

not entered into any Agreement for Sale or Joint Venture Agreement with any Third Party in respect of the said property. The said premises is free from all encumbrances, charges, liens, lispendence, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.

The Landowner has every right to raise any objection or taking any step against the Developer at any point of time if there is any violation of clauses of this Agreement. The Developer will hand over a copy of sanction plan to the Landowner.

ARTICLE - IV
DEVELOPER'S RIGHT

The Landowner hereby grant right to the Developer to construct, erect and build the proposed Multistoried Building with Lift facility as per Sanctioned Building Plan.

ARTICLE - V
CONSTRUCTION

In consideration of the Landowner having agreed to permit the Developer to commercially exploit the said premises by constructing, erecting and building i.e. building in accordance with the sanctioned plan as may be required by the Developer, the Developer has agreed to provide the Owner's Allocation in full. The said Owner's allocation along with the entire building shall be constructed and completed with good and standard materials which he must mention to "Owner" and the said building should be a decent building and shall contain all amenities which are normally provided for a decent building for residential purpose. The Landowner shall not be liable to pay or contribute nor shall the Developer be entitled to call upon the Landowner to pay and contribute any amount in the construction and completion of the building and/or the said Landowner's Allocation.

ARTICLE - VI
PROCEDURE

The Landowner shall grant to the Developer and/or their nominated person or persons a Registered Development Power of Attorney as may be required for the purpose of obtaining all necessary permissions and approvals from the different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority for the purpose of selling the share of land for the Self-Contained Flats of the Developer's allocation to their nominated person or persons at the rate to be fixed by the Developer.

By virtue thereof the Developer shall sell and transfer the undivided proportionate share in the land underneath the building comprising in the portion of the Developer's allocation after handing over and making over the

said Owner's Allocation with her satisfaction with the possession letter and letter of acceptance. The Developer shall execute the necessary Deed of Sale as Constituted Attorney of the Owner in respect of the Developer's Allocation as aforesaid at the absolute exclusion of any claim, demand, objection, interference and intervention of the Landowner on any account and under any circumstances whatsoever.

The Developer shall spend all the money for all necessary permission for the said construction. Subsequent to that of making the plan by the Architect and sanctioned by the Kolkata Municipal Corporation, the Developer shall undertake the construction work in the said premises. The Developer shall undertake the said construction by the standard materials and the specification of materials as given in the Schedule hereunder and the Landowner shall not raise any objection or obstruction or method of construction and the Landowner shall not do anything by which the Developer may be restrained from doing or completing the constructional work of the said building in the said premises.

All the men and machinery and materials will be supplied by the Developer at their costs and expenses.

All the electrical goods, sewerage goods, water pipe line, bricks, sands, irons, windows, doors, stone chips and all other materials in relation to construction will be supplied by the Developer at his own costs and the Landowner can not raise any objection for the same. All costs will be borne by the Developer regarding construction. The particular of such specification of construction are more clearly written in Fifth Schedule hereunder.

That the supervision of the construction of building will be undertaken by the Developer and the Landowner shall not raise any objection, save in case of violation of any of the Clauses of this Development Agreement. All negotiations for the necessary permissions for the construction of the building and also for electric connection, water connection, and sewerage system will be done by the Developer.

That the Developer shall negotiate the terms and conditions with the intending Purchaser(s) for the Flat(s) of the Developer's allocation and shall receive the entire consideration money from the intending Purchasers of the said flat (s) and shall discharge money receipt for the same. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending Purchasers for the Developer allocation in the said premises and the Owner shall not be liable for any act done by the Developer and the Developer exclusively shall be liable for the same.

The Landowner shall grant a Development Power of Attorney to the Developer appointing him as her Attorney to negotiate with terms and conditions with the intending Purchaser/s, to collect consideration either in part or in full in respect of the Developer's Allocation to admit and effect registration and to do all acts, deeds and things as found necessary for transferring the Developer allocation portion.

The Developer shall use in the said construction the standard and approved quality of materials as specified herein. The Developer shall remain obliged to hand over to the Landowner a copy of the Sanctioned Building Plan before commencement of the construction work. Original Deeds or documents or records in respect of the said premises shall be handed over to the Developer by the Owner at the time of signing of this presents. No Adjustment on the Landowner's Allocation shall be allowed on any account whatsoever.

Land at the said premises approximately measuring 4 (Four) Cottahs 9 (Nine) Chittacks 34 (Thirty Four) sq.ft. be the same a little more or less and if it appears that the area of the land deviates a little more or less, the Landowner shall not allow any adjustment of Landowner's Allocation on such account.

ARTICLE - VII
POSSESSION AND CONSTRUCTION

The Developer shall on completion of new building, put the Landowner in possession of the Owner's Allocation in a complete and in a habitable condition together with all rights in common specified as common areas and parts and/or facilities in the said building before the possession of any intending Purchaser/s from the Developer's allocation.

That the Owner shall be entitled to transfer or otherwise deal with the Owner's Allocation or portion thereof at the sole discretion of the Owner. The Developer has exclusive right to transfer the Developer's Allocation portion to the nominated persons of the Developer.

It is expressly agreed and declared that the Developer shall be entitled to Developer's Allocation in the said building after possession is made over to the Owner of the Owner's allocated portion constructed by the Developer. The construction of the Owner's allocation shall be done by the Developer for and on behalf of and on account of the Owner and the Developer shall only be acting as Developer on behalf of the Owner.

The Developer shall be entitled to sell the Developer's Allocation as hereinabove mentioned together with the undivided proportionate share in the land and shall be entitled to deal with or dispose of the Developer's allocation at the said new constructed Building.

The Landowner shall co-operate with the Developer in obtaining quotas, entitlements and other allocation of or for cement, steel, bricks, and other building material for construction of the said new building for construction of the said new building and obtaining temporary and permanent connection of water (filtered and unfiltered) electricity and possible separate drainage, sewerage and gas etc. for the said building. All costs, charges and expense including architect's fees shall be paid, discharged and borne by the Developer and the Owner shall have not liability in this context.

ARTICLE - VIII
BUILDING

The Developer shall be authorized in the name of the Owner in so far as is necessary to apply for quotas of or for cement, steel, bricks, and other building materials allocable to the Owner for the construction for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the portion of new building and other inputs and facilities required for the construction or enjoyment of a portion of the building for which purpose, the Owner shall execute in favour of the Developer a Development Power of Attorney and other authorization as shall be required by the Developer.

The Developer shall at it's own costs and expenses and without creating any financial or other liabilities of the Owner construct and complete the said building and various units/flats and/or apartments thereto and/or modification shall be made in the Landowner's allocation with the consent of the Landowner in writing.

ARTICLE - IX

NOTICE OF POSSESSION & PAYMENT OF TAXES

1. After completion of the work as per the plan, the Developer shall issue a letter to the Landowner at her address before the delivery of possession. On receipt of the said letter, the Landowner shall first take possession of the Owner's Allocation being free from all encumbrances and then the Developer as a Constituted Attorney of the Owner shall execute Deed of Conveyance in respect of the Developer's allocation to the respective intending purchaser (s) duly nominated by the Developer.

The above mentioned Sale Deeds from the Developer's Allocation can be executed by the said Attorney only after giving possession of the Flats of the Owner's Allocation to the Owner.

2. The Developer shall be liable to pay the taxes from the date of taking possession of the schedule below property till completion of the building and after taking possession and fulfillment of Owner's Allocation, the Owner shall pay proportionate share of taxes for allotted portion's taxes on proportionate share basis from the date of possession of the said allocated portion.

ARTICLE - X
DUTIES & OBLIGATIONS AND/OR REGISTRATION

1. Both the Landowner and the Developer shall abide by all laws, regulations, bye-laws, and rules and regulations imposed by the Government local bodies and as the case may be and shall attend answer and be responsible for any deviation and/or breach of any laws, bye-laws and rules and regulations.
2. The Landowner and the Developer shall keep the interior walls of their allocation clean and harmless including sewer drains pipes and other fittings comprised therein.
3. Simultaneously with execution hereof the Owner shall hand over the custody of the First Schedule premises to the Developer for the purpose of, in connection with and in relation to the proposed construction work.

ARTICLE - XI
OWNER'S INDEMNITY

The Landowner hereby agrees that the Developer shall be entitled to the Developer's allocation as aforesaid and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer perform and fulfill all the terms and conditions herein.

ARTICLE - XII
DEVELOPER'S INDEMNITY

The Developer hereby agrees to keep the Landowner indemnified against all Third party claims and actions arising out of any act or admission or omission of the Developer.

The Developer hereby undertakes to keep the Landowner indemnified, against all actions, suit, costs, proceedings, and claims that may arise out of the constructions of the said proposed building.

ARTICLE- XIII
DEFINITIONS

- 1) **THE LAND** shall mean and include, the land fully described in the **FIRST SCHEDULE** hereunder written.
- 2) **'THE BUILDING'** shall mean the Multistoried Building with Lift facility comprising the units and other Spaces, which will be constructed as per aforesaid sanctioned plan.
- 3) **'THE UNIT'** shall mean the Flats, Car Parking Spaces, Shops and Other Spaces in the building including all fittings and fixtures therein and or thereto.
- 4) **'THE BUILT UP AREA'** shall according to its context means the plinth area of the Flat including the bathrooms and balconies and also thickness of

internal walls, pillars and outer walls (but 50% of such internal walls, which are common between two flats) together with the proportionate area of the staircase & staircase landing of the floor on which the said flat is located in the building or all the flats of the building together with total staircase & staircase landing area of the building as the context permits.

- 5) **'THE SUPER BUILT UP AREA'** shall according to its context means the Covered Area of the flat plus the proportionate share of common portions and areas as defined herein in respect of the said flat and appurtenances thereto this proportionate share has been calculated 25% of the Covered Area, irrespective of actual measurement of the proportionate share of the common portions and areas being more or less.
- 6) **'THE COMMON AREAS'** shall mean the common portions comprised in the building as are outside and beyond the exclusive areas of a unit.
- 7) **'PROPORTIONATE SHARE'** shall mean the Owner's and the intending Purchasers' share in the land and the common areas and faculties and such share from the all common rights and liabilities including common profits and common expenses and payment of taxes if any dues of Kolkata Municipal Corporation, of the unit.
- 8) **'THE COMMON EXPENSES'** shall mean the expenses incurred for the common purpose.
- 9) **'THE CO-OWNERS'** shall mean all persons who owned or to own any unit or units, including the Owner herein.
- 10) **'THE PLAN'** shall mean the plan that will be approved and sanctioned by the Kolkata Municipal Corporation for the building at Municipal Premises No. 101, Sarat Chatterjee Road, P.O. Parnasree Pally, Police Station-Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address P-131, Parnasree Pally, P.O. Parnasree Pally, Police Station-Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, A.D.S.R. Behala, South 24 Parganas, in the name of the OWNER herein and at the cost of the Developer.
- 11) **'COMMON PURPOSES'** shall mean and include the purpose of upkeep, management, maintenance, administration and protection of the

common areas and common portion and the purposes of regulating actual rights and liabilities of the co-owners for the comfortable peaceful and beneficial use, occupation and enjoyment of the co-owners of their respective units and all other purposes or matters in which the co-owners shall have common interest relating to the land and the building.

12) 'WORDS' importing singular shall include plural vice versa and the words importing masculine gender shall mean and include feminine and vice versa and similarly words importing neuter gender shall include masculine and feminine genders.

ARTICLE- XIV
MISCELLANEOUS

1. The Landowner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties hereto in any manner nor shall the parties hereto constituted as an Association of person.
2. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and may need of the Owner and various applications and other documents may be required to be signed or made by the Owner which specified provision may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds, matters and the Owner shall execute all such additional applications and other documents as same may be provided that all such acts, deeds and things do not in any way infringe on the right of the Owner and/or against the spirit of this Agreement.
3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by prepaid registered post with A/D and shall likewise be deemed to have been served on the Developer if delivered or sent by prepaid registered post to the Developer at the recorded address.
4. The Developer and the Owner shall mutually frame scheme for the management and administration of the said building and/or common parts therein.
5. The Developer shall pay all Kolkata Municipal Corporation, taxes in respect of the schedule below property and also electricity charges to be paid in respect of Owner's allocated portion from the date of taking over possession of the Schedule below property till the date of completion of the building and handing over possession of the same to the Owner.

6. That the Developer shall bear all expenses for obtaining Income Tax clearance certificate under Section 230(A) of the Income Tax Act, 1962 in respect of the Developer's allocation and any liability (s) or any such taxes arisen and payable under the Income Tax Act, 1962, the Developer shall bear all such liabilities at his own costs and expenses.

7. The intending Purchasers, Flat Owner, Developer/s and the Landowner shall not do any such thing for which the mutation in respect of the respective Flat is obstructed or objected by the Kolkata Municipal Corporation or any concerning authority.

8. That the Landowner shall liable to pay Goods and Service Tax and any other Taxes as and when imposed by any Government either State or Central, as applicable for the Unit wholly as per Owner's Allocation.

9. That if there be any tenant then all responsibility will be borne by the Developer and the Developer will settled with the tenant amicably regarding the possession of the tenant at the said property.

10. That it has been amicably settled by and between both the Parties herein that if there is any excess construction by virtue of any Revised Plan sanctioned by the Kolkata Municipal Corporation then the Developer shall only be entitled for that enhanced construction and the Landowner shall not entitled to claim that enhanced portion.

11. That it has been decided by and between both the Parties that all the Original Papers of the said property shall be handed over by the First Part to the Second Part at the time of signing of this presents.

ARTICLE XV
FORCE MAJEURE CLAUSE

The Landowner and the Developer hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the respective obligations prevented by the existence of bona-fide force majeure shall be suspended during duration of the force majeure.

ARTICLE XVI
JURISDICTION

The Court of District 24 Parganas (S) and Calcutta High Court having jurisdiction shall entertain, try and determine all actions suits and proceedings arising out of these presents by and between the parties hereto. There will be no Arbitration proceedings.

FIRST SCHEDULE OF THE PROPERTY :

Description of the Land

ALL THAT piece and parcel of Bastu land measuring an area more or less 4 (Four) Cottahs 9 (Nine) Chittacks 34 (Thirty Four) sq.ft. along with a Three Storied Building measuring 1000 sq.ft. more or less on the Ground Floor, 1125 sq.ft. more or less on the First Floor and 200 sq.ft. more or less with Open Roof on the Second Floor respectively, total measuring about 2325 sq.ft. more or less on the Three floors standing thereon, lying and situated at Mouza- Behala, Paragana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, comprising in Khatian No. 66, Dag No. 636, being Municipal Premises No. 101, Sarat Chatterjee Road, P.O. Parnasree Pally, Police Station- Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address P-131, Parnasree Pally, P.O. Parnasree Pally, Police Station- Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, A.D.S.R. Behala, South 24 Parganas, which is butted and bounded in the manner following:-

ON THE NORTH : By 25'- 00" wide K.M.C. Road;

ON THE SOUTH : By 40'- 00" wide K.M.C. Road;

ON THE EAST : By Vacant Land of K.M.C.;

ON THE WEST : By Premises No. 139, Parnasree Pally;

SECOND SCHEDULE ABOVE REFERRED TO

(OWNER'S ALLOCATION)

- 1) The Landowner shall have to be allotted the entire Second Floor in the forms of 1 No. of 2 BHK and 1 No. of 3 BHK Flat respectively in a complete and in a habitable condition of the proposed Multistoried Building with Lift facility together with common facilities and amenities of the said proposed Building.
- 2) The Landowner shall have to be allotted 2 (Two) Nos. of Car Parking Spaces out of which 1 (One) shall be Covered Car Parking Space measuring more or less 120 sq.ft. and another shall be 1 (One) shall be Open Car Parking Space measuring more or less 120 sq.ft., both are on the Ground Floor respectively of the proposed Multistoried Building with Lift facility together with common facilities and amenities of the said proposed Building.
- 3) The Landowner shall have to be allotted 2 (Two) Nos. of Shop, commercial in nature, measuring more or less 180 sq.ft. built up area each on the Ground Floor of the proposed Multistoried Building with Lift facility together with common facilities and amenities of the said proposed Building.
- 4) 1 (One) No. of Shifting Charges shall be paid by the Developer to the Landowner, herein and the said Shifting Charges will be paid by the

Developer to the Landowner herein after getting the possession of the said premises in a peaceful vacant possession till handing over the said Owner's Allocation and the said Shifting Charges will be settled amicably by and between both the Parties herein.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION: Shall mean the entire built-up area in the proposed Multistoried Building with Lift facility as per Building Plan that will be sanctioned by the Kolkata Municipal Corporation authority other than the allocation of the Owner as specifically written above in "Owner's Allocation" along with undivided proportionate share of right and interest in the First Schedule land together with all common facilities, benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on **ALL THAT** piece and parcel of Bastu land measuring an area more or less 4 (Four) Cottahs 9 (Nine) Chittacks 34 (Thirty Four) sq.ft. along with a Three Storied Building measuring 1000 sq.ft. more or less on the Ground Floor, 1125 sq.ft. more or less on the First Floor and 200 sq.ft. more or less with Open Roof on the Second Floor respectively, total measuring about 2325 sq.ft. more or less on the Three floors standing thereon, lying and situated at Mouza- Behala, Paragana-Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, comprising in Khatian No. 66, Dag No. 636, being Municipal Premises No. 101, Sarat Chatterjee Road, P.O. Parnasree Pally, Police Station- Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address P-131, Parnasree Pally, P.O. Parnasree Pally, Police Station- Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule written herein above.

FOURTH SCHEDULE
COMMON AREAS

- a. The land on which the building is located, all easement and quasi-easements rights, dominant heritage etc. belonging to land and building.
- b. The foundation columns, griders, supports main wall, lobbies, stair, staircase, ways, entrance and exists of the building.
- c. The easements and wards.

- d. Installation of common services such as powers, lights, water, sewerage etc.
- e. Tanks pump, meters, compressors, pipes and tubes and general apparatus and installations existing for common use and passage and paths etc.
- f. All other parts of this property necessary for convenient to the existence, maintenance and safety of the building and common enjoyment or normally in common use.
- g. Boundary walls.
- h. Electric meter, Lift, Lift Room and switches fixed in the common areas.
- i. Ultimate roof of the Building.

FIFTH SCHEDULE

(SPECIFICATION OF CONSTRUCTION)

A. CONCRETE WORK:

R.C.C. framed structure as per design.

B. BRICK WORK:

1. All external walls to be 200mm thick with 1:6 cement sand ratio properly cured.
2. All internal walls to be 75mm/125mm thick in 1:6 cement sand ratio properly cured.

C. PLASTERING AND FINISHING:

1. All external plaster to be 20 mm thick with 1:6 cement sand ratio properly cured.
2. All internal plaster to be 12 mm thick with 1:6 cement sand ratio properly cured.

D. DOORS:

1. All Door frame to be 2.5"X4" made of Sal wood properly seasoned.
2. All main entrance doors will be of Flush Door type with decorative laminate.
3. All internal doors will be of flush door type, machine made phenol bonded formaldehyde treated of standard make with all fitting fixing complete.

E. WINDOWS:

All windows will be of Aluminum sliding with 4 mm glass panels with M.S. Grill of design approved by the Architect.

F. PAINTING AND DECORATION:

1. Putty finish on all internal walls over plaster.
2. Three coats of white washing to the interior surface of the staircase, landing garage etc.
3. One coat of primer for windows, grills, pipes etc.

4. Two coat of snowcem & two coats of weather coat, for the exteriors of the building.

G. KITCHEN:

- i) With C.P. waste fitting, PVC waste pipe and C.P. stop and bib cock etc.
- ii) 100 dia floor trap 1 Nos.
- iii) Kitchen counter 5'-0" long will be provided with black stone 2'-0" wide along with marble finish and back wall to be finished with glazed tiles of 2'-00" high along steel sink on the adjacent wall.

H. FLOORING:

Tiles.

I. SANITARY & PLUMBING:

- i) G.I. pipes ISI approved and C.P. bib cocks stop cocks of branded make.
- ii) White porcelain wash basin.
- iii) C.P. bib cocks 2 Nos.
- iv) One hot water line with all fittings excluding Geyser.
- v) E P W C white porcelain, including approved seat cover and PVC low down cistern with all fitting.
- vi) Stainless steel shower rose wall type with control valves.

J. ELECTRICAL:

- i) All electric wire and cables will be of copper and all specification and workmanship as per I.S. rules, branded make.
- ii) Adequate numbers of Electric points in each flat.

K. LIFT:

A four passenger Lift of reputed make.

EXTRA WORK:- Any extra work other than the aforesaid Specified items shall be entertained against additional charges at a rate as will be decided mutually before execution of the work by the Developer.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seal on the day month and year first above written.

SIGNED & DELIVERED

By the **LANDOWNERS**

In presence of:

1. Monojit Panigrahi
81/15, Panigrahi Road
Behala, W.P. 61.

2. Souvik Mukherjee
131, Parnasree Pally,
Kolkata - 700060

Mitali Bose

SIGNATURE OF THE LANDOWNERS

SIGNED, SEALED & DELIVERED

By the **BUILDER/DEVELOPER**

in presence of:

1. Monojit Panigrahi
81/15, Panigrahi Road
Behala, W.P. 61

GOPAKRISH PROJECTS PRIVATE LIMITED

Arijandran

DIRECTOR

**SIGNATURE OF THE
BUILDER/DEVELOPER**

2. Souvik Mukherjee
131, Parnasree Pally,
Kolkata - 700060

Drafted and Prepared by me:

Avishek Guha

**AVISHEK GUHA
ADVOCATE
HIGH COURT, CALCUTTA.**

AVISHEK GUHA
Advocate
High Court, Calcutta
130/A, Sagar Manna Road,
Panarsree, Kolkata - 700060
Enrolment No. WB/206/2011

thumb index middle finger ring finger small finger



left hand					
right hand					

Name. SMT. MITALI BOSE

Signature Mitali Bose



left hand					
right hand					

Name. SRI. ANJAN DUTTA

Signature Anjan Dutta



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

GRN Details

GRN: 192022230041448641 Payment Mode: Online Payment
GRN Date: 02/06/2022 15:11:56 Bank/Gateway: State Bank of India
BRN : IK0BSFBRR1 BRN Date: 02/06/2022 15:12:56
Payment Status: Successful Payment Ref. No: 2001643878/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Avishek Guha
Address: High Court, Calcutta
Mobile: 9831225973
EMail: guha_avishek@yahoo.com
Contact No: 9831225973
Depositor Status: Advocate
Query No: 2001643878
Applicant's Name: Mr Avishek Guha
Identification No: 2001643878/3/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001643878/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2001643878/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

PAN
or
verify



V
02.6.22

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

Query No / Year	2001643878/2022	Office where deed will be registered
Query Date	01/06/2022 7:19:11 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Avishek Guha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831225973, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 10,00,000/-	Rs. 84,14,813/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Chatterjee Road, , Premises No: 101, , Ward No: 131, Pin Code : 700060

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		4 Katha 9 Chatak 34 Sq Ft	8,00,000/-	68,45,438/-	Width of Approach Road: 40 Ft.,
Grand Total :					7.606Dec	8,00,000 /-	68,45,438 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2325 Sq Ft.	2,00,000/-	15,69,375/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1125 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2325 sq ft	2,00,000 /-	15,69,375 /-	



Query No: 2001643878 of 2022; Printed On : Jun 1 2022 7:19PM, Generated from wbregistration.gov.in

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs MITALI BOSE Daughter of Late GOBINDALAL BOSE,P-131, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AGxxxxxx7H, Aadhaar No.: 22xxxxxxxx6782, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	GOPAKRISH PROJECTS PRIVATE LIMITED (Private Limited Company) ,155A, Panchanan Tala Lane/Road, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 PAN No. AAxxxxxx3D, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr ANJAN DUTTA Son of Late ASHIM KUMAR DUTTA"PRERONA", 211E, Unique Park, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx0Q , Aadhaar No.: 58xxxxxxxx6253	GOPAKRISH PROJECTS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address
Mr MANISH ADHIKARY Son of Mr BARINDRA KUMAR ADHIKARY 31, Maharani Indira Devi Road, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs MITALI BOSE, Mr ANJAN DUTTA

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mrs MITALI BOSE	GOPAKRISH PROJECTS PRIVATE LIMITED-7.60604 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mrs MITALI BOSE	GOPAKRISH PROJECTS PRIVATE LIMITED-2325 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. : 411311701014 Premises No. : 101 Ward No. : 131 Street Name : SARAT CHATTERJEE ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMT MITALI MUKHERJEE Owner Address : P-131, PARNASREE PALLY, , KOLKATA Pin No. : 700060	Character of Premises: Constructed Building Total Area of Land: 4 Cottah, 9 Chatak, 34 SqFeet,

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 01-07-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 01-07-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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
8. 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.
9. 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. BEHALA, 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

