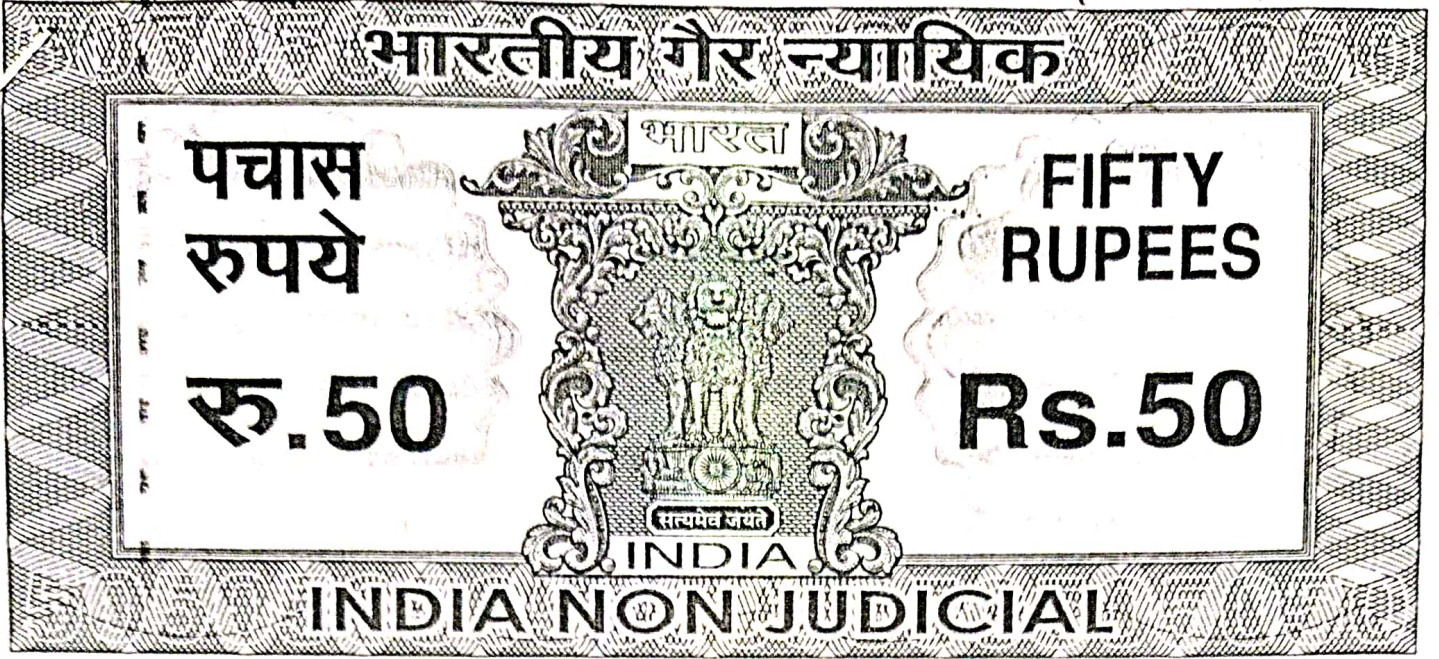


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 422173

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

*[Signature]*  
District Sub-Register-III  
Alipore, South 24-parganas

*19.09.22*  
*ce-7/2571952*

**AGREEMENT FOR DEVELOPMENT**

19 SEP 2022

**THIS AGREEMENT FOR DEVELOPMENT** is made this the <sup>19<sup>th</sup></sup> day *September* 2022 (Two Thousand Twenty Two)

**BETWEEN**



**MR BIREN MUKHERJEE** (PAN-ACUPM4270C, Aadhaar No.2861 6998 1426) Son of Late Hirendra Nath Mukherjee, by faith- Hindu, by occupation-Service, residing at 2/147/A, Sree Colony, Post Office- Regent Park, Police Station -Netaji Nagar, Kolkata - 700092, hereinafter called the **LANDOWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his, heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

**A N D**

**M/S. S.D. CONSTRUCTION**, (PAN-ADSPD8699K) a sole proprietorship firm having its office at 8/50, Bijoygarh, Police Station - Jadavpur, Kolkata- 700 032, represented by its sole proprietor - **SRI SUBHAS DUTTA**, (PAN-ADSPD8699K) son of late Basudev Dutta, by faith - Hindu by occupation- Business, residing at 3/8A, Bijoygarh, Police Station - Jadavpur, Kolkata - 700 032, hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

**WHEREAS** after the partition of India a large number of residents of former East Pakistan now Bangladesh crossed over and came to the

territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

**AND WHEREAS** the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal.

**AND WHEREAS** a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

**AND WHEREAS** Smt Juthika Mukherjee was one of such persons who had come to use and occupy a piece and parcel of land measuring more or less 3(Three) Cottahas 11 (Eleven) Chittacks, 22 (Twenty Two) Square feet in C.S. Dag Nos.198 (P) of Mouja - Raipur, J.L. No.33 within the Police Station - Jadavpur, in the District - South 24-Parganas, morfully described in the Schedule 'A' hereunder.

**AND WHEREAS** said Smt Juthika Mukherjee being refugees from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot land for her rehabilitation.

**AND WHEREAS** the Government of West Bengal with the intent to Rehabilitate the Refugees from East Pakistan (now Bangladesh) acquired land in C.S. Dag Nos.198 (P) of Mouja - Raipur, J.L. No.33 within the Police Station - Jadavpur, in the District - South 24-Parganas, morfully described in the Schedule 'A' hereunderin the Urban area under the

provision of L.D.P. Act, 1981 (L.A. Act 1 of 1894) including the said land in occupation of said Smt Juthika Mukherjee.

**AND WHEREAS** it was decided by the Government to confer absolute right, title and interest by way of gift in respect of the said land more fully described in the Schedule hereunder written into and in favour of the said Smt Juthika Mukherjee.

**AND WHEREAS** the Governor of the State of the West Bengal conveyed and transferred **ALL THAT** Piece and Parcel of land measuring 3(Three) Cottahas 11 (Eleven) Chittacks, 22 (Twenty Two) Square feet more or less of homestead land in E.P No.380, S.P No.436/1, I in C.S Plot Nos. 198(P) of Mouza Raipur, J.L No. 33, within the Police Station - Jadavpur, in the District - South 24-Parganas within the municipal limits of the Kolkata Municipal Corporation ward No. 99 morefully described in the Schedule 'A' hereunder in favour of the said Smt Juthika Mukherjee by a registered indenture duly executed and registered on 13.02.1989 before the Additional District Registrar at Alipore recorded in Book No.I, Volume No. 15, Pages 129 to 132, Being No. 1083, for the year 1989 and being the Donne said Smt Juthika Mukherjee accepted the said Deed of Gift by endorsing her signature.

**AND WHEREAS** by virtue of the said registered indenture said Smt Juthika Mukherjee became the absolute Owner and absolutely seized and possessed of and/or well or sufficiently entitled to aforesaid property by mutating her name in the record of Kolkata Municipal Corporation in

respect of the aforesaid property and after mutation of her name, the said property known and numbered as Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092.

**AND WHEREAS** for better use and enjoyment of the aforesaid property said Smt Juthika Mukherjee constructed 200 square feet pucca structure and partly 200 square feet tin shed structure over the said Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092.

**AND WHEREAS** said Smt Juthika Mukherjee during her life time had executed and registered a deed of settlement and trust on 28<sup>th</sup> day of February 2004 in the office of the A.R.A-1, Kolkata and recorded in Book No.1, Volume No.1, page 1 to 17, being No.02527, in respect of the aforesaid property.

**AND WHEREAS** by the said deed of settlement and trust said Smt Juthika Mukherjee, as settlor has created a trust and appoint herself as the trustee of the trust property and her son Biren Mukherjee as the sole beneficiary, in the said trust deed it was specifically stipulated that after the demise of the trustee the trust said property would devolve upon the beneficiary absolutely.

**AND WHEREAS** said Smt Juthika Mukherjee has died on ..... and as per the terms of the said registered deed of settlement and trust the Landowner herein became the sole and absolute owner of **ALL THAT**

Piece and Parcel of land measuring 3(Three) Cottahas 11 (Eleven) Chittacks, 22 (Twenty Two) Square feet more or less of homestead land in E.P No.380, S.P No.436/1, I in C.S Plot Nos. 198(P) of Mouza Raipur, J.L No. 33, within the Police Station - Jadavpur, thereafter Patuli now Netaji Nagar in the District - South 24-Parganas within the municipal limits of the Kolkata Municipal Corporation ward No. 99, being Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092 morefully described in the Schedule 'A' hereunder.

**AND WHEREAS** thus being in possession of the aforesaid property the Land Owner mutated his name in the record of the Assessment register of the Kolkata Municipal Corporation vide Assessee No. 210990411979 and has been paying municipal taxes in respect of the said Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092.

**AND WHEREAS** being thus in possession of the aforesaid property the Landowner has decided to develop the said Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092 morefully and particularly described in the Schedule - 'A' hereunder written and hereinafter called the said property by raising construction of a G+3 storied building after demolishing the old structure ther from, but having no such experience, requisite fund and workmanship the Landowner has decided to place the responsibility upon

a competent developer having enough knowledge, workmanship and goodwill in the business of development.

**AND WHEREAS** the developer herein is engaged in the business of development for a long time with goodwill and reputation in the locality and on coming to know such intention of the Landowner contacted with him and upon going through the proposal of the Landowner has agreed to take the responsibility to raise construction of a G+3 storied building consisting of several self contained flats at his own costs and responsibility.

**AND BOTH PARTIES HAVING ACCEPTED THE PROPOSAL THIS AGREEMENT IS ENTERED IN BETWEEN THE PARTIES UNDER THE FOLLOWING TERMS AND CONDITIONS. :-**

(1) The Landowner declares that the Landowner is the absolute owner of **ALL THAT** Piece and Parcel of land measuring 3(Three) Cottahas 11 (Eleven) Chittacks, 22 (Twenty Two) Square feet more or less of homestead land in E.P No.380, S.P No.436/1, I in C.S Plot Nos. 198(P) of Mouza Raipur, J.L No. 33, within the Police Station – Jadavpur, thereafter Patuli now Netaji Nagar in the District - South 24-Parganas within the municipal limits of the Kolkata Municipal Corporation ward No. 99, being Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092 morefully described in the Schedule 'A' hereunder. The Landowner further declares that the Landowner has now good right full power and absolute authority to entire into this agreement

for development with the developer and the said property is not the subject matter of any suits or proceeding, attachment, liens, lispendens, charge, mortgage and tenancy or in any manner whatsoever and the property is free from all encumbrances.

(2) The Landowner upon going through the proposal of the developer, placed the responsibility to raise construction of a G+3 storied building consisting of several self contained flats and the developer accepted the responsibility so trusted by the Landowner to raise construction of a G+3 storied building at his own cost and responsibility under the terms hereunder contained.

(3) That the Landowner with the execution of this agreement grants license to the developer to enter upon the said property more fully described in the schedule "A" hereunder written and to demolish the existing old structure and shall proceed with the construction of a new G+3 storied building and for the purpose of construction shall appoint engineer, architect, labour, mason, plumber, electrician and all other expert as would be required for the purpose of construction of the building. That the Developer on behalf of the Land Owner shall prepare a propose building plan through his LBS or Architect and submit same for sanction before the Kolkata Municipal Authority and obtain sanction of the building plan and shall construct the building as per the sanction building plan.



(4) The Land Owner undertakes to pay all municipal arrear taxes in respect of the said property till the execution of this Agreement.

(5) The developer shall demolish the existing old structure at his own costs and responsibility and shall retain the sale proceeds of the debris without any claim of the Landowner.

(6) The Developer will pay a sum of Rs10,000/- per month for alternative rental accommodation for the Land Owner till delivery of possession of Owner's allocation.

(7) The developer shall be under obligation to pay all Municipal Rate Bills, Electricity Charges and all other outgoing expenses payable in respect of the said property during the period of construction till the delivery of possession of Owner's allocations.

(8) That the Developer shall complete the construction of the new building in all manners at his own cost and responsibility within 30 months from the date of obtaining sanction of the building plan from the Kolkata Municipal Corporation and/or obtaining vacant possession of the aforesaid premises whichever is later and shall deliver the possession of Owner's allocation at first instance. In spite of due diligence, if the developer is prevented due to natural calamity or act of god such as flood, earthquake and /or civil war, riot or any other unnatural acts in completion of the building within the period of 30 months, then in that event the developer should be allowed extension of time to complete the

construction of the building even after 30 months till the normal situation is restored.

(9) The developer shall also complete the common areas and facilities as would be attached to the said building at his cost.

(10) The developer shall pay all fee, remuneration, wages, carriage and salary to the contractor, labour, mason, and plumber and the Landowner shall have no liability to pay any such expenses

(11) The developer shall procure all building materials of good quality at his own choice and discretion and shall pay all cost and dues of such materials without creating any liability upon the Landowner.

(12) Upon completion of construction of the new building in all manners the Developer shall deliver 50% of the built up areas in favour of Landowner which will be allocated in the entire Second floor, a self contained flat on the 3<sup>rd</sup> floor portion North-East portion and 50% of the Car Parking space in the ground floor of the new G+3 storied building at together with the Undivided proportionate share & interest in the land underneath the said Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092 morefully described in the Schedule 'B' hereunder at first instance as Owner's allocation and non refundable money consideration of Rs.25,00,000/- (Rupees Twenty Five Lakhs) out of which the Developer shall pay a sum of Rs.5,00,000/- (Rupees Five Lakhs) only at the time of this Agreement and

Rs.20,00,000/- (Rupees Twenty Lakhs) only to the Land Owner at the time of delivery of possession of the vacant Land to the Developer.

(13) Save and except the Owner's allocation as stated hereinabove the Developer shall retain the remaining 50% constructed area of the building which will be allocated in the entire First floor, a self contained flat on the 3<sup>rd</sup> floor South-East portion and 50% of the car parking space in the Ground floor together with undivided proportionate share and interest in the land underneath the said new building and all common rights and facilities attached to the said Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092, the description of which morefully and particularly described in the Schedule - 'C' hereunder written.

(14) The Developer shall have all right and liberty to sell its allocated portion in the newly constructed building to any intending purchaser/s and also collect the consideration money, booking money, earnest money from the prospective purchaser/purchasers without any claim or demand of the Landowner of such booking money, consideration money and earnest money.

(15) The Developer shall have right and liberty to publish any advertisement in the News paper and to fix any board or hoarding at the site to invite the intending purchaser or purchasers to sell the Developer's allocation in the proposed new buildings.

(16) In spite of due diligence in completion of the construction of the building within 30 months, if the Developer is prevented due to sufficient cause beyond his control in that event the Landowner shall allow or grant an extension of 3 months from the expiry of the period of 30 months, in spite of such extension of three months if the developer fails or neglects to complete the construction of the building in all manners and delivery possession of the Owner's allocation, in that event, the Developer may be allowed a further extension of three months with a penalty of Rs. 10,000/- (Rupees Ten Thousand ) per month for the said extended three months, in spite of such penal extension, if the Developer fails to complete construction of the proposed building and deliver possession of the owner's allocation in that event, at the option of the Landowner this agreement shall be rescinded or terminated and the Landowner shall have right and liberty to engage or appoint any other developer or contractor to complete the incomplete works of the proposed buildings after determination of the accounts as would be spent by the Developer for the purpose of the project.

(17) The Landowner undertakes to sign and execute all agreement for sale to be executed by and between the developer and its prospective purchaser / purchasers in respect of Developer's allocation as confirming party with the undertaking to convey the undivided impartible proportionate share of land in favour of the nominee or prospective purchaser or purchasers of the developer and the Landowner further undertakes to execute and register all Deed of Conveyances in favour of

the nominee or nominees, purchaser or purchasers of the flats of the Developer as Vendor to convey the undivided impartible proportionate share and interest of the land in favour of such nominee/ nominees, purchaser/ purchasers of the developer, without any claim or demand of consideration money as would be paid by the purchaser/ purchasers to the Developer and the developer shall join in such Deed of conveyance/conveyances as the Confirming Party to admit and acknowledge the receipt of the consideration money of the Flat/ Flats of the Developer's allocation.

(18) The Developer shall be entitled to receive, collect appropriator or utilize all booking money, earnest money consideration money from any intending purchaser or purchasers in respect of his allocation in the proposed building without creating any liability upon the Landowner towards the refund of such consideration money or against any third party claim.

(19) The Landowner shall sign, execute and register a General Power of Attorney in favour of the Developer so that the Developer may do all such acts, deeds and things as would be required and necessary for the purpose of Development of the said property and also to sell any flat or flats of the Developer's allocation to any intending purchaser/ Purchasers and also to take advance money, booking money, consideration money from the prospective purchaser or purchasers in respect of the developer's allocation and also to execute and register necessary Deed of conveyance

in favour of the prospective purchaser/ purchasers in respect of the Developer's allocation.

(20) The Landowner shall have right and liberty to use the owner's allocation and the common parts of the building along with other co-owners of the property jointly.

(21) That after completion of the project in all manners and after delivery of possession of the owners' allocation as well as Developer's allocation in the proposed project an Association of owners will be formed to run and maintain the day to day affairs of the said projects.

(22) The Landowner with execution of these presents handover to the Developer all Original Deeds and documents in respect of the said property on acknowledgement from Developer.

(23) In case of any disputes and difference between the parties arising from this Agreement, shall be referred to an Arbitrator and the decision of the Arbitrator shall be binding upon the parties.

  
**SCHEDULE "A" REFERRED TO ABOVE**  


**ALL THAT** Piece and Parcel of land measuring 3(Three) Cottahas 11 (Eleven) Chittacks, 22 (Twenty Two) Square feet more or less of homestead land in E.P No.380, S.P No.436/1, I in C.S Plot Nos. 198(P) of Mouza Raipur, J.L No. 33, within the Police Station - Jadavpur, thereafter Patuli

now Netaji Nagar in the District - South 24-Parganas within the municipal limits of the Kolkata Municipal Corporation ward No. 99, being Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092. Which is butted and bounded by:-

**ON THE NORTH** : E.P.No.380, house of Mr.Dwarik  
**ON THE SOUTH** : Colony Road  
**ON THE EAST** : Colony  
**ON THE WEST** : E.P. No.377, house of Ranjit Paul, Premises No.2/143, Sree Colony

**SCHEDULE "B" REFERRED TO ABOVE**

**(OWNERS' ALLOCATION)**

**ALL THAT** 50% of the built up areas in favour of Landowner which will be allocated in the entire Second floor, a self contained flat on the 3<sup>rd</sup> floor portion North-East portion and 50% Car Parking space in the ground floor of the new G+3 storied building together with the Undivided proportionate share & interest in the land underneath the said Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092 and Rs.25,00,000/- (Rupees Twenty Five Lakhs) only.

**SCHEDULE "C" REFERRED TO ABOVE****(DEVELOPER'S ALLOCATION)**

**ALL THAT** the 50% constructed area of the building (save and except the owner's allocation as mentioned in the Schedule B) which will be allocated in the entire First floor, a self contained flat on the 3<sup>rd</sup> floor South-East portion and 50% of the car parking space in the Ground floor together with undivided proportionate share and interest in the land underneath the said new building and all common rights and facilities attached to the said Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092.

**SCHEDULE "D" REFERRED TO ABOVE****COMMON EXPENSES**

**ALL THAT** the following portions shall be treated as common areas and facilities:-

1. Stair, Staircase, Stair landings on all the floors and stair room.
2. Common Passage
3. Drainage system.
4. Roof of the said building and roof parapet.



5. Water reservoir, water pipes and other common plumbing installation including water meters if any and all electrical installation.
6. Sewerage system with fittings.
7. Boundary wall and entrance gate.
8. Such other common parts, equipments, installations, fixtures, and spaces within the said building which are necessary for passage to the user and occupancy of the unit in common.
9. The foundation, columns, girders, beams, supporting main walls, the main gate of the premises and the passage leading to the building and the staircase.
10. The installation for common service such as the drainage system in the premises, water supply arrangement in the premises, eclectic connection and telephone connection to the premises.
11. Reservoir in the Ground Floor and the Top Floor of the building, pump, motor, pipes.
12. Lift.

**IN WITNESS WHEREOF** the parties hereunto put their respective hands on the day, month and year first above written.

**SIGNED. SEALED & DELIVERED**

In the Presence of:

**WITNESSES:**

1. Jyanta Mondal  
Alipore Judges Court.  
Kol- 700027.
2. Sangita Mukherjee  
2/147/A Sreecolony  
Kol - 700092

Bisren Mukherjee  
**SIGNATURE OF THE LANDOWNER**

Sudhas Dutta  
**SIGNATURE OF THE DEVELOPER**

**Drafted by me and prepared in my office**

Debnath Saha  
WB/109/1997

**Debnath Saha**

Advocate

Alipore Judges' Court,

Kolkata-700027

**SPECIFICATION****General**

: The Building shall be R.C.C, Framed structure as per the design of the Architect and engineer, (Diploma/ Degree Holder).

**Excavation**

: Earth work in excavation of foundation trenches or drains in all sorts of soil including removing, spreading or stacking the spoils as directed and including trimming the sides of trenches, leveling, dressing and ramming the bottom, bailing out water etc. as required complete. Design of Septic Tank will be done on the basis of No. of users (4 No) per flat @  $\frac{1}{2}$  Cft per user.

**Earth filling**

: Earth work in filling in foundation, Trenches, plinth etc. with good earth in layers not exceeding 6" at a time Including watering and ramming etc. layer by layer complete.

**Foundation Bedding**

: P.C.C( 1:3:6) 3" thick in leveling course For foundation bedding.

**R.C.C. Work**

: Providing and laying concrete mix (1:1  $\frac{1}{2}$  : 3/ 1:2:4 with reinforcement as per design in foundation, tie-beams, lintels,

columns floor beams, floor slabs, stair case, Chajja, drop wall etc. Over Brick flat Soling.

#### Brick Wall

: All exterior brick work shall be 8" thick with bricks of approved quality and C.M. (1:5). All partition walls shall be 3" thick with bricks of approved quality and C.M. (1:3), Flooring bedding: P.C.C (1: 3: 6) floor bedding, 4" thick (ave over 3" brick flat soling at ground floor.

#### Floor Finish, Skirting,

: 1. Marble/Tiles floor - 2'x2'-2'x3' floor and 4" high skirting in all the rooms 3 feet high glazed tiles will be provided over cooking platform in kitchen

- a) In toilets floor will be marble with 6'-0" high glazed tiles

#### Plaster

The outside of the building will have plaster  $\frac{3}{4}$ " thick [average] whereas the inside plaster will be  $\frac{1}{2}$ " thick [average] with plaster of Paris finishing

#### Door and Windows

1) Main entrance door

#### front

(a) Commercial flush door and polished in side and painted in back side.

b) wood door frame as roved by the Architect/ Engineer will be provided.

- c) 8" long aluminum tower bolt from inside
- d) Telescopic peephole - one no.
- e) Electric calling bell point.
- f) One handle from outside.
- g) 3 Nos. 4" hinge.

2) Other Doors:

- a) Commercial flush door, primer with paints both sides.
- b) Sal wood frame as per the design of the Architect.
- c) Aluminum tower bolt 6" long from inside.
- d) Two nos. brass ring from outside.

3. Windows:-

- a) Aluminum window.
- b) All windows shall have tinted glass.
- c) The windows of toilets shall have transience glass.
- d) All windows will be provided with M.S. Grill

White wash & colour wash

: The building shall be painted externally with weather coat. The inside of the building shall have plaster of paris on surface.

Toilet & Kitchen

: 1) One common toilet:-

- a) One European type commode.
- b) One shower.
- c) One 20'x16' white basin.
- d) Two taps.
- e) Geyser Line

2) Kitchen:-

- a) One kitchen sinks with tap.
- b) One cooking slab with Green Marble will be provided as per drawing by the Architect/ Engineer.

## Roof

- c) Steel sink.  
2) Cabin for electricity meters as per drawing.

: 1) I.P. of approved quality will be providing over the roof.

2) 3'-6' high parapet wall will be provided all around the roof.

3) P.V.C. rain water pipe for proper drainage of water from roof.

## Electrical Installation

: 1) Separate electric meter for each flat [own cost] I.S.I mark.

2) 2 light points, 2 fan points and a 5 Amps plug point in bed room D/D.

3) One fan point, 2 light points and a 5 Amps, Plug point in bed rooms.

4) One light point, each in toilet / W.C. a 5 amp plug point, one exhaust fan point.

5) Kitchen - 1 light point, one plug (5Amps)

6) One plug for refrigerator, washing machine, chimney and micro oven 15 amp.

7) All wiring will be as per existing regulation.

## Water Supply

:1.R.C.C. over head reservoir will be provided at the stair roof as per design,

2. Suitable electrical submersible pump with motor will be installed at ground floor to deliver water to overhead reservoir from the underground

reservoir connected with corporation  
water line.

LIFT.

4 Persons lift will be provided



## Major Information of the Deed

Deed No. :	I-1603-14426/2022	Date of Registration	19/09/2022
Query No./Year	1603-2002571952/2022	Office where deed is registered	
Query Date	25/08/2022 6:48:07 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYANTA MONDAL Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980417310, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 34,00,000/-	Rs. 34,27,252/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,053/- (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:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road (Sree Colony), , Premises No: 64/8/2/257, , Ward No: 099 Pin Code : 700092




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 11 Chatak 22 Sq Ft	33,20,000/-	33,46,252/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				6.1348Dec	33,20,000 /-	33,46,252 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	80,000/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		300 sq ft	80,000 /-	81,000 /-	






**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Biren Mukherjee</b> Son of Late Hitendra Nath Mukherjee Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office	 19/09/2022	 LTI 19/09/2022	 19/09/2022
2/147/A,sree Colony, City:- Not Specified, P.O:- Regent Estate, P.S:-Patull, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: Acxxxxxx0c, Aadhaar No: 28xxxxxxxx1426, Status :Individual, Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office				


**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>S.D.CONSTRUCTION</b> 8/50, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India PIN:- 700032 , PAN No.:: Adxxxxxx9k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Subhas Dutta (Presentant )</b> Son of Late Basudev Dutta Date of Execution - 19/09/2022, , Admitted by: Self, Date of Admission: 19/09/2022, Place of Admission of Execution: Office	 Sep 19 2022 1:31PM	 LTI 19/09/2022	 19/09/2022
3/8A, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Adxxxxxx9k, Aadhaar No: 64xxxxxxxx6947 Status : Representative, Representative of : S.D.CONSTRUCTION				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Jayanta Mondal</b> Son of Late Sanat Kumar Mondal Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			<i>Jayanta Mondal</i>
	19/09/2022	19/09/2022	19/09/2022

Identifier Of Mr Biren Mukherjee, Mr Subhas Dutta

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Biren Mukherjee	S.D.CONSTRUCTION-6.13479 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Biren Mukherjee	S.D.CONSTRUCTION-300.00000000 Sq Ft

Endorsement For Deed Number : I - 160314426 / 2022

19-09-2022

**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:45 hrs on 19-09-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Subhas Dutta ,

**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 34,27,252/-

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

Execution is admitted on 19/09/2022 by Mr Biren Mukherjee, Son of Late Hitendra Nath Mukherjee, 2/147/A, sree Colony, P.O: Regent Estate, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service

Indetified by Mr Jayanta Mondal, , , Son of Late Sanat Kumar Mondal, Alipore Judges 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 19-09-2022 by Mr Subhas Dutta,

Indetified by Mr Jayanta Mondal, , , Son of Late Sanat Kumar Mondal, Alipore Judges 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 5,053.00/- ( B = Rs 5,000.00/- ,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 5,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/09/2022 9:14PM with Govt. Ref. No: 192022230123982118 on 18-09-2022, Amount Rs: 5,021/-, Bank: SBI EPay ( SBIEPay), Ref. No. 3250894478527 on 18-09-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 6,971/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1700, Amount: Rs.50.00/-, Date of Purchase: 17/08/2022, Vendor name: M U Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/09/2022 9:14PM with Govt. Ref. No: 192022230123982118 on 18-09-2022, Amount Rs: 6,971/-, Bank: SBI EPay ( SBIEPay), Ref. No. 3250894478527 on 18-09-2022, Head of Account 0030-02-103-003-02

Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1603-2022, Page from 521126 to 521156  
being No 160314426 for the year 2022.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2022.10.18 12:12:56 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2022/10/18 12:12:56 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**

**(This document is digitally signed.)**

18/10/2022 Query No:-16032002571952 / 2022 Deed No :I - 160314426 / 2022, Document is digitally signed.