the Developer at the time of getting possession of the owner's allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

- i) All that one Flat ,South-East side on the First floor with undivided proportionate share of land.
- ii) All That another one Flat, South-West side, on the Second Floor with undivided proportionate share of the land.
- iii) All That another one Flat, South-East Side, on the Third Floor with undivided proportionate share of the land.
- iv) All that Car Parking Space having 50% of the Sanctioned area on the Ground Floor of the Western Side and Southern side(Front Side) with undivided proportionate share of land.

THE FIFTH SCHEDULE ABOVE REFERRED TO
COMMON USER

1. The entire land or space lying vacant within the first schedule premises.
2. The space within the building comprised of the entrance thereto stair-case leading lobbies, meter and pump cabin.
3. The foundation columns, girders beams supports main walls.
4. Main gate of the premises, passage leading to the building and staircase.
5. Electric connection, water connection and supply and other civil amenities if any to the premises.
6. The installations for common services such as the drainage system in the premises.

7. Reservoir on the ground floor and the reservoir on the roof of the top floor on the building, pump motor, pipes and all other apparatus and installations in the premises.
8. Septic tank, if any, sock pites and the sewerage line thereto connected.
9. Roof at the Top Floor.
10. Lift Area
11. All other facilities and amenities in the premises.

SIXTH SCHEDULE ABOVE REFERRED TO

(Common Expenses/Maintenance)

1. The expenses of maintaining, repairing, reconstruction and renewing the main structure and the drainage system, rain water discharge arrangement, arrangements for supply of electricity and all common contained in the said premises.
2. The expenses of maintaining and white washing and/or colouring of the said first schedule property.
3. The costs of cleaning and lighting the entrance of the building, the passage and spaces around the building, lobby corridors, stair-case.
4. The costs of repairing and decorating the exterior of the building.
5. All taxes levies and impositions, deposits etc. for the premises as a whole.
6. All litigations costs relating to the common parts and common interest in the building.
8. All salaries, wages, fees and remunerations of all workmen, staff and experts engaged and hired for the common purposes.
9. Cost of maintaining, operating, replacing and installating implements including pump, motor, pipes etc. for common services.
10. Such expenses as would be necessary for or incidental for said maintenance and up keep of the Schedule 1st herein.

Dist. Sur.

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

WITNESSES :

1. Tunal Das
Alipore, KOL-22

2. গাঙ্গুলী (স্বত্ব)
স্বামী শ্রী,
২০২২/০১/২৭

Drafted by
Sangib Mitra
Advocate
Alipore Police Court
Kolkata-22.
WB/473/99

স্বামী শ্রী (স্বত্ব)
শ্রী বিনয় কুমার মিত্র
স্বামী শ্রী,
২০২২/০১/২৭

1. Nupur Chelva

2. Parag Chelva

SIGNATURE OF THE OWNERS

FOR ASHIMA ENGINEERING

Partha Pratim Ray
Proprietor

SIGNATURE OF THE DEVELOPER

SCHEDULE OF WORK
(SPECIFICATION OF THE BUILDING CONSTRUCTION)

(SEVENTH SCHEDULE)

1. General - This is a proposal for erection of a G Plus 3 storied R.C.C. framed building for residential uses under K.M.C. Ward No.104, Kolkata - 700075.
2. Foundations - The building is built up on suitable R.C foundation as per design of the structural Engineer.
3. Concrete work - All concrete work done is usually of M 20 grade.
4. Brick work - All external brick work done are usually 8 inch. Thick in cement mortar (6:1) with suitable architectural design and all internal walls are usually 5" inch. Thick sand cement mortar (4:1).
5. Flooring - All floors are with good quality of white base marble (Marwar super / equivalent). There are 6 inch. High skirting all around with same materials. The toilets have white base (Kumari) Kodatta stone marble floor. Dado up to 5'6" feet height with glazed tiles. Kitchen cooking top slab by using of black granite stone and 3'0" height glazed tiles, dado

on vertical front wall of the slab and sink at 7" deep with black granite top (with white cement). Verandah - white based marble floor and decorative M.s. Railing (as per design of Architect).

6. Plastering - All external walls are with sand cement plaster of proportion of (6:1) and the ceiling sand cement plaster (4:1).
7. Doors - Main entrance door
 - Wooden door frame (sal wood).
 - Commercial quality single leaf phenol bonded flash door with Teak Viniar ..
 Fittings -
 - One night latch. (Godrej)
 - One telescope peep hole.
 - One handle from outside and one from inside.
 - One 8 inch. Long aluminium tower bolt from inside.
8. Others doors -
 - Wooden door frame (Sal wood)
 - Bolth side commercial phenol bonded flashed door.
9. Window -

All windows Aluminium sliding frame and shutter of good quality. The Aluminium shutters will be fully glazed with 4 mm.

The stair case is provided with M.S. window and square bar railing with good quality wooden handrail steps and landing are of kota stone with pure grey cement.

10. The building shall be painted externally with snowcem /weather coat colourcem all the interior surface of the building are of plaster of Paris finish over cement plaster including staircase and stair case room.
11. Roof terracing –
The terrace of the building having suitable water proofing treatment and adequate P.V.C. rain water pipes have been provided to ensure proper drainage of rain water from terrace. By using sika top seal (107) code and 65 mm average thickness and M 20 grade concrete with sika pastorate super.
12. Water reservoir –
There is one semi-underground and one overhead water reservoir. Suitable pump and motor to be installed for delivery of water to overhead tank.
13. Electrical installations –
All domestic wiring done with suitable insulated copper wire laid within suitable P.V.C. conduits and concealed type and will have separate meter (a users / buyers cost and endeavour) and will have the following points.
General –
One call bell point at main access of each flat.
One common light point at each landing.
Bed rooms.
Two wall light points.
One ceiling fan point with electronic regulator(Buyer cost).
Two 5 amp. Socket outlet.
Living / Dinning –

Three wall lamp points.

1 light point.

1 ceiling fan point.

15 amp. Socket outlet

1 cable T.V. point connection users' cost.

One telephone socket outlet (connection as user's cost.

Toilet

One wall lamp point.

One exhausts fan point.

Kitchen

One wall lamp point.

One exhausts fan point.

14. Sanitary the toilets and W.C. having concealed pipe line with the following fittings.

One white European pattern water closet with conceal system.

One white washbasin with one pillar cock 22" x 11" (Only 1 toilet).

One C.P. shower (top quality) and bibcock with stop cock.

One C.P. Bib cock near W.C.

One white P.V.C. cistern and concealed stop cock for hot and cold water.

15. Extra work

Any extra work other than the standard specified items shall be entertained and charges extra to be borne by the purchasers at a rate to be decided upon by the Architect or the Developer. Full payment towards such cost of extra work has to be made prior to the starting of such work by the purchasers.

MEMO OF CONSIDERATION

Received Rs.9,00,000.00 (Rupees Nine Lakh only) as consideration money as Refundable money from the Developer herein for developing the First schedule land in the following manner-

By cheque and cash in several dastes

Rs. 9,00,000.00

TOTAL - Rs.9,00,000.00

(Rupees Nine Lakh only)

WITNESSES -

1. Tamil DLS

1 Nupur Gupta

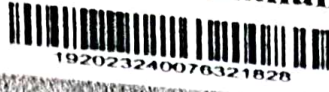
2 Parag Anba

SIGNATURE OF THE OWNERS

2. 9-18V (1)id ,



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



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GRN Details

GRN: 192023240076321828
GRN Date: 30/05/2023 22:13:55
BRN: 7029511549420
Gateway Ref ID: CHM7288842
GRIPS Payment ID: 300520232007632181
Payment Status: Successful

Payment Mode: SBI Epay
Bank/Gateway: SBIPay Payment Gateway
BRN Date: 30/05/2023 22:14:50
Method: State Bank of India NB
Payment Init. Date: 30/05/2023 22:13:55
Payment Ref. No: 2001392719/2/2023
[Query No*/Query Year]

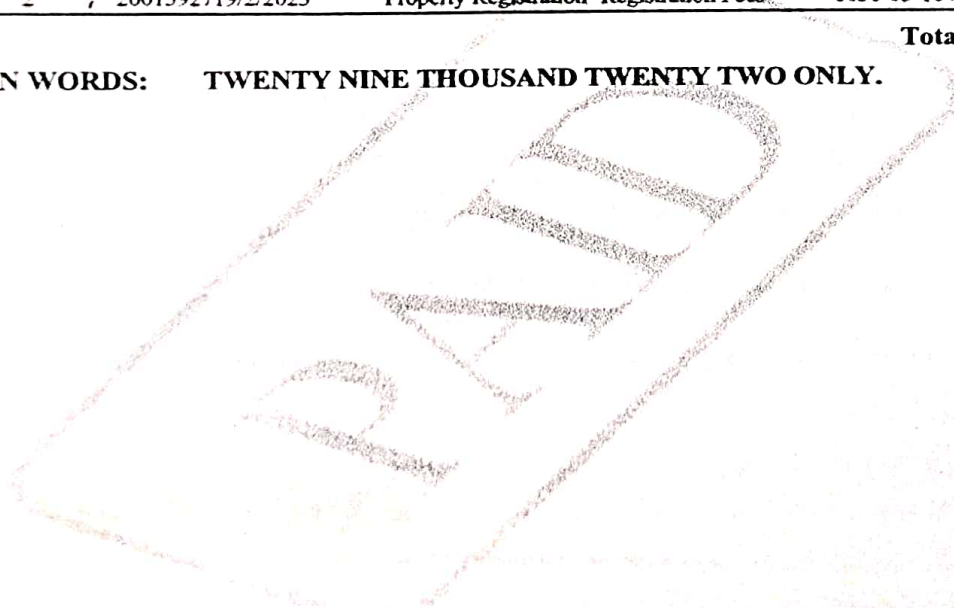
Depositor Details

Depositor's Name: Mr Partha Pratim Roy
Address: 1, Arabinda Road, 700075
Mobile: 9748348206
Period From (dd/mm/yyyy): 30/05/2023
Period To (dd/mm/yyyy): 30/05/2023
Payment Ref ID: 2001392719/2/2023
Dept Ref ID/DRN: 2001392719/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001392719/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	20001
2	2001392719/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	9021
			Total	29022

IN WORDS: TWENTY NINE THOUSAND TWENTY TWO ONLY.





amb
bb

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

Query No / Year	2001392719/2023	Office where deed will be registered
Query Date	30/05/2023 5:58:56 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 9,00,000/-]	
Set Forth value	Market Value	
Total Stamp Duty Payable(SD)	Rs. 1,49,29,997/-	
Rs. 20,021/- (Article:48(g))	Total Registration Fee Payable	
Mutation Fee Payable	Expected date of Presentation of Deed	Rs. 9,021/- (Article:E, E, B)
		Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 20/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hind Road, . Premises No: 59, . Ward No: 104, Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 15 Chatak 16 Sq Ft		1,42,54,997/-	Width of Approach Road: 18 Ft.,
Grand Total :						6.5335Dec	0/-	142,54,997/-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0/-	6,75,000/-	



Query No: 2001392719 of 2023, Printed On : May 30 2023 5:59PM, Generated from wregistration.gov.in

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Smt Nupur Guha Wife of Late Sugata Guha,3A, Hind Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. a0xxxxxx6g, Aadhaar No.: 21xxxxxxxx4983,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri Parag Guha Son of Late Sugata Guha,3A, Hind Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. a0xxxxxx2h, Aadhaar No.: 27xxxxxxxx8764,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Ms Ashima Engineering (Sole Proprietoship) .1, Arabinda Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 PAN No. adxxxxxx4j, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri Partha Pratim Roy Son of Late Purnesh Ranjan Roy1, Arabinda Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. adxxxxxx4j , Aadhaar No.: 38xxxxxxxx2834	Ms Ashima Engineering

Identifier Details :

Name & address
Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt Nupur Guha, Shri Parag Guha, Shri Partha Pratim Roy



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Nupur Guha	Ms Ashima Engineering-3.26677 Dec
2	Shri Parag Guha	Ms Ashima Engineering-3.26677 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Nupur Guha	Ms Ashima Engineering-500 Sq Ft
2	Shri Parag Guha	Ms Ashima Engineering-500 Sq Ft

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311042100590 Premises No. : 59 Ward No. : 104 Street Name : HIND ROAD	Reference Deed No. : L.H-76 Date of Registration. : May 15, 2023 Office Where Registered : J.M,1ST,ALI	Owner Name : NUPUR GUHA & , PARAG GUHA Owner Address : 3/A, HIND ROAD , NEW SANTOSHPUR , P.O- SANTOSHPUR , KOLKATA- 75 Pin No. : 700075	Character of Premises: Total Area of Land: 03 Cottah, 15 Chatak, 16 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 29-06-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 29-06-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-06549/2023	Date of Registration	31/05/2023
Query No / Year	1604-2001392719/2023	Office where deed is registered	
Query Date	30/05/2023 5:58:56 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 9,00,000/-]	
Set Forth value		Market Value	
		Rs. 1,49,29,997/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,021/- (Article:48(g))		Rs. 9,053/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		






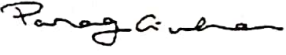
Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hind Road. . Premises No: 59, , Ward No: 104 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 15 Chatak 16 Sq Ft		1,42,54,997/-	Width of Approach Road: 18 Ft.,
Grand Total :					6.5335Dec	0 /-	142,54,997 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1000 sq ft	0 /-	6,75,000 /-	



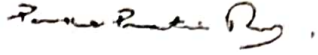
Details :				
No	Name,Address,Photo,Finger print and Signature			
1	Smt Nupur Guha Wife of Late Sugata Guha Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office	 31/05/2023	 LTI 31/05/2023	 31/05/2023
3A, Hind Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: a0xxxxxx6g, Aadhaar No: 21xxxxxxxx4983, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office				
2	Shri Parag Guha Son of Late Sugata Guha Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office	 31/05/2023	 LTI 31/05/2023	 31/05/2023
3A, Hind Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: auxxxxxx2h, Aadhaar No: 27xxxxxxxx8764, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office				

Developer Details :



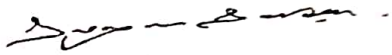
SI No	Name,Address,Photo,Finger print and Signature
1	Ms Ashima Engineering 1, Arabinda Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: adxxxxx4j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Identifier Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri Partha Pratim Roy (Presentant) Son of Late Purnesh Ranjan Roy Date of Execution - 31/05/2023, , Admitted by: Self, Date of Admission: 31/05/2023, Place of Admission of Execution: Office	 May 31 2023 12:30PM	 LTI 31/05/2023	 31/05/2023
1, Arabinda Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx4j, Aadhaar No: 38xxxxxxxx2834 Status : Representative, Representative of : Ms Ashima Engineering			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 31/05/2023	 31/05/2023	 31/05/2023

Identifier Of Smt Nupur Guha, Shri Parag Guha, Shri Partha Pratim Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Nupur Guha	Ms Ashima Engineering-3.26677 Dec
2	Shri Parag Guha	Ms Ashima Engineering-3.26677 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Nupur Guha	Ms Ashima Engineering-500.00000000 Sq Ft
2	Shri Parag Guha	Ms Ashima Engineering-500.00000000 Sq Ft

On 31-05-2023

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 12:26 hrs on 31-05-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Partha Pratim Roy .

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 1,49,29,997/-

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

Execution is admitted on 31/05/2023 by 1. Smt Nupur Guha, Wife of Late Sugata Guha, 3A, Hind Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 2. Shri Parag Guha, Son of Late Sugata Guha, 3A, Hind Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business Indetified by Mr Swapan Sardar, , , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 31-05-2023 by Shri Partha Pratim Roy,

Indetified by Mr Swapan Sardar, , , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,053.00/- (B = Rs 9,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- .M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 9,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/05/2023 10:14PM with Govt. Ref. No: 192023240076321828 on 30-05-2023, Amount Rs: 9,021/-, Bank: SBI EPay (SBlePay), Ref. No. 7029511549420 on 30-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 20,00/-, by online = Rs 20,001/-

Description of Stamp
1 Stamp: Type: Impressed, Serial no 31599, Amount: Rs.20.00/-, Date of Purchase: 24/01/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/05/2023 10:14PM with Govt. Ref. No: 192023240076321828 on 30-05-2023, Amount Rs: 20,001/-, Bank: SBI EPay (SBlePay), Ref. No. 7029511549420 on 30-05-2023, Head of Account 0030-02-103-003-02

(Signature)

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 192445 to 192473

being No 160406549 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.05.31 14:24:58 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2023/05/31 02:24:58 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)