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भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON-JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

23/12/2022

2022-2003504800/2022

Certifies that the document is retained at Registrar's. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
23 DEC 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 23<sup>rd</sup> Day of December  
Two Thousand Twenty Two (2022)

BETWEEN

- (1) **Mrs. RATNABALI CHAKRAVARTI**, widow of Late Kamal Kumar Chakravarti and daughter of Late Birendra Shankar Dutta Roy, having PAN - ANMPC1787F and Aadhaar No. 2898 3263 7389, (2) **Mr. AVIJIT CHAKRABORTY**, son of Late Prodyut Kumar Chakraborty, having PAN - AEZPC6116L and Aadhaar No. 8120 8035 5891, both residing at 12/7, Selimpur Road, Dhakuria, Kolkata -700031, (3) **Mr. SANJAY SENGUPTA**, son of Late Tushar Kanti Sengupta, having PAN - AWOPS2297K and Aadhaar No. 2853 0943 1402, residing at 12/7, Selimpur Road, Dhakuria, Kolkata, West Bengal, Pin Code - 700031, and (4) **Mrs BHASWATI DASGUPTA**, wife of Debasish Dasgupta and daughter of Late Tushar Kanti Sengupta, having PAN - AJPPD6668K and Aadhaar No. 3453 4333 9551, resident of 29/21, Kendua Main Road, Rajpur, Sonarpur (M) , Garia, South 24 Parganas, West Bengal, Pin Code - 700084, hereinafter collectively referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include each of heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**M/S AAMAR BARI**, a partnership firm (PAN - ABLFA6754B) having its registered office at 64B, Tanupukur Road , P.S. Garfa (previously Kasba P.S.) and represented by its Partners namely (1) **SRI SUBRATA BOSE**, son of Late Subhas Chandra Bose, (PAN - AHRPB1107D), and Aadhaar No. 8884 1103 3734, residing at 64B, Tanupukur Road, Dhakuria, Kolkata, West Bengal, Pincode - 700031; and (2) **SRI JAGONNATH HALDER**, son of Shiboram Halder, having (PAN - ABIPH8699H) and Aadhaar No. 8339 8245 6923 and residing at 15R, Telipara Lane, Dhakuria, Kolkata, West Bengal, Pincode - 700031, hereinafter referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its respective heirs, excutors, administrators, successors in office, successors in interest, legal representatives and assigns) of the **SECOND PART**.

**WHEREAS** one Sashi Bhusan Sarkar alias Sashi Bhusan Dey acquired several plots of land from time to time, by way of Mourashi Morkrari Rights, in Mouza - Selimpur and Dhakuria, Police Station - Sadar Tollygunge (then), in the district of 24 Parganas (then) and amalgamated the said lands in one plot containing an area of 2 (Two) Bighas 19 (Nineteen) Cottahs approximately.

**AND WHEREAS** being seized and possessed of and otherwise well and sufficiently entitled to become the owner of said plots of land, hereditaments and premises, the said Sashi Bhusan Dey got his name mutated in the name of respective landlord and obtained and recorded as Dakhilas in his own name.

**AND WHEREAS** by registered Indenture of conveyance dated 24.09.1919, one Sashi Bhusan Dey sold transferred and conveyed said plots of land and premises together with buildings, trees etc. to one Hirendra Nath Dutta and said Indenture was registered in Sub - Registry Office - Calcutta and recorded in Book No. 1. Volume No. 141, Pages 113 to 122 as being No. 4801/1919 and after acquiring said plots of land by purchase, said Hirendra Nath Dutta seized possessed of or otherwise well and sufficiently entitled to as Owner of the said plots of land and hereditaments and premises till his death.

**AND WHEREAS** said Hirendra Nath Dutta, a Hindu, Governed by the Dayabhaga School of Hindu Law and died intestate 16.09.1942, leaving behind his surviving sole widow, i.e. Mrs. Indumati Dutta and four sons namely Sudhindra Nath Dutta, Harindra Nath Dutta, Ramendra Nath Dutta and Sourindra Nath Dutta, as his heirs and successors leaving considerable properties of both moveable and immovable including the aforesaid plots of land, hereditaments and premises.

**AND WHEREAS** by an Agreement bearing dated 3<sup>rd</sup> March, 1943 and made among the aforesaid heirs of said Late Hirendra Nath Dutta, all matters of dispute among the parties relating to the division and partition of the immovable properties left by the said Late Hirendra Nath Dutta, were referred to the Arbitration Proceedings and in pursuance thereof, one Chandra Kumar Sarkar, Civil Engineer of 10, Hastings Street, Calcutta was there by appointed as sole Arbitrator for the said purpose.

**AND WHEREAS** said Arbitrator adjudicated and rendered his award in writing concerning the properties in dispute so referred to him with regard to the Partition of aforesaid immovable properties left by the late Hirendra Nath Dutta.

**AND WHEREAS** the said Award was duly filled in the High Court of Judicature at Fort William in Bengal in the Ordinary Original Civil Jurisdiction and marked as Award Case No. 27 of 1943 and instituted in the matter of Indian Arbitration Act of 1940 in the matter of Arbitration between Smt. Indumati Dutta, Sudhindra Nath Dutta and others.

**AND WHEREAS** on 26.01.1944, a Decree was passed by said Hon'ble High Court being Award Case No. 27 of 1943 confirming and ratifying all the terms and provisions of the said Arbitration Award which was thereby made a part of the said Decree.

**AND WHEREAS** as per the paragraph 4 of the said Arbitration Award, the said Chandra Kumar Sarkar allotted absolutely to Harindra Nath Dutta, a son of Late. Hirendra Nath Dutta for his one-fifth share in the joint immovable properties inherited by the heirs of said Late. Hirendra Nath Dutta, morefully inter-alia the lands, hereditaments and premises comprised in Dag Nos. 229 and 230 of Mouza

Dhakuria and Selimpore, a portion of which was described in Part III (4) of the Second Schedule of the said Arbitration Award.

**AND WHEREAS** immediately after said Decree was passed by the Hon'ble High Court on the said Award Case No. 27 of 1943, said Harindra Nath Dutta took exclusive possession of the said land hereditaments and premises as the absolute and beneficial owner thereof in severalty.

**AND WHEREAS** by virtue of a registered Conveyance dated 27.08.1946 and said document was registered at Alipore Sub-Registration Office and recorded in Book No. I, Volume No. 50, Pages 212 to 220, Being No. 2841, for the year 1946, one Jagabandhu Dutta, son of Late Mahendra Nath Dutta, of 133-B, Rash Behari Avenue, P.S. Ballygunge, District 24 Parganas (then) purchased 2 Bighas 12 Cottahs and 22 Chittaks of land comprised of an area of 38 decimal of land appertaining to CS. Dag No. 229 within Khatian No. 5, Tenant's Khatian No. 28. Touzi No. 151 together with an area of 48 decimal of land appertaining to CS. Dag No. 230 within Khatian No. 31-32, Tenant's Khatian No. 90, Touzi No. 230-233 admeasuring about 86 decimal of land (i.e. 2 Bighas 12 Cottahs and 22 Chittaks of land) under Mouza Selimpur, J.L. No. 37, Thana - Sadar Tollygunge (then). Sub-Registration Office Alipore, Pargana - Khaspur, within District 24 Parganas (then) from the said Harindra Nath Dutta and after such purchase, the said Jagabandhu Dutta seized possessed of and otherwise sufficiently entitled to said land, hereditaments and premises as the absolutely and beneficial owner thereof in severalty.

**AND WHEREAS** said Jagabandhu Dutta after purchasing the aforesaid land, subdivided the same into several buildings plots, under a building Scheme after providing 20' (Twenty) feet wide road in between the plots.

**AND WHEREAS** one Sati Chakraborty purchased lands from the said Jagabandhu Dutta within Mouza Selimpur appertaining to Dag Nos. 229 and 230 under Khatian Nos. 23 & 90, J.L. No. 37, within Tollygunge Municipality (presently under Kolkata Municipal Corporation), P.S. Sadar Tollygunge (then and presently Lake). Sub-Registration Office at Alipore, District South 24 Parganas (then) being plot Nos. 10, 11 and 12 of the aforesaid Scheme comprising of 2 Cottahs 14 Chittaks 12 Sq. ft., 2 Cottahs 12 Chittaks 8 Sq. ft. and 2 Cottahs 13 Chittaks 13 Sq. ft. in respective plot Nos. 10, 11 and 12 admeasuring 8 Cottahs 8 Chittaks and 14 Sq. ft. which is morefully described in **Schedule "B"** of the registered Deed of Conveyance dated 28.02.1947 and said Deed was registered in e office of Joint-Sub Registrar, Alipore and entered in Book No. 1, Volume No. 15, pages 189 to 198. Being No. 659/1947.

**AND WHEREAS** thus by purchase, said Sati Chakraborty became the owner of 3 plots of land bearing Plot Nos. 10, 11 and 12, admeasuring 8 Cottahs 8 Chittaks 14 Square feet under Mouza Selimpur, a portion of Dag Nos. 229 & 230, Khatian Nos.



28 & 90, J.L. No. 37 within the municipal limits of Kolkata Municipal Corporation (present) under ward No. 092, P.S. Tollygunge, Kolkata - 700 031, District 24 Parganas (South) at present.

**AND WHEREAS** by virtue of two separate Deeds of Conveyance, the said Sati Chakraborty sold out 4 Cottahs 5 Chittaks and 32 square feet out of the total 8 Cottahs 8 Chittaks and 14 Square feet of land to Henarani Das and Pritilata Devi and the remaining 4 Cottahs 2 Chittaks 27 Square feet was retained by the said Sati Chakraborty which was in her actual and khas possession.

**AND WHEREAS** the remaining 4 Cottahs 2 Chittaks 27 Square feet of land was numbered and known as premises No. 12/7, Selimpur Road, Kolkata - 700031.

**AND WHEREAS** by virtue of a registered indenture dated 29.04.1981, said Sati Chakraborty sold out 1050 Square feet of land out of total 4 Cottahs 2 Chittaks 27 Square feet of land being a part and portion of premises No. 12/7, Selimpur Road, Dhakuria, P.S. Lake, Kolkata - 700031 in favour of (1) Kalyani Banerjee, (2) Anu Banerjee and (3) Pritha Banerjee and the said Indenture dated 29.04.1981 was registered and completed on 06.05.1989 in the office of Sub Registrar Alipore, South 24 Parganas and the said document was recorded in Book No. 1, Volume No. 64, Pages 234 to 248, for the year 1981 as Deed No.2420.

**AND WHEREAS** thus thereafter such selling of 1050 Sq. ft. of land out of total land of 4 Cottahs 2 Chittaks 27 Square feet (equivalent to 2997 Sq. ft. of land), said Sati Chakraborty, since deceased became the absolute and sole owner of land (2997 sq. ft. - 1050 sq. ft. = 1947 sq. ft.) equivalent to 2 Cottahs 11 Chittaks 12 Sq. ft. be the same a little more or less.

**AND WHEREAS** in respect of premises No. 12/7, Selimpur Road, said Sati Chakraborty, made and / or executed and published a Will and testament in Bengali dated 03.07.1983 for the purpose of disposition of her immovable assets including premises No. 12/7, Selimpur Road, Dhakuria, P.S. Lake, Calcutta - 700031 and said the Will had been probated and granted by the Ld. District Delegate, Alipore on 13th December, 2001.

**AND WHEREAS** the said Sati Chakraborty died on 13.07.1998 and by virtue of aforesaid probated Will of said Sati Chakraborty, her first son namely Shyamal Kumar Chakraborty has provided with no share with respect to the premises No. 12/7, Selimpur Road; her second namely Kamal Kumar Chakravarti has provided the second floor together with Mezzanine floor along with one office room on the first floor along with 2 garage spaces; her youngest son Avijit Chakraborty is entitled to the first floor without office room and her elder daughter, i.e. Mrs. Krishna Sengupta is entitled to ground floor flat in the said premises with the condition that the youngest daughter, i.e. Mrs. Shibani Mukherjee will be paid an amount of 30,000/- by the said Krishna Sengupta and thus the said Krishna

Sengupta has already paid an amount of Rs- 30,000/- to Mrs. Shibani Mukherjee on 14.11.2000, And as per Will, the said Shibani Mukherjee is not entitled to any portion of the said property.

**AND WHEREAS** said Kamal Kumar Chakravarti,, second son of said Sati Chakraborty died intestate on 04.05.2017, leaving behind his widow namely Mrs. Ratnabali Chakravarti, the Owner No. 1, herein above described, as his only heir and successor by way of Right of Inheritance and as per provisions of Hindu succession Act, 1956. Be it mentioned herein that the said Kamal Kumar Chakravarti (since deceased) and his widow Ratnabali Chakravarti have no issue or children therein.

**AND WHEREAS** the said Ratnabali Chakravarti became the absolute and sole owner of the portion left by her husband said Kamal Kumar Chakravarti, in respect of the said premises.

**AND WHEREAS** the said Krishna Sengupta, wife of Late Tushar Kanti Sengupta and elder daughter of Sati Chakraborty, died intestate on 25.08.2019 leaving behind only son namely Sanjay Sengupta and only daughter namely Mrs. Bhaswati Dasgupta as her only heir and successor by way of Right of Inheritance and as per provisions of Hindu Succession Act, 1956 **AND** Mr. Tushar Kanti Sengupta, Husband of Krishna Sengupta died on 23.07.2020.

**AND WHEREAS** after demise of said Krishna Sengupta, her only son and daughter namely Mr. Sanjay Sengupta and Mrs. Bhaswati Dasgupta respectively became the joint Owners in respect of the portion left by their mother Krishna Sengupta with respect of the said premises.

**AND WHEREAS** as per the said Probated Will of deceased Sati Chakraborty and also by virtue of Right of Inheritance and by way of Hindu Succession Act, 1956, at present said (i) **RATNABALI CHAKRAVARTI**, (ii) **AVIJIT CHAKRABORTY**, (iii) **SANJAY SENGUPTA**, **AND** (iv) **BHASWATI DASGUPTA**, the Owners herein described, are the absolute joint Owners in respect their respective shares or interest of said premises being Premises No. 12/7, Selimpur Road, (presently numbered and known as Premises No. 12/7A, Selimpur Road), Dhakuria, Kolkata, West Bengal, Pin Code No. 700031.

**AND WHEREAS** no persons other than (i) Ratnabali Chakravarti, (ii) Avijit Chakraborty, (iii) Sanjay Sengupta and (iv) Bhaswati Dasgupta, the Owners herein mentioned hereinabove have the absolute right, title and interest in respect of the said premises and become the absolute joint Owners exclusively and in exclusion of others in respect of their respective proportionate share and interest of premises being No. 12/7, (presently numbered known and distinguished as premises No. 12/7A) Selimpur Road, P.S. Lake, Kolkata - 700031 **AND** the said premises.

morefully and particularly described in the **FIRST SCHEDULE** hereunder written, is free from all encumbrances whatsoever and have a good marketable title thereto.

**AND WHEREAS** the Owners herein admit and declare that the said premises or any part thereof at present are not affected/ or attached/ or liable for any proceedings by any Court of Law/ mortgage / or by any Statutory Authorities/ or any Financial Institution/ Bank under Income Tax Act, SARFEASI ACT, or any other Act/ or Acts prevailing in India.

**AND WHEREAS** for the purpose of development of said premises being No. 12/7A, Selimpur Road, P.S. Lake, Kolkata- 700031 but due to various constraints accompanied by lack of fund and due to the efforts to carry on such development Project out of their own resources as the Owners were in search of a competent developer having vast experience in development and construction of G+III storied building / apartments.

**AND WHEREAS** after knowing the intention of the aforesaid Owners, the Second Party mentioned hereinabove / Developer herein approached the Owners mentioned hereinabove with the proposal to construct a G+III storied building as per the sanction building plan approved by the Kolkata Municipal Corporation (K.M.C) and after protracted negotiation between the parties, the Owners finally accepted the proposal of the Developer.

**AND WHEREAS** the Developer herein knowing such intention of the Owners herein approached them with the proposal for understanding the construction of the G+III storied new building at its own costs and expenses, according to the said sanctioned plan issued by the Kolkata Municipal Corporation (K.M.C) and after protracted negotiation between parties hereto, the Owners herein have finally accepted the proposal and the parties hereto have agreed thereto to enter into an agreement and a result thereof affix their signature into this Agreement as per terms and conditions stated hereunder.

**AND WHEREAS** in this Agreement unless it is contrary or repugnant to the subject or context, the following words or terms shall have the following meaning:-

- I) **OWNERS:** shall mean
  - i. MRS. RATNABALI CHAKRAVARTI,
  - ii. MR. AVIJIT CHAKRABORTY,
  - iii. MR. SANJAY SENGUPTA, And
  - iv. MRS. BHASWATI DASGUPTA and their respective heirs, successors and legal representatives and assigns.
  
- II) **DEVELOPER:** shall mean "AAMAR BARI", being represented by its partners namely
  - i. MR. SUBRATA BOSE and

- ii. MR. JAGONNATH HALDER and their respective heirs, executors, administrators, successors-in-office, successors-in-interest, legal representatives and assigns.
- III) **SAID PREMISES:** shall mean ALL THAT the piece and parcel of bastu land measuring about 2 (Two) Cottahs 11 (Eleven) Chittaks and 12 Square feet more or less together with one 2 (Two) storied building standing thereon lying and situated at Premises No. 12/7, Selimpur Road (presently numbered and known as premises no. 12/7A, Selimpur Road), Dhakuria, P.S. - Lake, P.O. - Dhakuria, Kolkata - 700031 within the limits of the Kolkata Municipal Corporation, Ward No. 092, having Assesse No. 21-092-24-0039-8 within the District South 24 Parganas, as morefully described in the **FIRST SCHEDULE** hereto.
- IV) **NEW BUILDING:** shall mean four G+III Storied building comprises of Ground, First, Second and Third floor of the building with the necessary additional structures like pump etc. and shall include other spaces intended for enjoyment for the occupancy of such building / buildings for both residential and commercial purposes.
- V) **TITLE DEED:** shall mean all the documents referred to hereinabove in the recital.
- VI) **ENCUMBRANCES:** shall mean charges, liens, lispendens, claims, liabilities, trust, demands, acquisitions and requisitions and having a clear Marketable title.
- VII) **OWNERS ALLOCATION:** shall mean in exchange of land the Developer herein will provide one 2BHK Flat on first floor (north east side) comprising of 540 sq. ft. (five hundred forty sq. ft.) built up area as per the sanction plan to **Mrs. Ratnahali Chakravarti** along with 1(One) open Car Parking Space on the ground floor and furthermore the Developer herein has also agreed to provide an amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs only) AND another one 1 BHK flat situated on the second floor (north east side) comprising of 540 sq. ft. (five hundred and forty sq. ft.) built up area as per the sanction plan to **Mr. Avijit Chakraborty** along with 1 (One) open car parking space along with an amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs only) along with the provision of lift facility in the proposed G+III storied building to be sanctioned by the Kolkata Municipal Corporation together with common areas and facilities and undivided indivisible proportionate share of land under the said building and ultimate common roof right, lift facility at the said premises AND also the Developer herein will provide a sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs only) divided equally to both **Mr. Sanjay Sengupta and Mrs. Bhaswati**



**Dasgupta**, Owner No. 3 & 4 respectively mentioned herein above. Furthermore, it is also agreed that the car parking spaces provided to Mrs. Ratnabali Chakravarti and Mr. Avijit Chakraborty will be provided on back to back/ or side by side basis within the proposed apartment on the ground floor.

It is hereby agreed that the Owners shall make payment of all outstanding Corporation tax and any other taxes (if due) including G.R. to the tune of 50% of all outstanding amount as mentioned hereinabove. The Developer shall be at a liberty to deduct the amount payable as outstanding tax by the owners from the final Amount payable by the Developer if the same is not paid by the owners. Furthermore it is also agreed that the balance 50% of the outstanding taxes dues will be paid by the Developer.

The Developer herein shall pay a total amount of Rs. 65, 00,000/- (Rupees Sixty Five Lakhs) only by mode of deferred payment from time to time to the Owners herein in the following manner:-

Schedule of Payment in Rupees	
Schedule of Payment	Amount To Be Paid (Rs.)
At the time of the execution of the development agreement & Power Of Attorney to Owner No. 1 & 2 - Rs. 25,000/- each	50000
At the time of the execution of the development agreement & Power of Attorney to Owner No. 3 & 4 - Rs. 25,000/- each	50000
After execution of the development agreement and the Power Of Attorney (P.O.A) to Owner No. 1 & 2 - Rs. 4,75,000/- each	950000
After execution of the development agreement and the Power Of Attorney (P.O.A) to Owner No. 3 & 4 - Rs. 2,25,000/- each	450000
After obtaining the approved sanction plan from K.M.C to the Owner No. 3 & 4 - Rs. 14,00,000/- each	2800000
75% of the due payment of Rs. 10,00,000/- each to be paid to the Owner No. 1 & 2 after 1 year from the date of receipt of the sanction plan - Rs. 7,50,000/- each	1500000
At the time of possession of the allocated flats to the Owner No. 1 & 2 - Rs. 2,50,000/- (final payment) each	500000
At the time of making the final payment to be paid to Owner No. 1 & 2, the Owner No. 3 & 4 will be paid simultaneously - Rs. 1,00,000/- each	200000
<b>Total</b>	<b>6500000</b>

**DEVELOPER' ALLOCATIONS:** shall mean save and except the Owners' Allocation, the rest/ or remaining total area of the Sanctioned F.A.R. of proposed G+III storied new building together with proportionate share of land and common areas and facilities at the said premises will be the Developer' Allocation with the right to sale their allocation to different intending Purchasers without any interference of the Owners.

**TRANSFeree:** shall mean a person, persons, firm, limited company, association to whom the space in the said proposed building at the said premises can be transferred by virtue of these presents.

**FLOOR AREA RATIO (F.A.R.):** shall mean ratio of the total floors and land area/ space available for construction purpose at the proposed building / apartment.

**PRINCIPAL'S ACCOUNT:** shall mean and as referred to in "DEVELOPMENT POWER OF ATTORNEY" shall mean the Developer Account who will bear the total expenses for construction of proposed building / apartment thereon in after demolishing the existing building situated on the scheduled mentioned premises at their own liability and responsibility.

**COMMON PARTS, USERS AND FACILITIES:** shall mean and include corridors, passage-way, staircase-cum-landing, roof, pathways, pump and all other spaces and facilities including equipments and accessories whatsoever available or necessary for the establishment provision for maintenance and/ or management and/ or common facilities for use and enjoyment or any of them thereon as the case may be.

**ROOF:** shall mean and include top of the entire building / apartment to be constructed excluding the space or any other spaces at top of the building required for the common use.

**COMMON EXPENSES:** shall mean and include all expenses to be incurred by the Flat/ Portion/ Space Owners for the management and maintenance of the new building and the premises.

**PROPORTIONATE SHARE:** mean the share which is agreed to be fixed Owners and Developer's shares respectively in the Land.

#### **COMMENCEMENT AND TENURE**

The Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement. That the Developer shall complete the

construction in all aspects of the new apartment by their own investment within 24 (Twenty Four) months from the date of obtaining the Sanctioned Plan from the Kolkata Municipal Corporation (K.M.C), unless restrained for unprecedented unnatural conditions / reasons or Force-Majeure conditions. However, the period will be extended further 6 (Six) months or shall be extended as mutually agreed upon by both the parties.

**OWNERS RIGHTS AND REPRESENTATIONS:** The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises and shall retain symbolic possession until the said premises is fully developed. Save and except as herein before mentioned the said premises is free from all encumbrances and the Owners have got a good marketable title in respect of title over the scheduled mentioned premises.

The Owners herein admit and declare that the said premises or any part thereof at present are not affected/ or attached/ or liable for any proceedings by any Court of Law/ or by any Statutory Authority/ or any Financial Institution / Banks under SARFEASI ACT, Income Tax Act, or any other Act/ or Acts prevailing in India. The Owners shall hand over all Original documents relating to the said premises at the time of execution of this development agreement.

#### **DEVELOPER'S RIGHT**

The Owners hereby grant subject to what has been under provided exclusive right with possession to develop and construct buildings at the said premises. All applications plans and other papers and documents as may be required by the Developer; the Owners shall sign and execute all such plans and applications, other papers and documents as and when necessary. It is also expressly agreed by the Owners shall allow the Developer to sell all the flats falling under the purview of the Developer's allocation. In case the Developer sustains any loss due to the acts, malice, or anything done intentionally to deprive or restrain the Developer from selling the flats allocated under the Developer's allocation then the Owners agree to indemnify the Developer for any such loss sustained by them.

Nothing in this presence shall be construed as a demise assignment or conveyance in law by the Owners of the said premises or any part thereof to the Developer but creating right and interest in respect thereof in favour of the Developer for the purpose of development of the said premises in terms hereof and to occupy or sell the Developer's Allocation for both residential and commercial purpose after handing over the Owners Allocation completely at first instance.

The Developer shall be allowed at its own costs as well as responsibility to appoint its own architect, labourers and contractors for the purpose of construction and also may appoint his own lawyers for the purpose of documentation and Owners shall not object to such appointment provided no financial pressure/ or burden comes upon the Owners.

The Developer shall pay all Corporation rates and taxes, liabilities, impositions of any Statutory Authority/ or Authorities in respect of the said premises from the date of execution of this Agreement till handing over the vacant and peaceful possession of the Owners' Allocation to the Owners.

The Owners hereby agree that the Developers shall be entitled to every part of the proposed apartment save and except the area / portion demarcated under the Owner's allocation.

**AND WHEREAS** to avoid future complication, the parties hereby agree to execute this registered Agreement this day by incorporating the said terms and conditions as **FOLLOWS:-**

**TERMS & CONDITIONS:**

The Owners herein shall give the clear vacant peaceful possession of the said premises free from all encumbrances to the Developer herein on the date of execution of this registered Agreement and the Developer received today the vacant possession of the said premises.

The Developer herein on receiving vacant possession of the said premises described in the **FIRST SCHEDULE** below will start the demolish, physical measurement, boundary walls and the construction after obtaining the Sanctioned Plan to be sanctioned by the Kolkata Municipal Corporation.

The Developer will demolish the existing structures at said premises at their costs and sale proceeds of such demolished materials will be done by the Developer and the entire amount of sale proceeds will be credited on the Developer's account.

Furthermore the Owners shall allow the Developer to stock all building material within the said premises after demolishing the existing building and dispose of the same and realize the sale proceed thereto. The Developer shall take all steps for the protection of the same including Building/ renovating of existing Boundary walls on or about the said premises described in the **FIRST SCHEDULE** and to appoint a caretaker and their own men and to keep them posted at site and providing them temporary facilities within the said premises for security purposes.



That the Owners shall have no claim on the sale proceeds of the said constructed areas other than the Owners' Allocation described in the **SECOND SCHEDULE** hereunder written which shall rightfully belong to the Developer in consideration of their investment and endeavor in erecting the aforesaid building on the land described in the **FIRST SCHEDULE**.

That during the construction period the Developer/Developers will provide **Mrs. Ratnabali Chakravarti** and **Mr. Avijit Chakraborty**, the Owners No. 1 & 2 herein, shifting charges around Selimpur locality amounting to Rs. 15000/- respectively per month and the rent will be given in advance of every 6 months by the Developer till the date of handing over the Owners' Allocation from the date of getting the complete vacant & peaceful possession of the said premises.

The Owners shall have to clear all due taxes/ bills to the Kolkata Municipal Corporation as well as to Calcutta Electric Supply Corporation (CESC) including dues on electric bill, if any and shall have to handover all the paid current bills/ tax receipt etc. to the Developer herein on or before executing this Agreement and shall have to pay Property Tax for their Allocation from the date of taking possession and/ or ready to take possession of the same until and unless the separate tax assessment shall be completed. That it is agreed hereby that the Owners shall pay all pending dues pertaining to property tax to the K.M.C along with any other dues which are payable to any Statutory / Govt. bodies. In case the Developer makes the payment on behalf of the Owners of any due to the K.M.C or any other Statutory / Govt. body, the amount so paid shall be adjusted 50% of the total amount paid by the Developer with the consideration amount of Owners' Allocation payable by the Developer to the Owners thereto. The Owners shall also have to pay proportionate maintenance costs and expenses for the common rights and amenities of the said proposed new building to be constructed along with the other co-owners of the said building from the date of taking possession of their Allocation as per the Owner's Allocation.

It is also further agreed that the original property documents and chain deeds etc. will be in the custody of the Developer until all the prospective flats are sold to all buyers. All such documents shall be provided to the Developer at the time and date of registration of the development agreement and the Power of Attorney. On no account shall the Owners withhold such property documents and other chain deeds beyond a period of two days from the date of registration of the development agreement / POA. The Developer shall issue a receipt thereto to the Owners for receiving all such documents.

It is also agreed by the Developer and the Owners that the development agreement and the Power of Attorney shall be registered on the same day.

That the Developer shall pay all K.M.C. Taxes, Mutation and Amalgamation expenses, other tax, duties and imposition of Statutory Authority/ or Authorities (including KIT and KMDA) in respect of the said premises described in the **FIRST SCHEDULE** and the Developer herein shall also liable to pay the charges of electricity according to the meter reading shall be consumed by it and/or imposed by the CESC, during the time of the construction of the proposed new building.

That the Owners herein namely (i) **Mrs. Ratnabali Chakravarti** (ii) **Mr. Avijit Chakraborty** (iii) **Mr. Sanjay Sengupta** & (iv) **Mrs. Bhaswati Dasgupta** shall allow the Developer to erect said new (G+III storied building construction at the said premises as per Sanctioned Plan to be approved by the Kolkata Municipal Corporation.

At any time hereafter, the Owners shall allow the Developer to enter upon the Premises and do all the works relating to the construction of the proposed new building as per sanctioned building plan immediately upon the Developer obtaining the possession of the said Premises.

That the Developer herein at their own costs and initiative will make the said Plan to be sanctioned/ or for any alteration/ modification, if necessary, in the name of the Owners from the Kolkata Municipal Corporation and the Owners herein shall assist/ cooperate in all respects for obtaining the sanctioned, modification/ alteration of Plan by the Kolkata Municipal Corporation for commencing the construction of said new building wherein the Owners will not make any hindrance or obstruction.

The Developer shall be entitled to hold and remain in possession of the Premises and/ or parts thereof in part performance of this Agreement during the subsistence of this Agreement.

The Developer to sell, convey and transfer and/ or complete the sale and transfer of the Developer's Allocation thereof to any new Purchaser or Purchasers and to execute any Agreement, Supplementary Agreements, Sale Agreements, Sale Deeds, documents or transfer and to do all acts deeds and things with regard to completing the registration before the Competent Authority and to receive consideration or any amounts in respect of Developer's Allocation which are or may be due payable or receivable or recoverable from any person or persons or authority/ entity by Cheques, Cash, or Bank Drafts etc. drawn in name of Developer and for the said sell transfer of Developer's Allocation and collection of said consideration amount; without any objection or claim from the Owners.

That the Owners shall have no right of objection on to the price to be claimed by the Developer from their Intending Purchaser or Purchasers in respect of the said constructed area other than the Owners allocation and the amount specified hereinabove to be paid to the Owners by the Developer as mentioned in the **SECOND SCHEDULE**.

That the Owners shall execute at the option of the Second's Party / Developer, the necessary documents in favour of the Developer or their nominee or nominees including the Intending Purchaser or Purchasers of the said constructed areas, includes the spaces / flats with proportionate undivided share attributable to the land underneath the building or do such other things as would be deemed necessary for morefully assuring the right, title and Ownership of the Developer or their nominee or nominees including the Intending Purchaser / Purchasers with respect of the Flats and with the proportionate undivided share in the land as stated above.

All out of pocket expenses of and incidental to this Agreement and transaction in pursuance thereof including title Deeds/ Deeds of Conveyance/ any Documents and other assurances in respect thereof in connection with the proposed building including Stamp Duty and Registration Charges shall be borne and paid by the Developer and/ or their nominees alone.

#### **PROCEDURE**

That the Owners shall grant and execute a registered POWER OF ATTORNEY on the same date of the execution of this Development Agreement in favour of the Developer, empowering and/ or authorizing the Developer to negotiate / act and do all things necessary for and on behalf of the Owners for more fully and effectually in respect as they could do the same themselves with regard to obtaining the Sanctioned Plan and all other necessary permission or sanction from the Kolkata Municipal Corporation/ or K.I.T./ or K.M.D.A. in connection with the construction of the building and / or otherwise to accept or full consideration concerning transfer/ sale of flats with proportionate land share in the new building to the intending purchaser from the Developer's allocation thereof and also for pursuing and following up the matter to Kolkata Municipal Corporation and other Statutory Authority/or Authorities as required from time to time for development of the said premises and all costs and expenses in that respect shall be borne solely by the Developer.

#### **COMMON RESTRICTION**

Neither of the party shall unilaterally cancel this Agreement nor revoke the Power of Attorney without proper protection and payment of cost of damage and investment made in process by the Developer or Owners. The Owners

hereby agree that the Developer will be expending a huge amount of money for the development, construction and obtaining all requisite approvals from all the competent authorities and agree to indemnify the Developer for any loss or expenses sustained by them in case of non-performance of any act or duties on the Owner's part.

#### **OWNERS' OBLIGATION**

The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance to construction of the said new building at the said premises by the Developer.

The Owners hereby agree and covenant with the Developer not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/ or disposing of any of the Developer's Allocation in the said new building at the said premises.

The Owners hereby agree and covenant with the Developer that they shall not alter the execution of these present let-out, grant lease, mortgage and/ or charge of the said premises or any portion thereof without the consent in writing of the Developer till completion of the new building and possession of the Owners' Allocation.

The Owners hereby agree and covenant with the Developer that the said premises and property is free from all sorts of encumbrances till date and there stands a good and marketable title of the said premises and property and in case a good and marketable title is not made out then the Developer shall be at liberty to rescind this Agreement and the Owners shall pay in that event and on demand by the Developer to refund of the total amount received till then with interest rate prevailing as per Nationalized Bank Rate. The Owners shall pay all costs of obtaining electrical connection from CESC for each flat of their allocation.

#### **DEVELOPER'S OBLIGATION**

The Developer hereby agrees and covenant with the Owners to complete the construction of the said new building at the said premises within 24 (Twenty Four) months from the date of obtaining the Sanctioned Plan from the K.M.C. and the DEVELOPER further agreed to apply for the sanctioned plan from K.M.C. within one month from the date of handover of the vacant possession to the Developer by the Owners, unless restrained for unprecedented, unnatural conditions / reasons or Force-Majeure. In such a case, the period will be extended further 6 (six) months.



That the Developer shall handover/or delivering the possession of the Owners' Allocation to the Owners in first preference basis before handing over possession / or Transfer / or otherwise deal with / or dispose of Developer's Allocation to Third Party / or Parties.

The Developer hereby agrees and covenant with the Owners not to do any act, deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/ or disposing of the Owners Allocation in the said new building at the said premises provided however the Owners shall not engage any workmen in the Owners Allocation for any kind of extra work till the Owners obtain possession of therein allocation from the Developer. The Developer undertakes to strictly abide by the approved sanction plan and construct the proposed apartment as per the approved sanction plan.

#### **OWNERS' INDEMNITY**

The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy their allocated spaces and shall enjoy their allocated space without any interference or disturbances by the Owners or any person acting on their behalf, provided the Developer perform and fulfill all the terms and conditions hereby contained and or part of the Developer to be observed and performed.

#### **DEVELOPERS INDEMNITY**

The Developer hereby undertake to keep the Owners indemnified against all third party claims arising out of any sort of act or commission or omission of the Developer in relation to the construction of the said new building and also in relation to the transfer and or occupation of flats/ units and other constructed area concerning Developers' Allocation in the said new building after the completion of such building.

The Developer hereby undertake to keep the Owners indemnified against all claims, suits, costs, proceedings, actions 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 new building and or for any defect therein.

The Owners shall not be liable for any civil or criminal proceedings for any act of commission or omission by the Developer in connection with the construction of the said premises in perpetuity.

The Developer hereby undertakes that the Owners shall be entitled to enjoy his allocated portion without any interference or disturbance by the Developer or their nominees or transferees.

## MISCELLANEOUS

This Agreement will not be treated as a Partnership between the Owners and Developer or an Agreement for Sale of the said premises by the Owners to the Developer. The Owners are providing only the right to develop the said premises as aforesaid and the Owners' Allocation is in lieu of this land.

It is understood that from time to time to facilitate the construction of the proposed building required to be done by the Developer and for which the Developer may require the authority of the Owners and various applications and other documents as may be required to be signed by the Owners in relation to which specific provisions may not have been mentioned herein the Owners hereby undertake to do all such acts, deeds, matters and things and the Owners further undertakes that they shall execute any such additional Power of Attorney, if required and/ authorization as may be required, by the Developer for the purpose and the Owners also undertake to sign and execute all such additional documents and application as the case may be provided that all such acts, deeds, matters and things do not in any way infringe the right of the Owners and/ or go against the spirit of these presents.

Nothing in these presents shall be construed as demise or assignment conveyance in law of the said premises or any part thereof to the Developer by the Owners or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive license in favour of the Developer to develop the same in terms of these presents. As and from the date of completion of the said new building, the Developer and his transferees/ co-owners of the building shall each be liable to pay and bear the proportionate charges on account of maintenance charges, taxes etc. payable in respect of their respective spaces.

The Developer and the Owners jointly shall frame the scheme for the management, maintenance and administration of the said new building and/ or common parts thereof at said premises. The Owners hereby agrees to abide by all the rules and regulations to be framed by the Society/ Association/ Holding Organization and/ or any other Organization to be continued by the flat owners of the said building at the said premises within one year from the date of completion of the said building, the management committee who will be in-charge of the management of the affairs of the newly constructed building and/or common parts hereof and hereby agree to provide their consent to abide such rules and regulations.

## **NOTICE**

Any notice required to be given either by the Developer or the Owners shall have been served/ or delivered to their respective address either by hand/ or by Registered/or Speed Post and the same shall be duly acknowledged.

## **FORCE MAJURE**

The parties hereto shall not be considered to be liable for any obligation herein under to the extent that the performance of the relative obligation during the duration of the "FORCE MAJURE/UNFORESEEN SITUATION".

FORCE MAJURE shall mean and construe earthquake, flood, epidemic, riots and other unpredictable unnatural conditions.

## **ARBITRATION**

All disputes and differences between the parties arising out of the meaning, construction or import of this Agreement its respective rights and liabilities as per this

Agreement shall be adjudicated by reference to the Arbitration of two independent

Arbitrators, one to be appointed by each party who shall jointly appoint a presiding

Arbitrator at the commencement of, the reference and the Award of the Arbitrators shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration Act, 1996 and its subsequent amendments thereof. The place of Arbitration shall be in Kolkata.

## **JURISDICTION:**

The Hon'ble High Court at Calcutta and its subordinate Courts of South 24-Parganas shall have the jurisdiction to entertain and determine between the parties hereto.

## **THE FIRST SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** the piece and parcel of Bastu land measuring about 2 (Two) Cottahs 11 (Eleven) Chittaks 12 (Twelve) Sq. ft. more or less together with 2 (Two) storied building standing thereon lying and situate at Premises No. 12/7, Selimpur Road, (presently numbered and known as Premises No. 12/7A

Selimpur Road), Dhakuria, Kolkata, West Bengal, Pin Code No. 700031, within the limits of the Kolkata Municipal Corporation, Ward No. 092, having Assessee No. 21-092-24-0039-8, District South 24 Parganas, together with all easement and other rights thereto which is butted and bounded that is to say:-

ON THE NORTH: By K.M.C. 20' feet wide Road;

ON THE SOUTH: By Premises No. 12/7B, Selimpur Road;

ON THE EAST: By K.M.C. 18' feet wide Road;

ON THE WEST: By Premises No. 12/1, Selimpur Road;

OR HOWSOEVER OTHERWISE the same may be butted and bounded known, numbered, called, described and or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO:  
(TECHNICAL SPECIFICATIONS OF THE BUILDING)**

**FOUNDATION BEDDING:** R.C.C. (1:2:3) on 3" thick B.F.S.

**BRICK WALL:** All exterior brick wall shall be 8" / 10" thick with bricks of standard quality. All partitions shall be 3" thick with bricks of standard quality.

**FLOOR BEDDING:**

P.C.C (1:3:6) floor bedding 4" thick (average) over 3" thick soling in the ground floor.

**Floor finish, Skirting, Dado etc:** Vitrified tiles (600 mm x 600 mm) to all floor 4" height skirting to all rooms will be 6" feet high wall tiles in the Bath and privy and 2 ½' feet height wall tiles above cooking platform, kitchen floor with non-skid floor tiles and floor of toilet, W .C. shall also be finished with non-skid floor tiles.

**Plaster:** Outside the building will be done with sand cement plaster (1:6) ¾ " thick (average) whereas the inside and the ceiling plaster will be ½ " thick (average) in (1:5).



## **DOOR AND WINDOWS:**

### **Main Entrance Door:**

- a) Flush Door with both side decorative teak ply finish / sunmika,
- b) Wooden doorframe,
- c) Aluminium tower bolt from inside,
- d) lock with handle,
- e) Electrical doorbell point,
- f) Door stopper with buffer.

### **Other Doors:**

- a) Commercial flush door,
- b) Wooden doorframe,
- c) P.V.C. Door with P.V.C frame for Toilet and WC,
- d) Aluminium tower bolt from inside,
- e) Doors stopper, buffer.

## **WINDOWS:**

- a) Aluminium siding with guard bar as per the design of the Architect.
- b) All windows shall have translucent glass (3 mm).

## **WHITEWASH AND COLOUR WASH:**

The building shall be painted externally with snowcem / colourcem. The inside of the flats shall be white 'putty' finish on the plaster surface.

## **TOILET AND KITCHEN -**

### **1. Bath and Toilet -**

In each toilet - White commode (ISI) and one white cistern. In the main toilet - Geyser point, one shower, concealed plumbing line with the P.V.C. (Supreme make) & outside building pipes are made of P.V.C. (Supreme make), one white washbasin (ISI), two taps.

(a). W.C. - white commode and white cistern. one tap.

(b). Kitchen - One kitchen sink (steel), one tap above cistern for outgoing water, granite stone slab.

### **STAIR CASE -**

1. One stair case will be provided with steel window for light and ventilation as per the design of the Architect.
2. Wooden Box space for installation of all C.E.S.C electric meters and water pump under the ground floor stairs.

### **ROOF -**

1. Roof treatment as per the Architect's choice.
2. 3'-4' height parapet wall will be provided all around the roof.

### **ELECTRICAL INSTALLATIONS -**

All electrical line will be Finolex / Hovels copper wires (ISI) and all switches will be of Anchor.

#### **a) Each Bedroom -**

Bracket light point, one fan point, one plug point, one tube-light, fuse points, one AC point in one bed-room.

#### **b) Living / Dining Room -**

Two Light points, one fan point, one plug point, one power point - 15 Amp and one cable point.

#### **c) KITCHEN -** One light point, one exhaust fan point - 5 Amp, one power point - 15 Amp.

#### **d) W.C. -** One Light point - 5 Amp, one exhaust fan point.

#### **e) EACH BALCONY -** One light point.

#### **f) Toilet -** One light point, one geyser point, one exhaust point, all wirings will be as per the existing C.E.S.C regulations.

**WATER SUPPLY -** One R.C.C / P.V.C. Overhead reservoir will be provided on top of the last roof as per design. The suitable electrical water pump with motor (ISI) will be installed at a suitable area under the stair case as per the advice and instructions of the Architect for the flow of K.M.C. water from the underground reservoir to the overhead water reservoir/ Tank (ISI).

### **COMPOUND -**

M.S. Grill gate as per the approved design of the Architect and will be painted on both sides.

IN WITNESS WHEREOF THE FIRST PARTY/ OWNERS AND THE SECOND PARTY/ DEVELOPER hereinabove mentioned have executed and delivered this Conveyance and also set and subscribed their respective hands and seal on the day, month and year first above written.

WITNESSES:

1. *Rohit Dhor*  
*Gay Nagar*  
*401-75*
2. *Abraish Banerjee*  
*29/21 K.M. Road.*  
*KOLKATA 70004.*

1. *Ratnabati Chakravarti.*
2. *A. Chatterjee.*
3. *Bhaswati Dasgupta*
4. *Sanjay Sengupta*

---

SIGNATURE OF THE OWNERS/FIRST PARTY

1. **AAMAR BARI**  
*Jayarambati Halder* *Subrata Banerjee*
2. Partner Partner

---

SIGNATURE OF THE DEVELOPER/ SECOND PARTY

Drafted by me:

*Arayan*  
*Adv*  
*F-1577/03*

## MEMO OF CONSIDERATION

RECEIVED of and from the within named DEVELOPER, M/S Aamar Bari (joint partners Mr. Subrata Bose and Mr. Jagannath Halder) the within mentioned sum of Rs.1,00,000/- (Rupees One Lakh) only, Rs.25,000/- (Rupees Twenty Five Thousand) each to (i) Mrs. Ratnabali Chakravarti (ii) Mr. Avijit Chakraborty (iii) Mr. Sanjay Sengupta and (iv) Mrs. Bhaswati Dasgupta.

Bank	P.O. No./ DD No.	Favouring	Date	Amount (in Rs.)
HDFC	002944	Ratnabali Chakravarti	19.12.22	25,000/-
"	002942	Avijit Chakraborty	19.12.22	25,000/-
"	002941	Bhaswati Dasgupta	19.12.22	25,000/-
"	002940	Sanjay Sengupta	19.12.22	25,000/-












1. Mrs. Ratnabali Chakravarti
2. Mr. Avijit Chakraborty
3. Mr. Sanjay Sengupta
4. Mrs. Bhaswati Dasgupta

Ratnabali Chakravarti  
Avijit Chakraborty  
Sanjay Sengupta  
Bhaswati Dasgupta

WITNESSES:-












1. Rahul Dhar
2. Subrata Anshu



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					




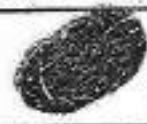







Name .....

Signature *Ratnabali Chakrabarti*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name .....

Signature *A. Anand*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature *Bhavani Dasgupta*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature *Sanjay Sen Gupta*



Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Sabrata Bose*



Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Jagannath Halder*

PHOTO	left hand					
	right hand					

Name .....

Signature .....

PHOTO	left hand					
	right hand					

Name .....

Signature .....

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



192022230225244078

GRN Details

GRN: 192022230225244078 Payment Mode: SBI Epay  
GRN Date: 21/12/2022 22:56:49 Bank/Gateway: SBIPay Payment Gateway  
BRN : 8281024325613 BRN Date: 21/12/2022 22:57:03  
Gateway Ref ID: IGAOVRISU6 Method: State Bank of India NB  
GRIPS Payment ID: 211220222022524406 Payment Init. Date: 21/12/2022 22:56:49  
Payment Status: Successful Payment Ref. No: 2003504800/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Tanmoy Dhar  
Address: Ajoynagar  
Mobile: 8981314794  
Period From (dd/mm/yyyy): 21/12/2022  
Period To (dd/mm/yyyy): 21/12/2022  
Payment Ref ID: 2003504800/2/2022  
Dept Ref ID/DRN: 2003504800/2/2022

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2003504800/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	2003504800/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>10041</b>

IN WORDS: TEN THOUSAND FORTY ONE ONLY.



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

Query No./Year	2003504800/2022	Office where deed will be registered
Query Date	12/12/2022 5:58:40 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status : Deed Writer	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth Value	Market Value	
Rs. 2/-	Rs. 73,28,251/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Explicit Date of Presentation of deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Selimpur Road, Premises No: 12/7A, Ward No: 092, Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use/Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 11 Chatak 12 Sq Ft	1/-	73,01,251/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				<b>4.4619Dec</b>	<b>1/-</b>	<b>73,01,251/-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1/-</b>	<b>27,000/-</b>	



Query No: 2003504800 of 2022, Printed On : Dec 23 2022 10:55AM, Generated from wregistration.gov.in



**Word Details :**

	Name & address	Status	Execution Admission Details :
	Mrs RATNABALI CHAKRAVARTI Wife of Late Kamal Kumar Chakravarti, 12/7 Selimpur Road Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. anxxxxxx7f, Aadhaar No.: 28xxxxxxx7389, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Avijit Chakraborty Son of Late Prodyut Kumar Chakraborty, 12/7 Selimpur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. aexxxxxx6l, Aadhaar No.: 81xxxxxxx5891, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr Sanjay Sengupta Son of Late Tushar Kanti Sengupta, 12/7 Selimpur Road Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. awxxxxxx7k, Aadhaar No.: 28xxxxxxx1402, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr Bhaswati Dasgupta Wife of Mr Debasish Dasgupta, 29/21 Kendua Main Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ajxxxxxx8k, Aadhaar No.: 34xxxxxxx9551, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	MS Aamar Bari .64 B Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 PAN No. abxxxxxx4b, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Shri Subrata Bose Son of Late Subhas Chandra Bose, 64B Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ahxxxxxx7d, Aadhaar No.: 88xxxxxxx3734	MS Aamar Bari (as PARTNER)
2	Shri Jagonnath Halder Son of Shri Shiboram Halder, 15R Telipara Lane, City:- , P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. abxxxxxx9h, Aadhaar No.: 83xxxxxxx5923	MS Aamar Bari (as PARTNER)





**Owner Details :**

Name & address
Rahul Dhar son of Late R Dhar Ajoy Nagar, City:-, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mrs RATNABALI CHAKRAVARTI, Mr Avijit Chakraborty, Mr Sanjay Sengupta, Mr Bhaswati Dasgupta, Shri Subrata Bose, Shri Jagonnath Haider

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs RATNABALI CHAKRAVARTI	MS Aamar Bari-1.11547 Dec
2	Mr Avijit Chakraborty	MS Aamar Bari-1.11547 Dec
3	Mr Sanjay Sengupta	MS Aamar Bari-1.11547 Dec
4	Mr Bhaswati Dasgupta	MS Aamar Bari-1.11547 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs RATNABALI CHAKRAVARTI	MS Aamar Bari-25 Sq Ft
2	Mr Avijit Chakraborty	MS Aamar Bari-25 Sq Ft
3	Mr Sanjay Sengupta	MS Aamar Bari-25 Sq Ft
4	Mr Bhaswati Dasgupta	MS Aamar Bari-25 Sq Ft

**Owner and Land or Building Details as received from KMC**

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 210922400398 Premises No. : 12/7A Ward No. : 092 Street Name : SELIMPORE ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SM SATI CHAKRABORTY Owner Address : 12/7 SALIMPUR ROADCALCUTTA 31 Pin No. :	Character of Premises: Total Area of Land:

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-01-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 11-01-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required



Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

11.

This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2003604800 of 2022, Printed On : Dec 23 2022 10:55AM, Generated from wregistration.gov.in



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



211220222022524406

GRIPS Payment Detail

GRIPS Payment ID: 211220222022524406      Payment Init. Date: 21/12/2022 22:56:49  
Total Amount: 10041      No of GRN: 1  
Bank/Gateway: SBI EPay      Payment Mode: SBI Epay  
BRN: 8281024325613      BRN Date: 21/12/2022 22:57:03  
Payment Status: Successful      Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr Tanmoy Dhar  
Mobile: 8981314794

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230225244078	Directorate of Registration & Stamp Revenue	10041
Total			10041

IN WORDS: TEN THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



### Major Information of the Deed

Deed No.	I-1604-15220/2022	Date of Registration	23/12/2022
Query No / Year	1604-2003504800/2022	Office where deed is registered	
Query Date	12/12/2022 5:58:40 PM	D.S.R. - IV SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status : Deed Writer		
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. 73,28,251/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Selimpur Road, Premises No: 12/7A, Ward No: 092 Pin Code : 700031



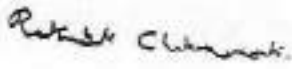


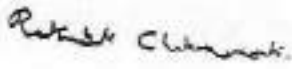


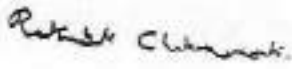











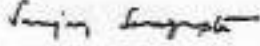


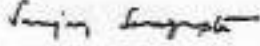


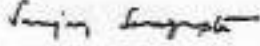
Sch No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	2 Katha 11 Chatak 12 Sq Ft	1/-	73,01,251/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				<b>4.4619Dec</b>	<b>1 /-</b>	<b>73,01,251 /-</b>	

#### 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/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>27,000 /-</b>	



**Lord Details :**

No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs RATNABALI CHAKRAVARTI</b>                      Wife of Late Kamal Kumar Chakravarti                      Executed by: Self, Date of Execution: 23/12/2022                      , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>23/12/2022</td> <td>LTI</td> <td>23/12/2022</td> <td>23/12/2022</td> </tr> </tbody> </table> <p>12/7 Selimpur Road Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: anxxxxxx7f, Aadhaar No: 28xxxxxxx7389, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs RATNABALI CHAKRAVARTI</b> Wife of Late Kamal Kumar Chakravarti Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office				23/12/2022	LTI	23/12/2022	23/12/2022
Name	Photo	Finger Print	Signature										
<b>Mrs RATNABALI CHAKRAVARTI</b> Wife of Late Kamal Kumar Chakravarti Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office													
23/12/2022	LTI	23/12/2022	23/12/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Avijit Chakraborty</b>                      Son of Late Prodyut Kumar Chakraborty                      Executed by: Self, Date of Execution: 23/12/2022                      , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>23/12/2022</td> <td>LTI</td> <td>23/12/2022</td> <td>23/12/2022</td> </tr> </tbody> </table> <p>12/7 Selimpur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: aexxxxxx6l, Aadhaar No: 81xxxxxxx5891, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Avijit Chakraborty</b> Son of Late Prodyut Kumar Chakraborty Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office				23/12/2022	LTI	23/12/2022	23/12/2022
Name	Photo	Finger Print	Signature										
<b>Mr Avijit Chakraborty</b> Son of Late Prodyut Kumar Chakraborty Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office													
23/12/2022	LTI	23/12/2022	23/12/2022										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Sanjay Sengupta</b>                      Son of Late Tushar Kanti Sengupta                      Executed by: Self, Date of Execution: 23/12/2022                      , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>23/12/2022</td> <td>LTI</td> <td>23/12/2022</td> <td>23/12/2022</td> </tr> </tbody> </table> <p>12/7 Selimpur Road Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: awxxxxxx7k, Aadhaar No: 28xxxxxxx1402, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Sanjay Sengupta</b> Son of Late Tushar Kanti Sengupta Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office				23/12/2022	LTI	23/12/2022	23/12/2022
Name	Photo	Finger Print	Signature										
<b>Mr Sanjay Sengupta</b> Son of Late Tushar Kanti Sengupta Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office													
23/12/2022	LTI	23/12/2022	23/12/2022										















Name	Photo	Finger Print	Signature
<b>Mr Bhaswati Dasgupta</b> Wife of Mr Debasish Dasgupta Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office			<i>Bhaswati Dasgupta</i>
	23/12/2022	LTI 23/12/2022	23/12/2022
29/21 Kendua Main Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ajxxxxxx8k, Aadhaar No: 34xxxxxxxx9551, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office			

#### Developer Details :




Sl No	Name Address, Photo, Finger print and Signature
1	<b>MS Aamar Bari</b> 64 B Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.:: abxxxxxx4b, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri Subrata Bose (Presentant)</b>            Son of Late Subhas Chandra Bose            Date of Execution - 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td><i>Shri Subrata Bose</i></td> </tr> <tr> <td></td> <td>Dec 23 2022 12:42PM</td> <td>LTI 23/12/2022</td> <td>23/12/2022</td> </tr> </tbody> </table> 64B Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ahxxxxxx7d, Aadhaar No: 88xxxxxxxx3734 Status : Representative, Representative of : MS Aamar Bari (as PARTNER)	Name	Photo	Finger Print	Signature	<b>Shri Subrata Bose (Presentant)</b> Son of Late Subhas Chandra Bose Date of Execution - 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office			<i>Shri Subrata Bose</i>		Dec 23 2022 12:42PM	LTI 23/12/2022	23/12/2022
Name	Photo	Finger Print	Signature										
<b>Shri Subrata Bose (Presentant)</b> Son of Late Subhas Chandra Bose Date of Execution - 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office			<i>Shri Subrata Bose</i>										
	Dec 23 2022 12:42PM	LTI 23/12/2022	23/12/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri Jagonnath Halder</b>            Son of Shri Shiboram Halder            Date of Execution - 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td><i>Shri Jagonnath Halder</i></td> </tr> <tr> <td></td> <td>Dec 23 2022 12:43PM</td> <td>LTI 23/12/2022</td> <td>23/12/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Shri Jagonnath Halder</b> Son of Shri Shiboram Halder Date of Execution - 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office			<i>Shri Jagonnath Halder</i>		Dec 23 2022 12:43PM	LTI 23/12/2022	23/12/2022
Name	Photo	Finger Print	Signature										
<b>Shri Jagonnath Halder</b> Son of Shri Shiboram Halder Date of Execution - 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office			<i>Shri Jagonnath Halder</i>										
	Dec 23 2022 12:43PM	LTI 23/12/2022	23/12/2022										

R Telipara Lane, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: abxxxxxx9h, Aadhaar No: 83xxxxxxxx6923 Status : Representative, Representative of : MS Aamar Bari (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rahul Dhar</b> Son of Late R Dhar Ajay Nagar, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075			
	23/12/2022	23/12/2022	23/12/2022
Identifier Of Mrs RATNABALI CHAKRAVARTI, Mr Avijit Chakraborty, Mr Sanjay Sengupta, Mr Bhaswati Dasgupta, Shri Subrata Bose, Shri Jagannath Halder			

**Transfer of property for L:**

Sl.No	From	To. with area (Name-Area)
1	Mrs RATNABALI CHAKRAVARTI	MS Aamar Bari-1.11547 Dec
2	Mr Avijit Chakraborty	MS Aamar Bari-1.11547 Dec
3	Mr Sanjay Sengupta	MS Aamar Bari-1.11547 Dec
4	Mr Bhaswati Dasgupta	MS Aamar Bari-1.11547 Dec

**Transfer of property for S:**

Sl.No	From	To. with area (Name-Area)
1	Mrs RATNABALI CHAKRAVARTI	MS Aamar Bari-25.00000000 Sq Ft
2	Mr Avijit Chakraborty	MS Aamar Bari-25.00000000 Sq Ft
3	Mr Sanjay Sengupta	MS Aamar Bari-25.00000000 Sq Ft
4	Mr Bhaswati Dasgupta	MS Aamar Bari-25.00000000 Sq Ft

**Endorsement For Deed Number : I - 160415220 / 2022**

23-12-2022

**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 11:15 hrs on 23-12-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Subrata Bose .

**Certificate of Market Value (WB PUV rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 73,28,251/-

**Admission of Execution (Under Section 53, W.B. Registration Rules, 1962)**

Execution is admitted on 23/12/2022 by 1. Mrs RATNABALI CHAKRAVARTI, Wife of Late Kamal Kumar Chakravarti, 12/7 Selimpur Road Dhakuria, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 2. Mr Avijit Chakraborty, Son of Late Prodyut Kumar Chakraborty, 12/7 Selimpur Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 3. Mr Sanjay Sengupta, Son of Late Tushar Kanti Sengupta, 12/7 Selimpur Road Dhakuria, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 4. Mr Bhaswati Dasgupta, Mr Debasish Dasgupta, 29/21 Kendua Main Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

Indetified by Mr Rahul Dhar, , , Son of Late R Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 23-12-2022 by Shri Subrata Bose, PARTNER, MS Aamar Bari, 64 B Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr Rahul Dhar, , , Son of Late R Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Execution is admitted on 23-12-2022 by Shri Jagonnath Halder, PARTNER, MS Aamar Bari, 64 B Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr Rahul Dhar, , , Son of Late R Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/12/2022 10:57PM with Govt. Ref. No: 192022230225244078 on 21-12-2022, Amount Rs: 21/-, Bank: SBI EPay ( SBIPay), Ref. No. 8281024325613 on 21-12-2022, Head of Account 0030-03-104-001-16

**ent of Stamp Duty**

ified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 50.00/-  
/online = Rs 10,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 26333, Amount: Rs.50.00/-, Date of Purchase: 29/11/2022, Vendor name:  
SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/12/2022 10:57PM with Govt. Ref. No: 192022230225244078 on 21-12-2022, Amount Rs: 10,020/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 8281024325613 on 21-12-2022, Head of Account 0030-02-103-003-02

*(Handwritten Signature)*

**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**