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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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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.

District Sub-Register-III
Alipore, South 24-parganas

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 22nd day of October, Two Thousand Twenty One (2021) BETWEEN

R. Misra

SL No. 1157 Date 21/10/2021

Rs=1000/- Name M/S. Toughini Construction

Address 87/12/141c, Raja S.C. Mullick Road, Kolkata-700047

Vendor Sig. Tapan Kumar Das

TAPAN KUMAR DAS
Alipore Police Court
Kolkata-700027



Dipan Sengupta
Utpal Sengupta
T-74, Subhas Pally
P.O. - Garia, P.S. Bausdroni
Kolkata-700084
Service

SRI UTPAL SENGUPTA, PAN: CSFPS7163H, AADHAAR NO. 6831 3286 7556 son of Late Manindra Mohan Sengupta, by Faith - Hindu, by Occupation - Retired person, by Nationality - Indian, residing at T-74, Subhas Pally, P.O. Garia, P.S. Bansdroni, Kolkata - 700084, District: South 24-Parganas, hereinafter called and referred to as the "OWNER" (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include his heirs, executors, legal representatives, administrators and assigns) of the ONE PART;

AND

M/S. TOUSHINI CONSTRUCTION", PAN: AXCPAA8049E, a Proprietorship firm having its registered Office at 87/12/141C, Raja S.C. Mullick Road (Ramgarh Colony), P.O. Naktala, P.S. Netaji Nagar, Kolkata -700047, District: South 24-Parganas, represented by its Proprietor SRI RATAN MISHRA, PAN: AXCPM8049E, AADHAAR NO.6359 6432 6753, Son of Sri Kashinath Mishra, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 125, Regent Colony, P.O. Regent Park, P.S. Jadavpur Kolkata - 700040, District: South 24-Parganas, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors; administrators, successors and assigns) of the OTHER PART;

WHEREAS by an Indenture of Deed of Gift, bearing dated the 4th Day of September, 1995, and registered at Addl. District registrar Alipore office and entered in Book No.1, Volume No. 1, pages No. 181 to 184, Being No. 46, for the year 1995 ALL THAT piece and parcel of Homestead land measuring 03 Cottahs 00 Chittak and 00 Sq.ft. be the same and/or a little

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DISTRICT SUB REGISTRAR -III
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more or less together with 500 Sq. ft. Asbestos Shed structure standing thereon comprising in C.S. Plot No. 540(P) of Mouza Kamdahari, J.L. No. 49, E.P. No. 220, lying and situates within the Ward No. III, of the Kolkata Municipal Corporation within P.S. formerly Sadar Tollygunge then P.S. Regent Park, now Bansdrone, in the District of 24-Parganas(now South 24-Parganas) was gifted by the Refugee, Relief and Rehabilitation Department Govt, of West Bengal to SRI UTPAL SENGUPTA, son of Manindra Mohan Sengupta, residing at T-74, Subhas Pally, P.O. Garia, P.S. Bansdrone, Kolkata-700084, District South 24-Parganas the owner and the Donee therein.

AND WHEREAS the said Utpal Sengupta got the said land measuring 03 Cottahs 00 Chittak and 00 Sq.ft. be the same and/or a little more or less as a Refugee and a Displaced person from East Pakistan now known as Bangladesh.

AND WHEREAS since the said Deed of Gift, the said Utpal Sengupta have been enjoying possessing of the said landed property without any interruption or hindrances from others and mutated his name in the Kolkata Municipal Corporation Assessment Register by paying all necessary taxes as sixteen annas owner, being the Premises No. 34, Subhas Pally, being Assessee No. 311112500344 and Mailing Address T-74, Subhas Pally, P.O. Garia, P.S. Bansdrone, Kolkata-700084.

AND WHEREAS with a view to developed ALL THAT piece and parcel of Homestead land measuring 3 Cottahs 00 Chittak and 00 Sq. ft. be the same and/or little more or less together with two storied building, Ground floor 1000 Sq. Ft. pucca and first floor 500 Square Feet Asbestos

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shed structure standing thereon comprising in C.S. Plot No. 540(P) of Mouza Kamdahari, J.L. No. 49, E.P. No. 220, lying and situates within the Ward No. 111, of the Kolkata Municipal Corporation being the Premises No. 34, Subhas Pally, being Assessee No. 311112500344 and Mailing Address T-74, Subhas Pally, P.O. Garia, Kolkata -700084, within P.S. formerly Sadar Tollygunge then P.S. Regent Park, now Bansdroni, Sub-Registry Office A.D.S.R. Alipore, in the District of 24-Parganas(now South 24-Parganas), more fully described in the schedule "A" hereunder written and to has a new construction made on the land and premises in accordance with a sanction of the building plan, to be obtained by the Developer thereof from the K.M.C., the parties hereto have agreed to enter into an agreement being this presence records in the terms and conditions hereafter.

NOW THIS AGEEMENT WITNESSETH AND IT IS HERBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

- 1.1. **OWNER: SRI UTPAL SENGUPTA**, son of Manindra Mohan Sengupta, residing at T-74, Subhas Pally, P.O. Garia, P.S. Bansdroni, Kolkata-700084, District South 24-Parganas and his heirs, executors, administrators, legal representatives and assigns.
- 1.2. **DEVELOPER: M/S. TOUSHINI CONSTRUCTION** a Proprietorship Firm, having its Registered office at,87/12/141C, Raja S.C. Mullick Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047, represented by its sole proprietor SRI RATAN MISHRA, son of Sri Kashinath Mishra, residing at 125, Regent Colony, Ground floor, P.S. Jadavpur, P.O. Regent Park,

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Kolkata-700040, District: South 24-Parganas, his heirs, executors, administrators, legal representatives and assigns.

- 1.3. **PREMISES**: ALL THAT piece and parcel of Homestead land measuring 3 Cottahs 00 Chittak and 00 Sq.ft. be the same and/or a little more or less together with two storied building, Ground floor 1000 Sq. Ft. pucca and first floor 500 Square Feet Asbestos shed structure standing thereon comprising in C.S. Plot No. 540(P) of Mouza Kamdahari, J.L. No. 49, E.P. No. 220, lying and situates within the Ward No.111, of the Kolkata Municipal Corporation being the Premises No. 34, Subhas Pally, being Assessee No. 311112500344 and Mailing Address T-74, Subhas Pally, P.O. Garia, Kolkata-700084. within P.S. formerly Sadar Tollygunge then P.S. Regent Park, now Bansdroni, Sub- Registry Office A.D.S.R. Alipore, in the District of 24-Parganas (now South 24-Parganas).
- 1.4. **BUILDING**: shall mean the building to be constructed on the said land and Premises after demolishing the existing structure standing thereon in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation for G + III storied building and statutory open spaces.
- 1.5. **COMMON FACILITIES AND AMENITIES** : shall include corridors hall ways, stair ways, passage ways, provided by the developer, pumphoom, tap water overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for establishment for location enjoyment, maintenance and/or management of the building.

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- 1.6. **SALEABLE SPACE**: shall mean the space in the building available independent use and occupation with due provision for common facilities and the space required.
- 1.7. **ARCHITECT**: shall mean the person or persons (L.B.S.) who may be appointed by the developer for design and planning of the said building with the approval of the Owner.
- 1.8. **BUILDING PLAN**: shall mean the plan to be sanctioned by the Kolkata Municipal Corporation such alteration or modifications as may be made by the Developer with the approval of the Owner from time to time.
- 1.9. **TRANSFeree**: shall mean the person, firm, limited company Association or persons to whom any space other than the buildings would be transferred.
- 1.10. **TRANSFER**: with the grammatical variations shall mean transfer by means of conveyance and shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest in land proportionate to be share of the flats and car parking space and the right to use in common spaces, G + III storied building to the purchasers thereof.
- 1.11. **WORDS**: importing masculine gender shall include feminine gender likewise words importing feminine gender shall include masculine and neuter genders and similarly and feminine genders.
- 1.12. **WORDS**: importing singular shall include plural and vice versa.

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1.13. **OWNER'S ALLOCATION**: On completion of the said Building in all respect by the Developer, the Developer shall handover entire second floor Flat, 50% of the Third floor front side flat and 50% of car parking space front side on the Ground floor of the G+III storied residential building along with non-refundable Rs. 8,00,000/- (Rupees Eight Lakhs) only to the said Owner as follows:-

a) on Development Agreement signing Rs.4,00,000/-

b) Top Floor roof casting Rs.4,00,000/-

1.14. **DEVELOPER'S ALLOCATION** : The Developer is entitled to get all flats and car parking spaces save and except the owner's the entire second floor Flat, 50% of the Third floor front side flat and 50% of car parking space front side on the Ground floor of the G+III storied residential building along with non-refundable Rs. 8,00,000/- (Rupees Eight Lakhs) only as mentioned before under Developer's allocation.

1.15. **DELIVERY OF POSSESSION OF THE FLATS AND CAR PARKING SPACE UNDER OWNER'S ALLOCATION**:-

The Developer shall handover the delivery of possession of owner's allocated aforesaid the entire second floor Flat, 50% of the Third floor front side flat and 50% of car parking space front side on the Ground floor of the G+III storied residential building along with non-refundable Rs. 8,00,000/- (Rupees Eight Lakhs) only as described in column No.1.13 herein before stated to the owner at first before the delivery of other flats and car parking spaces.

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- 1.16. **TAX LIABILITIES**: the owner shall not liable to pay the tax liability in respect of selling the flats and car parking space under Developer's allocation. The Developer shall be liable to clear and complete the K.M.C. Tax of the property/land at the time of handover to the landlord all tax dues if any should be cleared by the Developer at his own cost.
- 1.17. **SANCTIONED OF THE BUILDING PLAN**: The Developer shall pay all costs of sanction of the building plan in respect of the said property to the Kolkata Municipal Corporation in the name of the Owner who shall sign on the building plan as sole Owner of the property. The Developer shall strictly follow the building rules and regulations of the Kolkata Municipal Corporation in respect of the sanction of the said building plan shall not deviate the said building plan in respect of the construction of the said building.

ARTICLE -H- DEVELOPER'S RIGHTS

- 2.1. The Owner hereby grant, subject to what have been hereinafter provided the exclusive right to the developer to built, construct, erect and complete the said building and to commercially exploit the same by entering into an agreement for sale of their saleable areas and/or transfer and/or construction in accordance with the plan to be sanctioned in the names of the Owner by the Kolkata Municipal Corporation with or without amendment and/or modification made or caused by the Developer. No deviation or alteration.
- 2.2. In consideration of the Developer be entitled to get all flats and car parking spaces save and except Owner's allocated the entire second floor

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Flat, 50% of the Third floor front side flat and 50% of car parking space front side on the Ground floor of the G+III storied residential building along with non-refundable Rs. 8,00,000/- (Rupees Eight Lakhs) only as stated before as described in clause No. 1.13 stated hereinbefore of the said premises together with the proportionate undivided share of land and the common facilities, amenities and the developer shall be entitled to enter into sale agreement with the intending buyers for sale and transfer in his own name with any transferee and to receive, realize and collect all moneys in respect thereof which nominees shall absolutely belong to the developer and the Owner hereby consent to the developer entering into the said agreement and the Owner undertake to convey flats with the said right to the purchasers when called upon by the Developer.

- 2.3. The Developer shall at his own costs, construct and complete the building and the common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good standard materials as may be specified by the Architect from time to time. Such construction of the said building shall be completed in his entirety by the Developer within 24 Months after obtaining sanction of the building plan. Time in this respect unless the same is beyond the control of the agreement between the parties. In that case extra six months time should be allowed only.
- 2.4. The Developer shall be deemed to be the agent of the Owner and as such agent shall be exclusively responsible for construction of the said building.

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- 2.5. Subject to aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding between parties hereto.
- 2.5. (i) Completion of work The Developer shall complete the said building in all respect within 24 Months from the date of sanction of the building plan, subject to beyond the control of the Developer i.e. force measure, civil war, earth-quake, Act. Of God. In that case extra six (6) months would be allowed only.
- 2.6. The Developer shall provide in the said building pump, tap water, water courses, stores, tanks, overhead reservoir electrification permanent Electric connection and until permanent electric connection is obtained temporary electric connection required to be provided in a residential G+III storied Ownership building self-contained Apartments and constructed spaces for sale and/or residential flats with car parking space and/or constructed spaces on Ownership basis.
- 2.7. The Developer shall be authorized in the name of the Owner in so far as is necessary to apply for and obtained quotas entitled for cement, steel, bricks, and other building materials allocable to the Owner for the construction of the building and to similarly apply for and obtained temporary and permanent connection of water electricity power, drainage, sewerage and/or gas to the building and other impute and facilities required for the construction or enjoyment of the building.
- 2.8. The Developer shall at his own costs and expenses without creating any financial or other liability on the owners constructs and complete the building and various units and/or apartment therein in accordance with

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the building plan and any amendment thereto or modification thereof made or caused to be made by the Developer with the consent of Owner. No Deviation would be allowed.

2.9. All costs, charges and expenses including Architects fees shall be paid, discharged and borne by the Developer and the Owner shall have no liabilities in this context.

2.10. The Developer shall demolish the existing building at his own costs and expenses shall dispose of the said building materials as per his own discretion. All kind of Donation, Chada, subscriptions, entertainment fees, Party donation should be given by the Developer.

ALTERNATIVE ACCOMMODATION the Developer shall pay the sum of Rs. 14,000/- (Rupees Fourteen thousand) only per month as two shifting charges to the Owner till date of handover the owner's allocated portions.

2.11. **POWER OF ATTORNEY**: The Owner shall execute and register a Development power of attorney in favour of the Developer and to draw a building plan and to submit the same to the Kolkata Municipal Corporation and to obtain the sanction of the building plan from K.M.C. and to enter into an agreement with the intending purchasers in respect of the Developer's allocated flats and car parking spaces by receiving money from them.

2.12. **ARBITRATION**: All disputes and differences between the parties hereto arising out of this agreement regarding the construction or interruption of any of the terms and conditions herein or determination of any liability or

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otherwise touching these presents shall be referred to a sole Arbitrator to be nominated by both the parties with regard to appointment of the sole Arbitrator, each party shall nominate their own, arbitrators and the same be deemed to be reference within the meaning of the arbitration and conciliation Act. of 1996 and/or the Act as may be enacted and the statutory amendments or modification under the Award given by such arbitrators shall be binding and conclusive on the parties hereto, The arbitrators shall have summary powers. The arbitrators shall have power to appoint an Umpire in case of any deference such award to be passed by the Umpire shall be in accordance with the provisions of the arbitration and conciliation Act. 1996.

2.13. The Owner herein shall bear taking separate electric meter charges in the said flats.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of Homestead land measuring 3 Cottahs 00 Chittak and 00 Sq. ft. be the same and/or little more or less together with two storied building, Ground floor 1000 Sq. Ft. pucca and first floor 500 Square Feet Asbestos shed structure standing thereon comprising in C.S. Plot No. 540(P) of Mouza Kamdahari, J.L. No. 49, E.P. No. 220, lying and situates within the Ward No. 111, of the Kolkata Municipal Corporation being the Premises No. 34, Subhas Pally, being Assessee No. 311112500344 and Mailing Address T-74, Subhas Pally, P.O. Garia, Kolkata -700084, within P.S. formerly Sadar Tollygunge then P.S. Regent Park, now Bansdronei, Sub-Registry Office A.D.S.R. Alipore, in the District of 24-Parganas(now South 24-Parganas), which is butted and bounded as follows:-

R. Misra

- ON THE NORTH:** By LOP No. 219;
- ON THE SOUTH:** By 16' Feet wide K.M.C. Road,
- ON THE EAST :** By 20' feet wide K.M.C. Road,
- ON THE WEST :** By land and House of Abinash Paul, of T-92,
Subhas Pally.

THE SCHEDULE "B" ABOVE REFERRED TO

(The flats, car parking spaces and non-refundable consideration money
under Owner's allocation)

ALL THAT On completion of the said Building in all respect by the Developer, the Developer shall handover the entire second floor Flat, 50% of the Third floor front side flat and 50% of car parking space front side on the Ground floor of the G+III storied residential building along with non-refundable Rs. 8,00,000/- (Rupees Eight Lakhs) only, undivided proportionate share land and premises has described parts of the building and common amenities and benefits of the said Building.

THE SCHEDULE "C" ABOVE REFERRED TO

(Under Developers' Allocation)

The Developer is entitled to get all flats and car parking space save and except owners' allocated the entire second floor Flat, 50% of the Third floor front side flat and 50% of car parking space front side on the Ground floor of the G+III storied residential building along with non-refundable Rs. 8,00,000/- (Rupees Eight Lakhs) only to the said Owner together with schedule "A" hereunder written together with common rights of the common parts of the Building and common facilities amenities and benefits of the said proposed building.

R. Mishra.

THE SCHEDULE "D" ABOVE REFERRED TO
(specification)

1. **R.C.C. Work:** The foundation of the Building shall be reinforced cement concrete. The main structure of the Bulking shall be of reinforced cement concrete frame structure comprising of R.C.C. columns, beams, slabs etc.
2. **Brick Work:** 1st class of Brick should be used for 8" and 5" brick work, Mortar ratio should be respective manner 6:1, 5:1 and 4:1.
3. **Plaster of Work:** Any wall Plaster (inside or outside) and ceiling plaster would be in respective ratio 6:1 and 4:1, ceiling would be chipped before plaster.
4. **Floor Work:** All floors would Marble. All landing and steps of the stair case will be of Marble. Total opening land on the ground floor is to be laid with net cement.
5. **Door:** wood door frame according to the door size, water proof main door with commercial wooden flash 32 mm thick, inside door would be 32 mm thick. Toilets will be PVC panel door. The main door shall be provision with one magic eye, door stopper and hazbolt.
6. **Window:** Aluminium with sliding 1.6" casting slab with white glass in kitchen and toilet there will M.S. Fanlight with glass, only Bed rooms will be 3(Three) track aluminum sliding window with glass.
7. **Bath room:** English type commode, all would be open with cistern. All porcelain material would be standard make. Two numbers bib cock and one number shower connection would be provided. Flooring by Marble

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with 4" height skirting glazed tiles will be fixed from skirting level up to 6'-5" and loft.

8. **Kitchen:** Kitchen will have up to window height tiles 2' x 2' marble and Table top black stone.
9. **Basin:** Basin would be provided at each toilet (18" x 12") white colour with all fittings and one in the dining room in the adjacent wall.
10. **Painting:** All the flat rooms finished with putty. The outside building painted with two coats weather coat.
11. **Sanitary & Plumbing:** To Corporation sewer and it would be connected with master trap (underground) all soil pipe would be of P.V.C. 4" dia properly to fixed with the wall and concealed to pit. Main water line from K.M.C. supply underground reservoir and underground reservoir to overhead tank through pump by 1" tube of standard make. All connection between overhead reservoir to each flat by ½" tube of standard make P.V.C. All the internal connection viz, inside the bath room, kitchen, would be ½" P.V.C. tube (HDP) of standard make open system P.V.C. Rain water pipe for roof water disposal.
12. **Water Supply:** Main source of water would be the supply of Corporation water and stored in a underground reservoir and lifting of water to overhead reservoir by electrical motor operated pump (standard make). Water should be supply to each flat from overhead tank.
13. **Roof treatment:** Roof will be treated by net cement finished for water proofing.

R. Mishra.

14. **Main Gate:** Main gate made with the M.S. Bar with locking arrangement.
15. **Electric Light:** Arrangement for main line with standard thickness of copper from meter room to individual flat shall be of 2.5 gauge only and all concealed wiring work up to light and fan point with earthing will be done as per the Developer. Every wire would be of standard ISI brand of Finolex/Havels and all switches and plugs etc. will be standard ISI brand and switch would be parapet sheet.
16. **Common point:** Common point for main gate, pump, staircase landing terrace.
17. **Bed room:** 2 light points, 1 Fan Point, 1 Plug (5 Amp.) point at board, one A.C. point and T.V.
18. **Bath room:** 1 light point, 1 exhaust Point at Board (all concealed), Gysar point.
19. Drawing & Dining place one T.V. point, Fan Point, 1 Plug, 2 Light & 1 Fridge Point and 1 washing machine point.
20. **Kitchen:** 1 light point, 1 Power Point (5 Amp.) at board and 1 Exhaust Fan Point (all concealed) 1(15 Amp) point.
21. **Stair:** 1 light point in each landing (concealed).
22. **Roof:** 1 light point (concealed).
23. **Lift :** 1 lift in the building.

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IN WITNESS WHEREOF the parties hereto have hereunto executed these presents on the day month and year first above written.

SIGNED AND DELIVEED

By the Owner at Kolkata
In the presence of:-

1. Chiranjib Acharyya
A/41, Atabagan, Garia
PO - Laskarpur, KOL-153
2. Anupama Sengupta
T- 74 Subhaspalli
KOL - 84

Utpal Sengupta

SIGNATURE OF THE OWNER

SIGNED AND DELIVEED

By the Developer at Kolkata
In the presence of:-

1. CHIRANJIB ACHARYYA

2. Anupama Sengupta

TOUSHINI CONSTRUCTION
Ratanu Krishna
Proprietor

Signature of the Developer

Drafted by me:-

~~Bisnu Das~~
~~Need for Alipore~~
No. 5/83, Kolkata - 27.

Printed by me

Pankaj Das
Alipore Police Court, Kolkata - 27.

MEMO OF CONSIDERATION

RECEIVED from the Developers a non-refundable sum of Rs.4,00,000/- (Rupees Four Lakhs) only as per Memo below out of agreed non-refundable money of Rs.8,00,000/- as per memo.

Date	A/c. Cheque No./ Cash	Bank / Branch	Amount	
			Rs.	P.
22-10-2021	347524	IDBI Bank, Bansdroni Branch	4,00,000.00	

Total : 4,00,000.00

(Rupees Four Lakhs) only

WITNESSES:-

1. *Chiranjit Acharya.*

2. *Anupama Sengupta*

Utpal Sengupta

Signature of the Owner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

UTPAL SENGUPTA

MANINDRA MOHAN SENGUPTA

03/09/1947
Permanent Account Number
CSFPS7163H

Utpal Sengupta
Signature



80042010

Utpal Sengupta



आयकर विभाग
 INCOME TAX DEPARTMENT
 RATAN MISRA
 KASHINATH MISHRA
 22/02/1980
 Permanent Account Number
AXCPM8049E
Ratan Mishra
 Signature

भारत सरकार
 GOVT. OF INDIA

26122009



R. Mishra



33 OCT 2021
 DISTRICT SUB REGISTRAR - III
 SOUTH 24 PGS., ALIPORE



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 0630/01345/29263

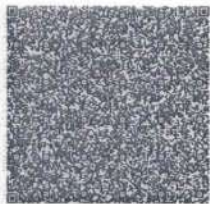
Download Date: 02/11/2019

To
Dipan Sengupta
T 74
SUBHAS PALLY
Kolkata
Garia
South Twenty Four Parganas West Bengal - 700084
9830292668

Generation Date: 20/09/2019

Signature valid

Digital Signature
DIGITAL SIGNATURE
AUTHORITY OF INDIA
Date: 20/09/2019 10:27:56
BT



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

8581 2589 6648

VID : 9147 0522 2695 7909

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Dipan Sengupta
Date of Birth/DOB: 20/01/1975
Male/ MALE

8581 2589 6648

VID : 9147 0522 2695 7909

मेरा आधार, मेरी पहचान



Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

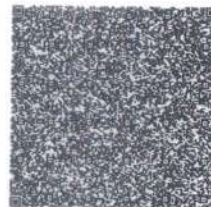
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
T 74, SUBHAS PALLY, Kolkata, South
Twenty Four Parganas,
West Bengal - 700084



QR Code with Photograph

8581 2589 6648

VID : 9147 0522 2695 7909



help@uidai.gov.in

www.uidai.gov.in

Dipan Sengupta

Major Information of the Deed

Deed No :	I-1603-09936/2021	Date of Registration	22/10/2021
Query No / Year	1603-2002127331/2021	Office where deed is registered	
Query Date	20/10/2021 10:24:25 PM	1603-2002127331/2021	
Applicant Name, Address & Other Details	PANKAJ DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9007878098, Status :Solicitor firm		
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 : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 29,70,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 4,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

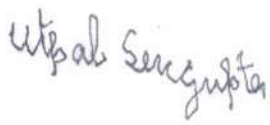
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SUBHASH PALLY, , Premises No: 34, , Ward No: 111 Pin Code : 700084

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	1/-	28,35,002/-	Width of Approach Road: 20 Ft.,
Grand Total :				4.95Dec	1 /-	28,35,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,35,000 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri UTPAL SENGUPTA Son of MANINDRA MOHAN SENGUPTA Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office			
		22/10/2021	LTI 22/10/2021	22/10/2021
T-74, SUBHAS PALLY, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: CSxxxxxx3H, Aadhaar No: 68xxxxxxx7556, Status :Individual, Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	TOUSHINI CONSTRUCTION 87/12/141C, RAJA SC MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.: AXxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri RATAN MISHRA (Presentant) Son of Shri KASHINATH MISHRA Date of Execution - 22/10/2021 , , Admitted by: Self, Date of Admission: 22/10/2021, Place of Admission of Execution: Office			
		Oct 22 2021 3:08PM	LTI 22/10/2021	22/10/2021
125, REGENT PARK, GROUND FLOOR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AXxxxxxx9E, Aadhaar No: 00xxxxxxx0000 Status : Representative, Representative of : TOUSHINI CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPAN SENGUPTA Son of Mr UTPAL SENGUPTA T74, SUBHAS PALLY, City:- , P.O:- GARIA, P.S:-Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			
	22/10/2021	22/10/2021	22/10/2021
Identifier Of Shri UTPAL SENGUPTA, Shri RATAN MISHRA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri UTPAL SENGUPTA	TOUSHINI CONSTRUCTION-4.95 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri UTPAL SENGUPTA	TOUSHINI CONSTRUCTION-500.00000000 Sq Ft

On 22-10-2021

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 14:01 hrs on 22-10-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri RATAN MISHRA ,,

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 29,70,002/-

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

Execution is admitted on 22/10/2021 by Shri UTPAL SENGUPTA, Son of MANINDRA MOHAN SENGUPTA, T-74, SUBHAS PALLY, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person

Indetified by Mr DIPAN SENGUPTA, , , Son of Mr UTPAL SENGUPTA, T74, SUBHAS PALLY, P.O: GARIA, Thana: Ballygunge Circular, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

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

Execution is admitted on 22-10-2021 by Shri RATAN MISHRA, PROPRIETOR, TOUSHINI CONSTRUCTION (Sole Proprietorship), 87/12/141C, RAJA SC MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr DIPAN SENGUPTA, , , Son of Mr UTPAL SENGUPTA, T74, SUBHAS PALLY, P.O: GARIA, Thana: Ballygunge Circular, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,053/- (B = Rs 4,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/10/2021 10:46AM with Govt. Ref. No: 192021220098916091 on 22-10-2021, Amount Rs: 4,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR7520118 on 22-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 4,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no T047663, Amount: Rs.1,000/-, Date of Purchase: 21/10/2021, Vendor name: Tapan Kumar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/10/2021 10:46AM with Govt. Ref. No: 192021220098916091 on 22-10-2021, Amount Rs: 4,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR7520118 on 22-10-2021, 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 1603-2021, Page from 326131 to 326159

being No 160309936 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.11.25 16:21:27 +05:30
Reason: Digital Signing of Deed.












(Debasish Dhar) 2021/11/25 04:21:27 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name UTPAL SENGUPTA

Signature Utpal Sengupta

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name RATAN MISHRA

Signature Ratan Mishra



DISTRICT SUB/REGISTRAR -III
SOUTH 24 PGS., ALIPORE

22 OCT 2021