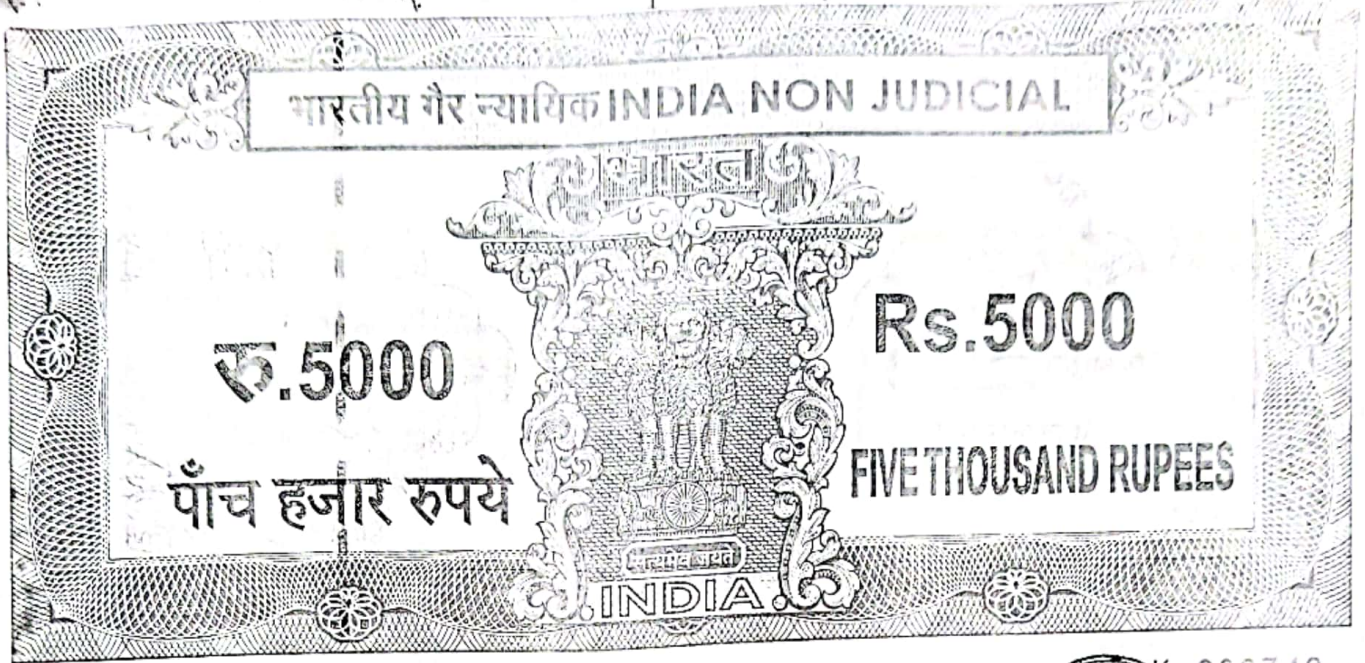


16757/2022

①

15044/22



अन्वितबङ्ग पश्चिम बंगाल WEST BENGAL

280340

11-04
14/12/22
Additional Registrar of Assurances
Kolkata

2/3448744/22



Certified that the Document is admitted to
Registration in the office of the Registrar and the
endorsement is made on the Document
on the date of registration.

[Signature]
Additional Registrar
of Assurances Kolkata

19 DEC 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 14th day of

December, Two Thousand and Twenty Two (2022)

BETWEEN

403411



13 DEC 2022
13 DEC 2022

NAME.....
 ADD.....
 Rs. 777

13 DEC 2022
S. CHATTERJEE
 Lic. Stamp Vendor
 C. C. Court
 2 & 3, R. S. Roy Road, Kol-1

[Handwritten signature]



[Faint handwritten notes]

Identified by me
 Sumita Bhakta
 Advocate
 of late P.S. Bhakta
 High Court, Calcutta



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



192022230213525898

GRN Details

GRN: 192022230213525898 Payment Mode: SBI Epay
 GRN Date: 13/12/2022 14:23:54 Bank/Gateway: SBIEpay Payment Gateway
 BRN : 0694882379637 BRN Date: 13/12/2022 14:24:34
 Gateway Ref ID: IGAOUNPSG7 Method: State Bank of India NB
 GRIPS Payment ID: 131220222021352588 Payment Init. Date: 13/12/2022 14:23:54
 Payment Status: Successful Payment Ref. No: 2003448744/1/2022
 [Query No/**/Query Year]

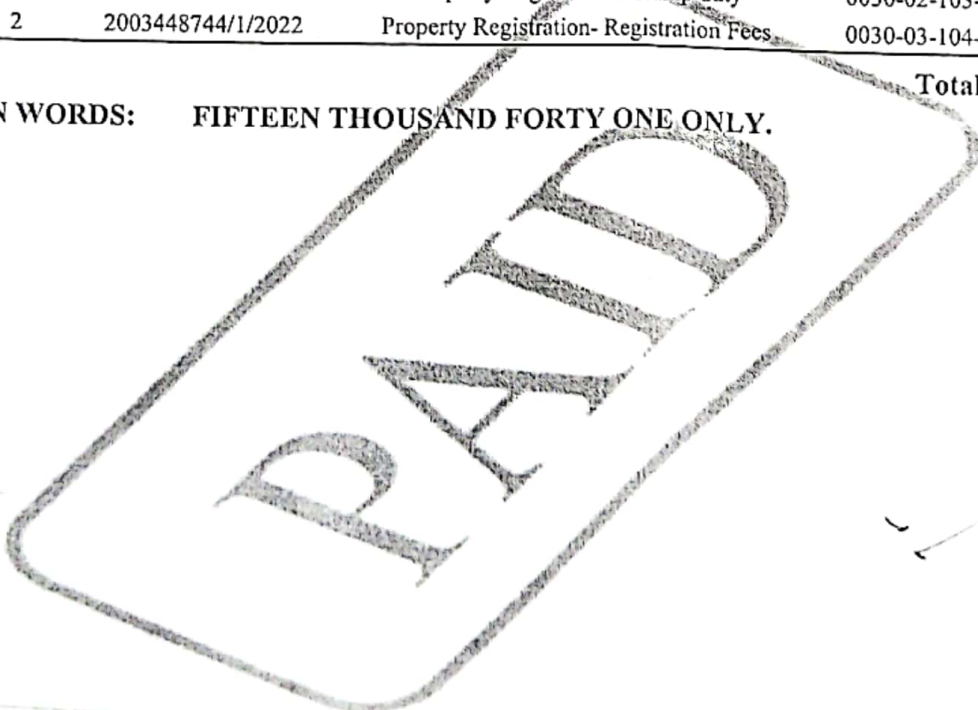
Depositor Details

Depositor's Name: Mr DEBJYOTI BISWAS
 Address: DUM DUM
 Mobile: 9674155198
 Period From (dd/mm/yyyy): 13/12/2022
 Period To (dd/mm/yyyy): 13/12/2022
 Payment Ref ID: 2003448744/1/2022
 Dept Ref ID/DRN: 2003448744/1/2022

Payment Details

Sl.No	Payment Ref.No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003448744/1/2022	Property Registration-Stamp duty	0030-02-103-003-02	15020
2	2003448744/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.



(1) SRI SOUMEN DUTTA (PAN ADIPD1604L /AADHAR 7521 2507 3805) son of Late Suproakash Dutta , by nationality - Indian , by faith Hindu, by occupation Service , residing at 408/2 Sahid Hemanta Kumar Bose Sarani , P.S – Dum Dum , P.O – Motijheel, Kolkata- 700074. (2) SRI JYOTIRMAY DATTA (PAN ADSPD5261H /AADHAR 2722 3436 3633) son of Late Sudhanshu Datta , by nationality - Indian , by faith Hindu, by occupation Service , residing at 38A Durga Charan Doctor Road , P.S – Taltala, P.O – Entally , Kolkata- 700014, herein after jointly called the OWNERS (Which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

GAUTAM HEIGHTS, a sole proprietorship concern having its office at 35A, Creek Row, P.O – Entally , P.S – Muchipara , Kolkata-700 014 herein after called the DEVELOPER (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the heirs, successors, executors, administrators, representatives and assigns of its sole proprietor) of the SECOND PART.

The firm is represented by its sole proprietor SRI SOURPYA DASGUPTA (PAN BXKPD7626M / AADHAAR 2964 6086 5425) son of Sri Gautam Dasgupta , By Nationality – Indian , By Faith- Hindu, By Occupation- Business, residing at 30/1/1, Doctor Lane, P.S. Taltala, P.O. Entally, Kolkata-700014.

WHEREAS One Bhabataran Dutt was the sole and absolute owner of All that piece and parcel of land admeasuring 3 Cottah 1 Chittack 11 Sq.Ft be the same a little more or less lying and situate at Premises No. Durga Charan Banerji Road , Holding No. 130 , in the South division of Calcutta Block II .

AND WHEREAS Subsequently Durga Charan Banerji Road was renamed as Durga Charan Doctor Road.

AND WHEREAS While being well seized , possessed of the aforesaid property , the aforesaid Bhabataran Dutt got the aforesaid property partitioned into two premises bearing Premises No. 38 A & 38 B Durga Charan Doctor Road .

AND WHEREAS While being well seized , possessed and sufficiently entitled of the aforesaid properties , the aforesaid Sri Bhabataran Dutt died intestate on 10.09.1945 leaving behind the following legal heirs and successors:-

- a) Sri Suprovat Dutta.....Son
- b) Sri Suproakash Dutta.....Son
- c) Sri Sudhanshu Dutta.....Son

AND WHEREAS the aforesaid Sri Suprovat Dutta , Sri Suproakash Dutta & Sri Sudhanshu Dutta thus became the joint owners in respect of the properties lying situate , known and numbered as Premises No. 38 A & 38 B Durga Charan Doctor Road having undivided $1/3^{\text{rd}}$ share each and thereafter got their names mutated in the records of Kolkata Municipal Corporation under Assessee Nos. 1105330800465 & 1105330800477.

AND WHEREAS the aforesaid Sri Sudhanshu Dutta died intestate leaving behind his son Sri Jyotirmay Datta as his only legal heir and representative.

AND WHEREAS By way of operation of Hindu Succession Act , the aforesaid Sri Jyotirmay Datta became the owner in respect of undivided $1/3^{\text{rd}}$ share the properties lying situate , known and numbered as Premises No. 38 A & 38 B Durga Charan Doctor Road .

AND WHEREAS the aforesaid Sri Suprovat Dutta died intestate on 15.12.2019 leaving behind his wife Smt Kalyani Dutta as his only legal heir and representative.

AND WHEREAS By way of operation of Hindu Succession Act , the aforesaid Smt Kalyani Dutta became the owner in respect of undivided $1/3^{\text{rd}}$ share the properties lying situate , known and numbered as Premises No. 38 A & 38 B Durga Charan Doctor Road .

AND WHEREAS the aforesaid Sri Suproakash Dutta died intestate on 23.07.2021 leaving behind the following legal heirs and successors:-

- a) Smt Pushpalata Dutta.....Son
- b) Sri Soumen Dutta.....Son
- c) Smt Keya DeyDaughter

AND WHEREAS By way of operation of Hindu Succession Act , the aforesaid Smt Pushpalata Dutta , Sri Soumen Dutta & Smt Keya Dey jointly became the owners in respect of undivided 1/3rd share the properties lying situate , known and numbered as Premises No. 38 A & 38 B Durga Charan Doctor Road .

AND WHEREAS Subsequently the aforesaid Smt Kalyani Dutta, Smt Pushpalata Dutta & Smt Keya Dey vide a Deed of Gift which was registered with the office of A.R.A III , Kolkata and recorded therein Book No. – I , Volume No. 1903-2022 , Pages from 249758 to 249784 , Being No. 190303342 for the year 2022 gifted away their respective shares in the properties lying situate , known and numbered as Premises No. 38 A & 38 B Durga Charan Doctor Road unto the favour of Sri Soumen Dutta .

AND WHEREAS Sri Soumen Dutta and Sri Jyotirmay Datta thus became the joint owners in respect of the properties lying situate , known and numbered as Premises No. 38 A & 38 B Durga Charan Doctor Road .

AND WHEREAS For better enjoyment and exploitation of the properties lying situate , known and numbered as Premises No. 38 A & 38 B Durga Charan Doctor Road , the aforesaid Sri Soumen Dutta and Sri Jyotirmay Datta thereafter got the two premises amalgamated into one single premises from Kolkata Municipal Corporation and obtained the new Premises No. 38 A Durga Charan Doctor Road under Assessee No. 110530800465 in respect of the property which is more fully and specifically described in the Schedule A hereunder written .

AND WHEREAS While being well seized , possessed and sufficiently entitled of the said property the Owners herein desired to construct a multi-storied building over the land described in Schedule A hereunder written after demolishing the existing structure but due

unavoidable circumstances and paucity of funds , the Owners herein could not construct the said building.

AND WHEREAS Thus for the purpose of construction of the said multi-storied building the Owners herein approached the developer and upon mutual discussion the parties have arrived on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

That with the execution of this agreement the Owners herein grant absolute right to the developer to construct a multi-storied building over the land described in the schedule A hereunder written.

That the Developer shall at its own cost and expenses shall obtain sanction of a multi-storied building plan from the **Kolkata Municipal Corporation**. The Owners agree to sign on the plan prepared by the Developer and also all other documents related to plan sanctioned, if required .

That the Developer shall thereafter at its own cost and expenses construct the said multi-storied building as per the sanctioned building plan. However on the advice of the Engineer the developer may undertake deviation however in that case it shall be liability of the Developer to regularize such deviation and obtain completion certificate from the Kolkata Municipal Corporation.

That Developer shall deal and negotiate with the existing tenants at the premises , after execution of this Development Agreement and if the tenants are to be provided any area in the multi-storied building, then the same shall be provided from the Owner's Allocation .

That the owners shall handover the peaceful and vacant possession of the land to the Developer after the sanction of the building plan from the Kolkata Municipal Corporation .

That the Developer shall demolish the existing structure and the debris obtained out of such demolition shall become the property of the Developer .

That in lieu of the land the owners herein shall be provided with:-

- a) 50% constructed area on the Ground Floor of the proposed multi-storied building.
- b) Entire Second Floor of the proposed multi-storied building .
- c) 50% constructed area on the Third Floor of the proposed multi-storied building.
- d) 50% constructed area of the roof of the proposed multi-storied building .

That The owners shall be entitled to proportionate share of land and right of user of all the common areas and facilities in the proposed building .

That in lieu of the investment made by the Developer, the Developer herein shall be entitled to :-

- a. 50% constructed area on the Ground Floor of the proposed multi-storied building.
- b. Entire First Floor of the proposed multi-storied building .
- c. 50% constructed area on the Third Floor of the proposed multi-storied building.
- d. 50% constructed area of the roof of the proposed multi-storied building .

That subsequently if the Developer is allowed by Kolkata Municipal Corporation. to construct any additional floor in excess to G+3, then the Owners shall be entitled to 50% of the constructed area arising out of such additional construction while the balance 50% shall belong to the Developer .

That the Developer shall have every right to retain the same or sell, mortgage, lease out, let out or transfer the Flat/ shops / garages shall belonging to the Developer's Allocation in any manner permitted by law along with proportionate share of land attached to such flat/ shops/garages, without any claim, hindrance or objection from the Owners hereto.

That the entire consideration money received from such transfer of Flats/shops/Garages pertaining to Developer's Allocation shall be received by the developer on the strength of this agreement. The Developer shall also have the right to take away the same.

That The Developer shall negotiate with the tenant/tenants and if the tenant/tenants is/are to be provided with space then the same shall be provided on the Ground Floor of the proposed building from the Owners' Allocation . However if the tenants are to provided with money

instead of space in the building then such space pertaining to Owners' Allocation shall be curtailed from the Owners' Allocation and such area shall automatically belong to the Developer's Allocation .

That to facilitate the Developer to sell the Flat/shops and garages under the Developer's allocation, the Owners herein agrees to execute a Development Power Of Attorney in the name of Sri Sourpya Dasgupta , the sole proprietor of Gautam Heights or in the name of Gautam Heights .

That the Developer shall complete the proposed building with standard materials and in accordance with the specifications described in Schedule C hereunder written and shall not use any sub-standard materials for the construction purpose .

That the Developer shall appoint its own Engineer, Masons , Supplier, Contractor and shall pay them without creating any financial liability on the Owners.

That the Developer shall complete the construction of the proposed building within **24(Twenty Four) Months** from the date of obtaining sanction of building plan or from the date of receiving vacant possession of the land whichever is later.

That Only being subject to unavoidable circumstances like riot, flood, war, tempest , pandemic , any other natural calamities or any prohibitory order from any court/courts, local bodies like Kolkata Municipal Corporation, C.I.T, K.M.D.A. etc. which is beyond the control of the Developer , the Developer shall not be bound to complete the said multi-storied building within the aforesaid period of **24(Twenty Four) Months**.

That The Developer shall first hand over vacant possession of the Owners' Allocation to the Owners herein and then shall be at liberty to handover possession of Flats/shops/garages pertaining to Developer's Allocation to other intending buyer/buyers of Flats/shops/garages pertaining to Developer's Allocation .

That the Owners herein namely Jyotirmay Datta and Soumen Dutta shall be shifted to an alternative accommodation during the period of construction of the proposed multi-storied building and the Developer shall pay the monthly rents, shifting charges of Owners herein namely Jyotirmay Datta and Soumen Dutta and shall continue to pay such rents till the date

of handing over of vacant possession of the Flats pertaining to Owner's Allocation to the owners herein .

That All costs and expenses pertaining to the property described in the Schedule A hereunder written and construction of the proposed building shall be borne by the Developer from the date of receipt of vacant possession of the land till the date of obtaining completion certificate of the building .

That the Developer shall be entitled to enter into agreement for sale with the intending buyers of flats/ shops /garage pertaining to Developer's Allocation (except the owners' allocation stated herein) before, after or in course of construction of the building and the developer shall receive money from them on the strength of this agreement but without creating any financial liability on the Owners.

That upon completion of the construction of the building the Developer shall be liable to obtain the necessary completion certificate from Kolkata Municipal Corporation.

That in case of dispute and difference between the parties hereto the matter shall be resolved by Arbitration of two Arbitrators, one to be appointed by each party and the appointed arbitrators shall jointly appoint an umpire at the commencement of the Arbitral proceedings and the award shall be final and conclusive and have binding effect upon the parties . The entire process of Arbitration shall be governed and regulated by the provisions of the Arbitration and Conciliation Act, 1996 and its statutory modifications and /or reenactment thereof from time to time.

That The Developer hereby undertakes to keep the Owners indemnified against all action, suits, proceedings and claims that may arise out of the Developer's actions with regard to the Development of the said premises and /or in the matter of construction of the said building and/ or any defect therein.

Save and except the area stated above the Owners shall have no claims in any other part of the building or from the sale proceeds of any other part of the building.

THE SCHEDULE "A" REFERRED TO:

ALL THAT piece and parcel of land, measuring an area of **3 (Three) Cottah 1(One) Chittaks 11 (Eleven) Sq.Ft** be the same a little more or less, along with a Two storied existing structure thereon admeasuring 3600 Sq. Ft (1800 Sq.Ft on each Floor) be the same a little more or less lying, situate, known and numbered as premises No. 38 A Durga Charan Doctor Road, Kolkata - 700014, under P.S.- Taltala, within the Municipal limits of Ward No. 053 of the Kolkata Municipal Corporation, in the town of Kolkata and which is butted and bounded as under:

ON THE NORTH : By Premises No. 42 Doctor Lane

ON THE SOUTH : By Durga Charan Doctor Road

ON THE EAST : By premises No. 37 Durga Charan Doctor Road

ON THE WEST : By premises No. 39 Durga Charan Doctor Road

The Floor of the structure is made of cement.

The structure is more than 80 years old.

THE SCHEDULE B REFERRED TO :-

Part - I

(OWNER'S ALLOCATION)

That in lieu of the land the owners herein shall be provided with:-

- 50% constructed area on the Ground Floor of the proposed multi-storied building.
- Entire Second Floor of the proposed multi-storied building.
- 50% constructed area on the Third Floor of the proposed multi-storied building.
- 50% constructed area of the roof of the proposed multi-storied building.

That The owners shall be entitled to proportionate share of land and right of user of all the common areas and facilities in the proposed building.

Signature

Part - II(DEVELOPER'S ALLOCATION)

That in lieu of the investment made by the Developer, the Developer herein shall be entitled to :-

- a. 50% constructed area on the Ground Floor of the proposed multi-storied building.
- b. Entire First Floor of the proposed multi-storied building .
- c. 50% constructed area on the Third Floor of the proposed multi-storied building.
- e. 50% constructed area of the roof of the proposed multi-storied building .

That the Developer shall have every right to retain the same or sell, mortgage, lease out, let out or transfer the Flat/ shops / garages shall belonging to the Developer's Allocation in any manner permitted by law along with proportionate share of land attached to such flat/ shops/garages, without any claim, hindrance or objection from the Owners hereto.

THE SCHEDULE " C" ABOVE REFERRED TO:SPECIFICATION OF THE FLAT:

FOUNDATION WORKS; R.C.C. Column Foundation (1: 1 ½ : 3)

NATURE OF CONSTRUCTION; R .C. C. Column Structure.

ROOF FINISH: R. C. C. Roof Slab (1: 1 ½ : 3)

DOOR AND WINDOWS :-All door frame would be wooden, doors shutter would be commercial ply, toilet would be P.V.C door. All windows would be made of Aluminum frame fitted with glass panels.

FLOORING: All Bed Rooms, Dining, and Toilet would be furnished with Marble/Floor tiles and 4" skirting with Marble/Floor tiles. Kitchen would be furnished with Marble /Floor tiles and Walls of the all toilets would have 5' dado with Glazed Tiles.

SANITARY AND PLUMBING: Toilet would be of matching size shower and would be fitted with one Indian Type Pan/Commode (white standard quality). All plumbing lines are P.V.C.

KITCHEN: One Black stone platform (2') with cylinder space on bottom, one Black stone sink, 2'-0" skirting made of white glazed tiles on the back of the cooking platform to protect the oil spots.

ELECTRICAL WIRING: Concealed wiring in all Flat (copper electrical wiring).

Each Flat will be provided with the following electrical points.

Bed Room	2 light points 1 fan point
Dining/Drawing	1 plug point (5 Amp) 2 light points 1 Fan point 1 plug point (5 Amp)
Kitchen	1 light point 1 Exhaust fan point 1 plug point (15 Amp)
Verandah	1 light point.
Entrance	1 Door Bell point.

DINING OR TOILET One porcelain basin (standard).

WATER SUPPLY: Overhead water tank with pump and motor.

PAINTING: Plaster of paris in Bedrooms, Dining /Drawing, Kitchen, Toilets and Verandah
Colour wash in outside wall.

VERANDAH GRILLS: Covering up to 3' will be provided on such verandah.

EXTRA WORK For all extra works and fittings as desired, party shall have to bear the costing in Advance (as per calculation).

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

SIGNED SEALED & DELIVERED

At Kolkata in the presence of:

1.

Sumit Bhattar
Advocate
High Court. Cal.

2. *Subrata Ruddy*
49/1B, Duryn Chaman
Deebers Road Kolkata-700014.

1. *Somen Chatterjee*

2. *Jyoti may*

.....
SIGNATURE OF THE OWNERS

FOR GAUTAM HEIGHTS

Safar Dey

PROPRIETOR

.....
SIGNATURE OF THE DEVELOPER

Drafted by :-
Debasish Biswas
DEBASISH BISWAS
ADVOCATE
WB/1435/95
SEALDAH COURT

SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand

Name Soumya Dasgupta
Signature [Signature]

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger
[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]



Left Hand

Name Jyotirmay Kulkarni
Signature [Signature]

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left	Thumb
[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger
[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]



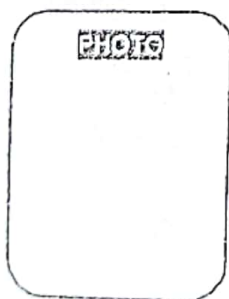
Left Hand

Name SOUMEN DUTTA
Signature [Signature]

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger
[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]



Left Hand

Name _____
Signature _____

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Major Information of the Deed

Deed No :	I-1902-15044/2022	Date of Registration	14/12/2022
Query No / Year	1902-2003448744/2022	Office where deed is registered	
Query Date	06/12/2022 6:20:11 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DEBASISH BISWAS 6A KIRAN SANKAR ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8335920569, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,15,71,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



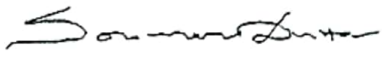


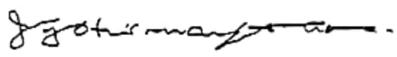
District: Kolkata, P.S:- Taltola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Durga Charan Doctor Road, , Premises No: 38A, , Ward No: 053 Pin Code : 700014

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 Chatak 11 Sq Ft	1/-	91,41,000/-	Property is on Road Adjacent to Metal Road,
Grand Total :				5.0783Dec	1/-	91,41,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3600 Sq Ft.	1/-	24,30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3600 sq ft	1/-	24,30,000 /-	



and Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SOUMEN DUTTA Son of Late SUPROKASH DUTTA Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022
408/2 Sahid Hemanta Kumar Bose Sarani, City:- Not Specified, P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office				
2	Name Mr JYOTIRMAY DATTA Son of Late SUDHANSHU DUTTA Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022
38A DURGA CHARAN DOCTOR ROAD, City:- Not Specified, P.O:- ENTALLY, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office				



Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	GAUTAM HEIGHTS 35A,CREEK ROW, City:- Not Specified, P.O:- ENTALLY, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 , PAN No.:: BXxxxxxx6M,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
1	<p>Mr SOURPYA DASGUPTA (Presentant) Son of Mr GAUTAM DASGUPTA Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office</p>   <p>Signature: <i>Sourpya Dasgupta</i></p> <p>Dec 14 2022 11:36AM LTI 14/12/2022 14/12/2022</p>
30/1/1,DOCTOR LANE, City:- Not Specified, P.O:- ENTALLY, P.S:-Taitola, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxxx6M, Aadhaar No: 29xxxxxxx5425 Status : Representative, Representative of : GAUTAM HEIGHTS (as PROPRIETOR)	

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Miss SUSMITA BHAKTA Daughter of Late P.S BHAKTA 9 OLD POST OFFICE STREET, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p>   <p>Signature: <i>Susmita Bhakta</i></p>	14/12/2022	14/12/2022	14/12/2022
Identifier Of Mr SOURPYA DASGUPTA, Mr SOUMEN DUTTA, Mr JYOTIRMAY DATTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMEN DUTTA	GAUTAM HEIGHTS-2.53917 Dec
2	Mr JYOTIRMAY DATTA	GAUTAM HEIGHTS-2.53917 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMEN DUTTA	GAUTAM HEIGHTS-1800.00000000 Sq Ft
2	Mr JYOTIRMAY DATTA	GAUTAM HEIGHTS-1800.00000000 Sq Ft

Jn 14-12-2022

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 11:18 hrs on 14-12-2022, at the Office of the A.R.A. - II KOLKATA by Mr SOURPYA DASGUPTA ..

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 1,15,71,000/-

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

Execution is admitted on 14/12/2022 by 1. Mr SOUMEN DUTTA, Son of Late SUPROKASH DUTTA, 408/2 Sahid Hemanta Kumar Bose Sarani, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Service, 2. Mr JYOTIRMAY DATTA, Son of Late SUDHANSHU DUTTA, 38A DURGA CHARAN DOCTOR ROAD, P.O: ENTALLY, Thana: Taltola, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Others

Identified by Miss SUSMITA BHAKTA, , , Daughter of Late P.S BHAKTA, 9 OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-12-2022 by Mr SOURPYA DASGUPTA, PROPRIETOR, GAUTAM HEIGHTS (Sole Proprietorship), 35A,CREEK ROW, City:- Not Specified, P.O:- ENTALLY, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014

Identified by Miss SUSMITA BHAKTA, , , Daughter of Late P.S BHAKTA, 9 OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2022 2:24PM with Govt. Ref. No: 192022230213525898 on 13-12-2022, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 0694882379637 on 13-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 403410, Amount: Rs.5,000.00/-, Date of Purchase: 13/12/2022, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2022 2:24PM with Govt. Ref. No: 192022230213525898 on 13-12-2022, Amount Rs: 15,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0694882379637 on 13-12-2022, Head of Account 0030-02-103-003-02

fmj

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 507037 to 507056
being No 190215044 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.12.19 13:17:37 -08:00
Reason: Digital Signing of Deed.

frag

(Satyajit Biswas) 2022/12/19 01:17:37 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)

19/12/2022 Query No:-19022003448744 / 2022 Deed No :I - 190215044 / 2022. Document is digitally signed.