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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document. 143129


District Sub-Registrar-II
Alipore, South 24 Parganas

DEVELOPMENT AGREEMENT

21 JAN 2019

THIS DEVELOPMENT AGREEMENT made this the 21st Day of January 2019
(Two thousand Nineteen).

BETWEEN

23034

17 JAN 2019

No.....Rs. **5000/-** Dte.....

Name:.....

Address:.....

Vendor: *Suehankar Das*

Alipur Collectorate, 24 Pgs. (S)

SUEHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-7

B. S. Dambas

Advocate

Alipur Police Court

Kolkata - 27



District Sub-Register-II
Alipore, South 24 Parganas

21 JAN 2019

Identified by me,
Mondal.

SAYAN MONDAL
SON OF KAMAL MONDAL
97/4, CHAK RAMNAGAR,
P.O: R.C. THAKURANI,
KOLKATA-700104.

(1) SRI BASUDEB SENAPATI (PAN – FNWPS7379C), (2) SRI BHOLANATH SENAPATI (PAN – DIOPS4146A), (3) SRI BILTU SENAPATI (PAN – HZNPS9775K), (4) SRI JAYDEV SENAPATI (PAN- EIMPS7444Q), (5) SRI MANTU SENAPATI (PAN- CWVPS7163R), all are son of, Late Ramchandra Senapati, all are by Occupation Business, by faith- Hindu, by Nationality- Indian, All are Residing at, 103B, Karunamoyee Ghat Road, P.O.- Haridevpur, P.S.- Haridevpur, Kolkata- 700082, West Bengal, hereinafter jointly called and referred to as the **OWNERS/PRINCIPALS/FIRST PARTIES** (which expression shall unless excluded by or repugnant to the subject or contest be deemed to mean and include their heirs, executors, administrators legal representatives and assigns) of the **ONE PART**.

AND

M/S. R.P. ENTERPRISE (PAN- ANMPS2221A), A Proprietorship Concern, having its registered office at, 2/31, Karunamoyee Ghat Road, P.O.- Haridevpur, Police Station – Haridevpur, Kolkata- 700082, District:- South 24-Parganas, represented by its Sole Proprietor **SRI GOPAL SAHA (Pan – ANMPS2221A)**, son of, Kartick Chandra Saha, faith Hindu, by Nationality Indian, by occupation Business, Residing at, 2/31, Karunamoyee Ghat Road, P.O.- Haridevpur, Police Station – Haridevpur, Kolkata- 700082, District:- South 24-Parganas, hereinafter referred to as **“BUILDER/ DEVELOPER/SECOND PARTY”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its, executors, successors, administrators, representatives and/or assigns) of the **OTHER PART**;

WHEREAS one Smt. Nayan Senapati, wife of, Ramchandra Senapati, Of, Karunamoyee Ghat Road, Siriti, P.S.- Thakurpukur, Kolkata- 700082, became the Owner of the Schedule mentioned property by virtue of a Registered Gift Deed dated 14.07.1982, from Smt Chandibala Kolay & Sri Ananda Kumar Kolay, which was duly registered before the office of

the District Sub Register, of Alipore, South 24 Parganas, and recorded in Book No. I, Volume No.- 94, Pages from 267 to 273, Being Deed No:- 3646, for the year 1982.

AND WHEREAS upon acceptance of aforesaid deed of Gift, said Smt. Nayan Senapati became the sole Owner of the schedule mentioned property and has got absolute right title and possession over the said land and built a tin shaded building therein and muted her name before the KMC and was paying taxes on a regular basis, thereafter while enjoying and possessing the said land, said Nayan Senapati expired on 02.10.2008, leaving behind her joint legal heirs, i.e. the Owners herein as mentioned above, and thus the Owners herein above became the joint owners of the above mentioned undivided property, by way of inheritance, as per Hindu Succession Act, 1956.

AND WHEREAS thus by way of inheritance, the Owners herein became the joint and absolute Owners of undivided entire property, i.e. **ALL THAT** piece and parcel of Bastu land measuring about 02 Cottahs 08 Chittaks, more or less, lying and situated under Mouza Siriti, Pargana- Magura, R.S. No.- 185, 29, 192, Touzi No. 238, R.S. Dag No.- 703, R.S. Khatian No.- 279, J.L. No. 11, P.S.- Initially Behala, thereafter Thakurpukur, now Haridevpur, being KMC premises no. 103B, Karunamoyee Ghat Road, P.O.- Haridevpur, Kolkata- 700082, DSR- Alipore, ADSR – Behala, Dist.- 24 Parganas (S), Assessee no. 411150503223, together with a tin shed one storied structure standing thereon, measuring about 100 sq. ft., Within the limits of Kolkata Municipal Corporation, more fully mentioned in Schedule "A" hereunder written.

AND WHEREAS jointly enjoying and possessing **ALL THAT** piece and parcel of Bastu land measuring about 02 Cottahs 08 Chittaks, more or less, lying and situated under Mouza Siriti, Pargana- Magura, R.S. No.- 185, 29, 192, Touzi No. 238, R.S. Dag No.- 703, R.S. Khatian No.- 279, J.L. No. 11, P.S.- Initially Behala, thereafter Thakurpukur, now Haridevpur, being KMC

premises no. 103B, Karunamoyee Ghat Road, P.O.- Haridevpur, Kolkata- 700082, DSR- Alipore, ADSR – Behala, Dist.- 24 Parganas (S), Assessee no. 411150503223, together with a tin shed one storied structure standing thereon, measuring about 100 sq. ft., Within the limits of Kolkata Municipal Corporation, without any interruption and free from all encumbrances and attachments whatsoever.

AND WHEREAS as the property is not yielding any profit or benefits to the said **Owners**, and for that they were desirous to develop or otherwise commercially exploit the said property, but due to financial stringencies and lack of experience the said Owners herein have approached the Second Party/Developer to construct the proposed building(s) in accordance with the sanctioned building plan to be approved and/or sanctioned by the concerned authority AND the Second Party herein was agreed to develop the said property by making of a construction of building into and over the said plot of land more fully mentioned and described in the First schedule written (hereinafter for the sake of brevity referred to as 'the said property") at the cost and expenses of the Second Party / Developer herein.

AND WHEREAS the developer above named took inspection of the said property and then the developer agreed to take the responsibility for development of the proposed building/buildings till completion at their costs and responsibilities.

That for the purpose of aforesaid development of the said property by way of making construction of a new building and/or buildings the OWNERS *have* represented to the Builder as follows:-

The OWNERS is the absolute OWNERS of the said property more fully mentioned in the First Schedule hereunder written.

- i) The said property is free from all encumbrances and the same is in khas and vacant possession of the OWNERS and no person or persons other than the OWNERS has any right of occupancy or otherwise in the premises.
- ii) There are no suits, litigations or legal proceedings pending in respect of the said premises or any part thereof.
- iii) No persons other than the OWNERS have any right, title and/or interest of any nature whatsoever in the premises or any part thereof.
- iv) The premises or any part thereof is not affected by any requisition or acquisition or any alignment of any authority or authorities same is not affected under any proceedings of Urban Land (Ceiling and Regulations) Act 1976.
- v) The OWNERS have not in any way dealt with the said property whereby the right title and interest of the OWNERS as to the OWNERSHIP is and/or may be liable to be affected in any nature whatsoever.
- vi) Relying on the aforesaid representations of the OWNERS and believing the same to true and correct the Developer/Builder has agreed to undertake the development work of the said property/premises as more fully and particularly mentioned and described in the First Schedule hereunder written (hereinafter referred to as the said property), on the following terms and conditions.

vii) Being satisfied with the title of the OWNERS the Developer duly proposed to develop the said First Schedule property and the OWNERS agreed to the proposal of the Developer.

NOW THIS AGREEMENT WITNESSETH AND BOTH THE PARTIES HERETO HAVE AGREED AND DECLARE as follows:-

1. That the FIRST PARTIES/OWNERS do hereby appoint and engage the Second Party as the Builder/Developer to cause necessary development by making construction of the building(s) into and over the said property more fully mentioned in the FIRST SCHEDULE hereunder written.

2. That the FIRST PARTIES/OWNERS hereby undertakes to make out a good marketable title of the property under reference and further declare that the said property is free from all encumbrances and attachments and there is no legal proceedings pending before any Court of Law and/or Tribunal relating to the said property or any part thereof, and it is also agreed by the FIRST PARTIES/OWNERS herein that if in future any person claims his/her share over the scheduled property on inheritance basis or whatsoever, then FIRST PARTIES/OWNERS herein will handle that person/s and if required FIRST PARTIES/OWNERS herein will settle his/her demand by paying negotiated amount from her own fund or will provide a negotiated share to him/them, from their OWNERS's allocation as mentioned below, and the Developer will not provide a single penny on that account and due to that issue if any obstruction arise upon smooth construction work or selling procedure of the Developer's allocation as mentioned below, then Developer will have every right to recover the compensation & interest amount from the FIRST PARTIES/OWNERS herein, from the OWNERS's allocation as stated below, and if situation demands then the Developer may take legal action against the FIRST PARTIES/OWNERS herein due to the said issue.

3. That the FIRST PARTIES hereby further declares that the property under reference is not subject matter of any lien, charges, mortgages, acquisition/requisition or other proceedings and no order of attachment is pending under the Act, Wealth Tax Act. Gift Tax Act and/or for the assessment dues pertaining to the property under reference.

4. That the Second Party/Developer shall erect and construct the buildings as per the sanctioned plan(s) obtained from the KMC or otherwise as may be permissible under the Building Rules comprising of several self contained. Flats, apartments, garage, shop rooms, show rooms/commercial spaces etc. at their own cost and expenses and the FIRST PARTIES shall however sign all papers and documents, declarations as may be required for smooth sailing of the construction work at the schedule mentioned property and also for the completion of the said building and shall also co-operate with the Developer to enable them to complete the building at the earliest.

5. That it is hereby expressly agreed by and between the parties herein that in lieu of the cost of the land and on completion of the proposed building the Second Party/Developer will provide and deliver up the possession to the OWNERS as specifically mentioned in the Second Schedule herein below.

6. The rest portion of the building shall absolutely belonging to the Developer, particularly whereof fully mentioned in the Third Schedule hereunder written.

7. The OWNERS/FIRST PARTIES shall not make any further claim *for* any amount or any space in the proposed building against the Developer/Second Party under *any* Circumstances whatsoever, (like further construction upon roof or re-sanction of some portion of the building etc.), except the OWNERS's allocations as stated hereinbelow and more fully and elaborately mentioned in the Second Schedule hereunder Written. The remaining portion of the proposed building (excluding OWNERS' allocation if required) shall absolutely belong to the Developer particulars whereof mentioned in the

Third Schedule hereunder written and hereinafter referred to as "the Developer's allocation".

8. That it is hereby expressly agreed that the OWNERS/FIRST PARTIES will liable and responsible for making payment of KMC rates, taxes, etc. till the date of execution of these presents.

9. That with the execution of this these presents the OWNERS/FIRST PARTIES shall also deliver all the Original Deeds, Parcha/ROR (R.S & L R.), KMC mutation certificate, tax receipts, Ground rent receipt/Khajnas and other documents relating to the said property in favour of the Developer/Second Party herein, and it is also agreed between the parties herein that (if required), expenses more than Rs.5,000/- will be borne by the OWNERS herein, in connection with BLRO Mutation & khajna, KMC taxes, and any other title related issues or documents, etc. for the schedule mentioned land.

10. That if it is found that the title of the OWNERS/FIRST PARTIES relating to the property under reference is not marketable or any defect in title in that event the OWNERS shall forthwith refund the amount with interest (so received by him) along with all damages (with interest) so suffered by the Developer with proper receipt.

11. That the Second Party entitled to deal with and/or negotiate with the intending prospective Purchaser/buyer(s) in respect of the several flat/car parking space/shop/show room/commercial space etc. and other spaces in the proposed building i.e. Developer's allocation (excluding OWNERS's allocation if required) in such way or manner which the Developer at its own discretion shall think fit and proper for which neither the OWNERS nor their heirs, successors or nominee(s) shall have any claim, demand or any objection in future whatsoever.

12. That the Developer shall be entitled to enter into agreement with the intending purchaser/buyer(s) in respect of the flats/car parking spaces/ shops/show room etc of the proposed building out of Developer's allocation (excluding OWNERS's allocation if required) along with undivided proportionate share of land and other common spaces thereto under such terms and conditions and at such consideration which the Developer at their own discretion shall tune to tune think and fit and the Developer shall be entitled to receive the advance/earnest money and the balance consideration amount and to grant valid receipt in favour of the prospective purchaser(s).

13. That if required, the FIRST PARTIES/OWNERS hereby undertakes and assures to register proper Deed of Conveyance in favour of the Developer or its nominated person(s) prospective /intending purchaser/buyer(s) in respect of the flat garage, shop and others spaces (out of Developer's allocation) proposed building excluding OWNERS's allocation without making any further claim demand or objection whatsoever, as per the request of the Developer herein.

14. That all the costs and expenses towards charges and expenses relating to the proposed construction borne and paid by the Developer out of their own fund.

15. That all arrears of rates and taxes and other charges and expenses incidental or relating to the said property (till the date of execution of this agreement) shall be borne and paid by the OWNERS out of her Own fund.

16. That for smooth running of the proposed construction and other allied works the OWNERS/FIRST PARTIES hereby agreed to grant a Deed of Development Power of Attorney in favour of the Developer to do all acts deeds and things for the expeditious construction of the proposed building and to take appropriate steps from time to time.

17. That it is hereby expressly agreed by and between the parties that the FIRST PARTIES/OWNERS shall not have any, claim, demand or interest into and over the flats, garage, shop and other spaces belonging to the Developer (i.e. allocation particulars whereof mentioned in the Third Schedule - written) in the proposed building which will be constructed on the below property at the cost and expenses of the Developer and Developer shall be liable and responsible to construct the proposed accordance with the sanctioned building plan.

18. That the Developer shall obtain all necessary permission from concerned authorities at their own cost and responsibility and the called for to invest any amount to that effect.

19. That in case of breach of any of the terms of the agreement the parties hereto who suffers such breach may seek for proper reliefs before the competent Court of Law.

20. That the Developer hereby undertake to construct and complete the proposed building in accordance with the Sanctioned plan, design and specification duly accorded by the concerned authority within a stipulated period of 24 months from the date of Sanctioned Building Plan from KMC.

21. At the time of Development/Construction work at the schedule mentioned property, rent amount of Rs. 16,600/- (Rupees Sixteen Thousand and Six hundred Only) to the Owners herein jointly, will be provided by the Second Party/Developer as shifting, till the handover of the OWNERS's allocation, in the proposed building.

22. Entire building maintenance will be taken care by the Second Party/Developer herein for lifetime and all the flat OWNERS/holders have to provide/contribute the maintenance cost to the Second Party/Developer herein, as per market/standard rate.

23. That cost of any extra work which to be done, like wall Cabinet etc., have to be borne by the OWNERS herein, proportionately for their allocations.

24. That time for completion of construction of the proposed building is hereby fixed for 24 months from the date of Sanctioned Building Plan from KMC but in case of force majeure i.e. uncalled situation like earth quake, flood, strike, local disturbances etc., the time for completion of the building will be suitably extended for a further period of One year by mutual consent.

25. The Developer shall construct and complete the construction of the said flat/building in all respect by using best quality of building materials available in the local market within the period as aforesaid provided that the Developer shall not be deemed to be a defaulter in case of being prevented by force majeure i.e. uncalled situation like earth quake, flood, strike, local disturbances etc.

26. The Developer shall have the right and authority to execute and register the Deed of Conveyance(s) or any other documents unto and in favour of the intending/prospective purchaser(s) on the basis of the Development Power of Attorney in respect of the flats/car parking spaces/Shop etc. belonging to the Developer [i.e. Developer's allocation excluding OWNERS's Allocations] and to receive consideration money either in cash, cheques or drafts from the said intending buyer/s in the name of the Partnership business and to credit the said amount in the Business account and to give valid receipts and discharge the same only for the Developer's allocation as mentioned in this registered Development Agreement as mentioned below. The OWNERS/1st Party shall have no right and authority to revoke cancel or rescind this agreement and the Development Power of Attorney until such time construction of the building is completed and sale and transfer of the remaining portions [i.e. Developer's allocation excluding OWNERS's Allocations] is completed. The OWNERS hereby agreed to make herself available at the time of regulation of the Deed of Conveyance(s) in favour of the intending purchaser(s) to execute the same as the OWNERS in respect of the property under reference.

27. That both the parties will indemnify or keep indemnified the other party against all loss and damages out of their own obligation as stated hereinbefore and in the event of any disputes or differences relating to this agreement the parties shall have the right and option to take appropriate steps against the other party in accordance with the Laws of the land.

28. It is also hereby agreed by and between the parties hereto that all problems relating Land Acquisition, amalgamation of two/several plots, acquisition of front portion of the schedule land, any other challenges relating to the development work at the Schedule mentioned property will be handled by the Developer and Owners jointly, for smooth construction of proposed building.

29. No Objection will be given by the Owners herein if the Developer take over the adjacent plot/s of the schedule property, and do the amalgamation procedure for the same with the

schedule mentioned property for Development work upon the total land (after amalgamation with the adjacent plot/s), and in this regard the Developer will bear all costs therein, and Owners will bear the delay for starting the construction work due to the said process of amalgamation, and it is also agreed by and between the parties herein that the common passage which is situated therein, developer will built the proposed building upon it, after proper documentation and the Owners herein will not raise any objection for that matter, and owners herein will provide all easement rights to the Developer herein for the purpose of said construction work and for selling the Developer's allocation also.

30. The OWNERS hereby undertake that they will not give any obligation if the Developer herein Mortgage/Hypothecate/lien the Developer's allocation of the said property to any Financial Institution or Banks or such other concerns as may be and produce and sign all necessary documents relating to the said mortgage/Hypothecate/lien to the concerned Financial Authorities on behalf of the OWNERS and the same right will also be provided by the OWNERS herein to the Developer herein in the below mentioned registered Development Power of Attorney in favour of the Developer herein in terms of this Agreement.

31. Existing structure to be demolished by the Developers herein at its own cost and all demolished materials/scrap/rubbish will be taken by the Developer herein at their own risk/responsibility and the entire demolition work have to be completed within one month after starting the demolition work, and peaceful vacant possession have to be handed over by the OWNERS herein, to the Developer herein within the said stipulated period.

32. All the terms, conditions and stipulations of this agreement is irrevocable by either of the parties to this agreement till the completion of the transaction in between the parties

hereto and the legal heirs, successors also shall be bind by the terms and conditions as contained herein.

33. The OWNERS and the Developer have entered into this Development Agreement pure *as a* contract and nothing contained herein shall be deemed to construe as a Partnership between the parties hereto or as a Joint Ventures in any manner & whatsoever nor shall the parties hereto construe as an Association of persons.

34. The parties hereto shall not be considered to be liable for any obligations hereunder written to the extent that the performance of relating obligations presented by the existence of "Force Majeure" and shall be suspended from the obligations during the duration of the force majeure. Force Majeure shall mean flood, earthquake, tempest and/or other act or commission beyond the control of the parties.

FIRST SCHEDULE REFERRED TO ABOVE

(Description of the land where on the proposed building will be constructed)

ALL THAT piece and parcel of undivided Bastu land measuring about 02 Cottahs 08 Chittaks, more or less, lying and situated under Mouza Siriti, Pargana- Magura, R.S. No.- 185, 29, 192, Touzi No. 238, R.S. Dag No.- 703, R.S. Khatian No.- 279, J.L. No. 11, P.S.- Initially Behala, thereafter Thakurpukur, now Haridevpur, being KMC premises no. 103B, Karunamoyee Ghat Road, P.O.- Haridevpur, Kolkata- 700082, DSR- Alipore, ADSR – Behala, Dist.- 24 Parganas (S), Ward No. 115, Assessee no. 411150503223, together with a tin shed one storied structure standing thereon, measuring about 100 sq. ft., Within the limits of Kolkata Municipal Corporation, along with all easement attached thereto and the said property in its entirety is butted and bounded in the manner following;

On the North : By Karunamoyee Ghat Road,

On the South : By Land of Dag No. 703,

On the East : By Land of Dag No. 703,

On the West : By Land of Dag No. 703.

SECOND SCHEDULE REFERRED TO ABOVE

(OWNERS' ALLOCATION)

1) SRI BASUDEB SENAPATI will get One self contained residential flat from the 04th floor, measuring about 300 sq. ft., built up area, of the proposed building as per sanctioned plan (Subject to registration of Partition Deed, after getting Owners' allocation), along with all other common rights, benefits, and facilities attached therein or thereto.

2) SRI. MANTU SENAPATI will get One self contained residential flat from the 2nd floor, measuring about 300 sq. ft., built up area, of the proposed building as per sanctioned plan

(Subject to registration of Partition Deed, after getting Owners' allocation), along with all other common rights, benefits, and facilities attached therein or thereto.

3) **SRI BHOLANATH SENAPATI** will get One self contained residential flat from the 03rd floor, measuring about 300 sq. ft., built up area, of the proposed building as per sanctioned plan (Subject to registration of Partition Deed, after getting Owners' allocation), along with all other common rights, benefits, and facilities attached therein or thereto.

4) **SRI BILTU SENAPATI** will get One self contained residential flat from the 03rd floor, measuring about 300 sq. ft., built up area, of the proposed building as per sanctioned plan (Subject to registration of Partition Deed, after getting Owners' allocation), along with all other common rights, benefits, and facilities attached therein or thereto.

5) **SRI. JAYDEV SENAPATI** will get One self contained residential flat from the 03rd floor, measuring about 300 sq. ft., built up area, of the proposed building as per sanctioned plan (Subject to registration of Partition Deed, after getting Owners' allocation), along with all other common rights, benefits, and facilities attached therein or thereto.

THIRD SCHEDULE REFERRED TO ABOVE

(DEVELOPER'S ALLOCATION)

ALL THAT remaining of the total constructed area in the new proposed building consisting of several self contained flats, garage/car parking space and shops etc. in the proposed building (save and except OWNERS's allocation as mentioned above) to be constructed by the Developer herein together with proportionate undivided share of the land and all other common rights, benefits, and facilities attached therein or thereto.

SPECIFICATION

1. **FOUNDATION:**

The foundation of the building shall be of reinforced cement concrete.

2. **STRUCTURE:**

The structure of the building shall be reinforced cement concrete frame structure comprising of R.C.C columns beams slabs etc.

3. **WALLS:**

The external walls of the building shall be 8/5 inch thick brick and the partition walls inside the flats shall be of 3/5 inch thick.

4. **PLASTERING:**

All internal surface shall be plastered with cement and sand mortar; 1 or ½ inch thick and finished with Plaster of Paris/Putty. All external walls shall be plastered with cement and sand 1 or ½ inch thick and painted with snowcem / weather coat paints of reputed make.

5. **FLOORING AND SKIRTING:**

All flooring and skirting inside the flat including the balcony shall be laid with Marble. The skirting shall be 4/3 inch high. The toilet shall have 6 feet dado of non-sticky type ceramic tiles above the counter including the sink area. [Ceramic Tiles or equivalent]

6. **DOORS:**

All doors frame will be made of seasoned barma/Salwood. Both sides of all door shutter shall be flush type with door stopper, hasbold. The main door shutter shall be of wood paneled. The main door shall be one magic eye.

7. WINDOWS:

All window frame shall be of sliding Aluminium framed glass panel.

8. BALCONY:

Opening to be covered with Grill.

9. GENERAL TOILET FITTINGS:

All toilets shall be provided with concealed plumbing. Each bathroom shall have one W.C., one Basin, three concealed stop cocks, one shower.

10. MASTER TOILET FITTINGS:

All Sanitary fittings will be from branded company, with Geyser line only (without instruments).

11. ELECTRICALS:

All electrical lines including earthing to be concealed having first class copper wires [Havels/RR/Polycab/Anchor, Finolex Gloster or equivalent] of proper gauge. All switch boards to be [switches/plugs/sockets/ potentiometers] of reputed make [like Anchor or equivalent] are to be provided on all electrical points.

12. ELECTRICAL POINTS:

Bed room : Two light points, one fan point, one plug point, 1AC point.

Kitchen: One light point, one exhaust fan point, one 6A power point, one filter point.

W.C.: One light point and 1 exhaust point.

Living/Dining room: Two light points, one plug point, one T.V. point and one refrigerator point.

Balcony: One light point and one plug point.

Stairs: One light point in each landing.

13. ROOF:

Water stoppage treatment (Jal Chad) to be provided.

14. STAIRS:

All landing and steps of stair case will be of mosaic / Marble finish may be Kota stone.

15. GROUND FLOOR:

All opening of Ground floor is to be laid with net cement finish.

16. WATER SUPPLY:

One underground water reservoir for storing K.M.C supplied water /Deep Tube well and one overhead water reservoir are to be provided with adequate horsepower capacity of pump of reputed make or Deep Tubewell with Sule merseble pump set.

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 AND DELIVERED

By the OWNERS herein at Kolkata

In the presence of:

- 1) *Biswan Senapati*
103/B Ratanamoyee Ghat Road
Kolkata - 82
- 2) *Sukir Halder*
7/1/13, K. G. Road
Kolkata - 82

স্বয়ং স্বাক্ষরিত
১০৩/বি রতনময়ী গঘাট রোড

Joydeb Senapati
১৩/এনও বিলাপা
Bhabhaty Senapati

Drafted by me according
to the instructions & documents
supplied by the parties herein.

Biswambar Paul

SIGNATURE OF THE OWNERS

Biswambar Paul

Advocate

(Enrollment No. WB/1414/2010).

Alipore Criminal Court,

Kolkata- 700 027.

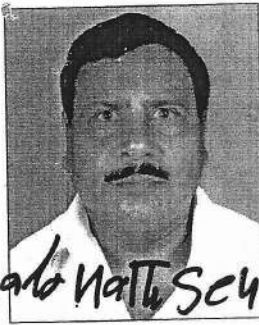
R. P. ENTERPRISE

Gurpreet Singh

Proprietor

SIGNATURE OF THE DEVELOPER

Thumb 1st Finger Middle finger Ring Finger Small Finger



Left Hand					
Right Hand					

Bholanath Senapati

Name BHOLANATH SENAPATI :

Signature Bholanath Senapati

Thumb 1st Finger Middle finger Ring Finger Small Finger



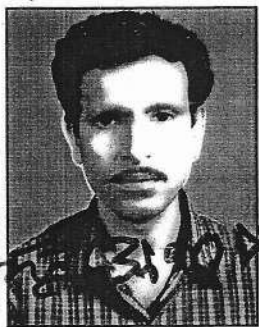
Left Hand					
Right Hand					

Mantu Senapati

Name MANTU SENAPATI

Signature Mantu Senapati

Thumb 1st Finger Middle finger Ring Finger Small Finger



Left Hand					
Right Hand					

Biltu Senapati

Name BILTU SENAPATI

Signature Biltu Senapati

Thumb 1st Finger Middle finger Ring Finger Small Finger



Left Hand					
Right Hand					

Jaydev Senapati

Name JAYDEV SENAPATI

Signature Jaydev Senapati

Thumb

1st Finger

Middle finger

Ring Finger

Small Finger



Left Hand					
Right Hand					

Name Basudeb Senapati

Signature BASUDEB SENAPATI

Thumb

1st Finger

Middle finger

Ring Finger

Small Finger



Left Hand					
Right Hand					

Name GOPAL SAHA

Signature Gopal Saha

Thumb

1st Finger

Middle finger

Ring Finger

Small Finger

	Left Hand					
	Right Hand					

Name

Signature

Thumb

1st Finger

Middle finger

Ring Finger

Small Finger

	Left Hand					
	Right Hand					

Name

Signature

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-033180007-1 Payment Mode Online Payment
GRN Date: 21/01/2019 10:13:12 Bank : State Bank of India
BRN : IK00WYFHM4 BRN Date: 21/01/2019 10:14:04

DEPOSITOR'S DETAILS

Id No. : 16020000085957/5/2019

[Query No./Query Year]

Name : Biswambar Paul
Contact No. : Mobile No. : +91 9748029017
E-mail : biswambar.paul@gmail.com
Address : 23268 MG Road Kol104
Applicant Name : Mr BISWAMBAR PAUL
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16020000085957/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	16020000085957/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	53

Total

2073

In Words : Rupees Two Thousand Seventy Three only

आयकर विभाग

INCOME TAX DEPARTMENT

BHOLANATH SENAPATI

RAMCHANDRA SENAPATI

03/04/1961

Permanent Account Number

DIOPS4146A

Bhola Nath Senapati

Signature



भारत सरकार

GOVT. OF INDIA



01042011

Bhola Nath Senapati

आयकर विभाग

INCOME TAX DEPARTMENT

BASUDEB SENAPATI

RAMCHANDRA SENAPATI

01/01/1971

Account Number

FNWPS7379C

Basudeb Senapati
P. 24

1/1/1971



भारत सरकार

GOVT. OF INDIA



मामा बनवा

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MANTU SENAPATI

RAMCHANDRA SENAPATI

04/12/1964

Permanent Account Number

CWVPS7163R

मन्तु सनपाति

Signature



11082010

मन्तु सनपाति

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAYDEV SENAPATI
RAM CHANDRA SENAPATI
25/01/1967

Permanent Account Number

EIMPS7444Q

Jaydev
Senapati

Signature



Jaydev Senapati

In case this card is lost / found, kindly inform / return to :

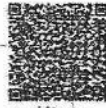
Income Tax PAN Services Unit, UTHISE
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पत्ते पर कृपया सूचित करें/सौंपें :

आयकर पैन सेवा यूनिट, यू.टी.आई.एस.
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

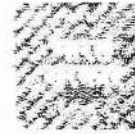
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

HZNPS9775K



नाम/ Name
BILTU SENAPATI

पिता का नाम/ Father's Name
RAMCHANDRA SENAPATI

जन्म की तारीख/ Date of Birth
30/03/1966

दिनांक/Date
हस्ताक्षर/ Signature



29042017

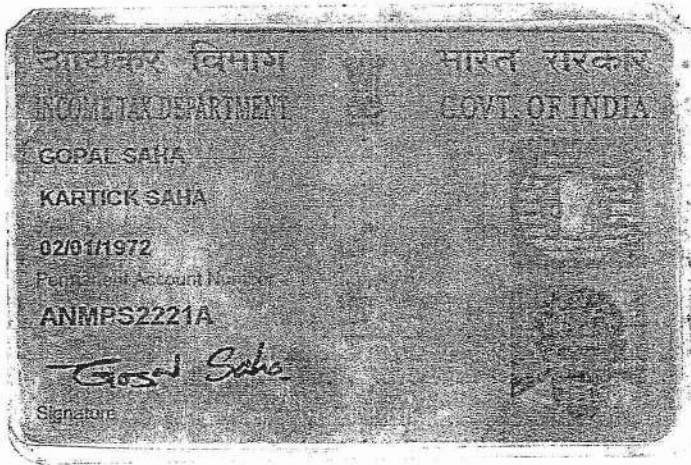
सि न्यू (अमपति)

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: timinfo@nsdl.co.in

✓ BMD

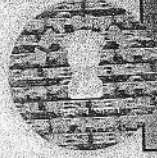


Gopal Saha



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

TFE2284768



নির্বাচকের নাম : সায়ন মন্ডল

Elector's Name : Sayan Mondal

পিতার নাম : কমল মন্ডল

Father's Name : Kamal Mondal

লিঙ্গ/Sex : পুং/ M

জন্ম তারিখ
Date of Birth : 06/08/1995

TFE2284768

ঠিকানা:

97/4, জুলপিয়া রোড চক্রামনগর, জোকা
(ওজি), হারিদেবপুর, দক্ষিণ ২৪ পরগণা-700104

Address:

97/4, JULPIA ROAD
, CHAKRAMNAGAR, JOKA
(OG), HARIDDEVPUR, SOUTH 24
PARGANAS-700104

Date: 02/12/2013

153-বেহালা পূর্ব নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

153-Behala Purba Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিষ্টে নাম তোলার ও একটি
নথ্যের নতুন পত্র পরিচালনার পাওয়ার জন্য নির্দিষ্ট করে এই
পরিচালকের নফরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

29/1081



ভারত সরকার

Government of India



সায়ন মন্ডল

SAYAN MONDAL

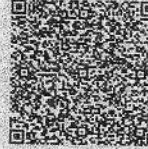
পিতা : কামল মন্ডল

Father : KAMAL MONDAL

জন্মতারিখ/DOB: 06/08/1995

পুরুষ / Male

8385 8904 1705



আধার - সাধারণ মানুষের অধিকার



आधार

ভারতীয় অনন্য পরিচয় প্রমাণকরণ

Unique Identification Authority of India

ঠিকানা, চক রামনগর
কোলকাতা (এম সি), আর.সি. ঠাকুরানী
কোলকাতা, পশ্চিম বঙ্গ,

Address: Chak Ramnagar,
Kolkata (MC), Kolkata, R.C.
Thakurani, West Bengal,
700104

8385 8904 1705

1947
1800 300 1947



help@uidai.gov.in

www

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1602-00499/2019	Date of Registration	21/01/2019
Query No / Year	1602-0000085957/2019	Office where deed is registered	
Query Date	17/01/2019 11:43:23 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BISWAMBAR PAUL ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748029017, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 30,75,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Karunamayee Ghat Road, Premises No: 103B, , Ward No: 115 Pin Code : 700082



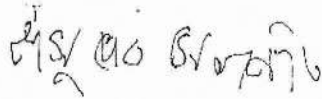





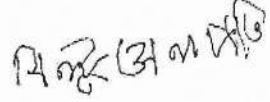
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha 8 Chatak	1/-	30,00,001/-	Property is on Road
Grand Total :					4.125Dec	1 /-	30,00,001 /-	

Structure Details :



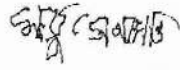



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	75,000 /-	

Major Information of the Deed :- I-1602-00499/2019-21/01/2019

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri BASUDEB SENAPATI Son of Late Ramchandra Senapati Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 21/01/2019 ,Place : Office			
	21/01/2019	LTI 21/01/2019	21/01/2019	
103B, Karunamoyee Ghat Road,, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FNWPS7379C, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 21/01/2019 ,Place : Office				
2	Name Shri BHOLANATH SENAPATI Son of Late RAMCHANDRA SENAPATI Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 21/01/2019 ,Place : Office			
	21/01/2019	LTI 21/01/2019	21/01/2019	
103B, Karunamoyee Ghat Road,, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DIOPS4146A, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 21/01/2019 ,Place : Office				
3	Name Shri BILTU SENAPATI Son of Late RAMCHANDRA SENAPATI Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 21/01/2019 ,Place : Office			
	21/01/2019	LTI 21/01/2019	21/01/2019	
103B, Karunamoyee Ghat Road,, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: HZNPS9775K, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 21/01/2019 ,Place : Office				




Major Information of the Deed :- I-1602-00499/2019-21/01/2019

4	Name Shri MANTU SENAPATI Son of Late RAMCHANDRA SENAPATI Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 21/01/2019 ,Place : Office	Photo  21/01/2019	Fingerprint  LTI 21/01/2019	Signature  21/01/2019
103B, Karunamoyee Ghat Road,, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CWVPS7163R, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 21/01/2019 ,Place : Office				
5	Name Shri JAYDEV SENAPATI Son of Late RAMCHANDRA SENAPATI Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 21/01/2019 ,Place : Office	Photo  21/01/2019	Fingerprint  LTI 21/01/2019	Signature  21/01/2019
103B, Karunamoyee Ghat Road,, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EIMPS7444Q, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 21/01/2019 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS. R.P. ENTERPRISE 2/31, Karunamoyee Ghat Road,, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 , PAN No.:: ANMPS2221A, Status :Organization, Executed by: Representative


Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri GOPAL SAHA (Presentant) Son of Mr Kartick Chandra Saha Date of Execution - 21/01/2019, , Admitted by: Self, Date of Admission: 21/01/2019, Place of Admission of Execution: Office	 Jan 21 2019 2:10PM	 LTI 21/01/2019	 21/01/2019

Major Information of the Deed :- I-1602-00499/2019-21/01/2019

2/31, Karunamoyee Ghat Road,, P.O:-Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANMPS2221A Status : Representative, Representative of : MS. R.P. ENTERPRISE (as Proprietor)

Identifier Details :

Name & address	
Mr SAYAN MONDAL Son of Mr KAMAL MONDAL 97/4 CHAKRAM NAGAR, P.O:- RC THAKURANI, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, Identifier Of Shri BASUDEB SENAPATI, Shri BHOLANATH SENAPATI, Shri BILTU SENAPATI, Shri MANTU SENAPATI, Shri JAYDEV SENAPATI, Shri GOPAL SAHA	
	21/01/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri BASUDEB SENAPATI	MS. R.P. ENTERPRISE-0.825 Dec
2	Shri BHOLANATH SENAPATI	MS. R.P. ENTERPRISE-0.825 Dec
3	Shri BILTU SENAPATI	MS. R.P. ENTERPRISE-0.825 Dec
4	Shri MANTU SENAPATI	MS. R.P. ENTERPRISE-0.825 Dec
5	Shri JAYDEV SENAPATI	MS. R.P. ENTERPRISE-0.825 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri BASUDEB SENAPATI	MS. R.P. ENTERPRISE-20.00000000 Sq Ft
2	Shri BHOLANATH SENAPATI	MS. R.P. ENTERPRISE-20.00000000 Sq Ft
3	Shri BILTU SENAPATI	MS. R.P. ENTERPRISE-20.00000000 Sq Ft
4	Shri MANTU SENAPATI	MS. R.P. ENTERPRISE-20.00000000 Sq Ft
5	Shri JAYDEV SENAPATI	MS. R.P. ENTERPRISE-20.00000000 Sq Ft

Major Information of the Deed :- I-1602-00499/2019-21/01/2019

On 17-01-2019

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 30,75,001/-

ga

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 21-01-2019

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 13:07 hrs on 21-01-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri GOPAL SAHA ,.

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

Execution is admitted on 21/01/2019 by 1. Shri BASUDEB SENAPATI, Son of Late Ramchandra Senapati, 103B, Karunamoyee Ghat Road,, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 2. Shri BHOLANATH SENAPATI, Son of Late RAMCHANDRA SENAPATI, 103B, Karunamoyee Ghat Road,, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 3. Shri BILTU SENAPATI, Son of Late RAMCHANDRA SENAPATI, 103B, Karunamoyee Ghat Road,, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 4. Shri MANTU SENAPATI, Son of Late RAMCHANDRA SENAPATI, 103B, Karunamoyee Ghat Road,, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 5. Shri JAYDEV SENAPATI, Son of Late RAMCHANDRA SENAPATI, 103B, Karunamoyee Ghat Road,, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business
Indetified by Mr SAYAN MONDAL, , Son of Mr KAMAL MONDAL, 97/4 CHAKRAM NAGAR, P.O: RC THAKURANI, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Student

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

Execution is admitted on 21-01-2019 by Shri GOPAL SAHA, Proprietor, MS. R.P. ENTERPRISE (Sole Proprietorship), 2/31, Karunamoyee Ghat Road,, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082

Indetified by Mr SAYAN MONDAL, , Son of Mr KAMAL MONDAL, 97/4 CHAKRAM NAGAR, P.O: RC THAKURANI, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2019 10:14AM with Govt. Ref. No:-192018190331800071 on 21-01-2019, Amount Rs: 53/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00WYFHM4 on 21-01-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1602-00499/2019-21/01/2019

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23034, Amount: Rs.5,000/-, Date of Purchase: 17/01/2019, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2019 10:14AM with Govt. Ref. No: 192018190331800071 on 21-01-2019, Amount Rs: 2,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00WYFHM4 on 21-01-2019, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1602-00499/2019-21/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 19218 to 19258
being No 160200499 for the year 2019.



S-a

Digitally signed by Samar Kumar
Pramanick
Date: 2019.01.22 17:20:20 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 22/01/2019 17:20:11
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)



Government of West Bengal

Office of the D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16020000085957/2019	Serial No/Year	1602000508/2019
Transaction id	0000124629	Date of Receipt	21/01/2019 1:54PM
Deed No / Year	I - 160200499 / 2019		
Presentant Name	Shri GOPAL SAHA		
Land Lord	Shri BASUDEB SENAPATI, Shri BHOLANATH SENAPATI, Shri BILTU SENAPATI, Shri MANTU SENAPATI, Shri JAYDEV SENAPATI		
Developer	MS. R.P. ENTERPRISE		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Total Setforth Value	Rs. 2/-	Market Value	Rs. 30,75,001/-
Stamp Duty Paid	Rs. 5,000/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	352/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Subhankar Das	23034	17/01/2019	5,000/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		352/-

*Total Amount Received by Cash Rs. 352/-

(Samar Kumar Pramanick)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS