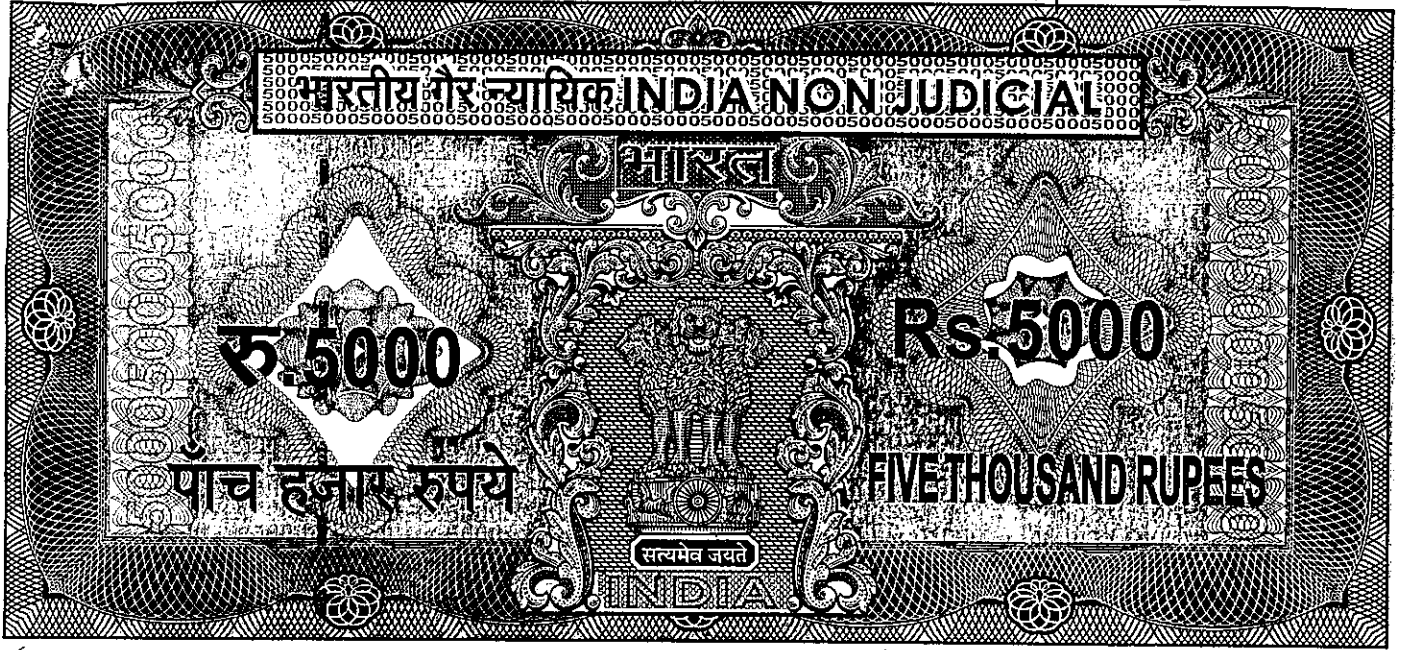


2351/2022

T-2301/2022



W/O
16/2

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 291014

G 291014

Q-437836/2022

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar
Cum. Secy. Duan Duan, 24-Pop. Block

16 FEB 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 16th day of February TWO THOUSAND TWENTY TWO

B ETWEEN

405

ক্রমিক নং 1294 তারিখ ১৭/২/২২

মূল্য 5080 P.K. Bandyopadhyay & Co.
Ranfita Pau High Court Cn.

কার্যক্রমের সংক্রান্ত এ. ডি. এম. ডি. অফিস

বি
স্বাক্ষরকারীর নাম: সঞ্জিভা পাল

স্বাক্ষরকারীর নাম: সঞ্জিভা পাল
তারিখ: 02 FEB 2022
সংখ্যা: 400000
সি. সার্কেল

02 FEB 2022
400000



Handwritten signature
Addl. District Sub-Registrar
Cossipora, Dum Dum

16 FEB 2022

Amitaner Sarkar
S/o late Kalyan Kish Sarkar
24/1 P.K. Ghosh Lane K-28
P. S. 2 P.O. - Dum Dum
Business

(1) **SMT. ITI DUTTA (PAN-BUPPD 7517R)**, wife of Late Kamal Dutta, by occupation-Service, by faith-Hindu, by Nationality-Indian, **1A) SMT. KOYENKA DUTTA (PAN-ELPPD 7728L)**, daughter of Late Kamal Dutta, by occupation-Student, by faith-Hindu, by Nationality-Indian, **(2) SRI MALAY DUTTA (PAN-FFMPD 8943D)**, son of Late Ashutosh Dutta, by occupation-Service, by faith-Hindu, by Nationality-Indian, **(3) SRI SHYAMAL DUTTA (PAN AIJPD 1894J)**, son of Late Ashutosh Dutta, by occupation-Service, by faith-Hindu, by Nationality-Indian **(4) SMT.RITA SUR (PAN- FMBPS 0994F)**, wife of Ratan Sur, by occupation-Service, by faith-Hindu, by Nationality-Indian, all residing at 63, P.K. Guha Lane, P.S. Dum Dum, P.O. Dum Dum, Kolkata-700028, District North 24 Parganas, West Bengal , hereinafter called the **“OWNERS”** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

“MAA MANASA CONSTRUCTION” a proprietorship Firm having its registered office at 57/S-8, P.K. Guha Lane, P.S. Dum Dum, Kolkata-700028, represented by its proprietor **SRI UJJAL DATTA (PAN AGUPD7242D)** son of Late Santi Pada Datta, by faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 57, P.K. Guha Lane , P.O. & P.S. Dum Dum, Kolkata-700028,W.B., hereinafter called the **“DEVELOPER”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART.**

WHEREAS one Nanda Kishore Mallick was the owner of land measuring 5 Cottahs 2 Chittacks 7 Sq.ft. more or less with other land at Mouza-Digla, P.S. Dum Dum, District-North 24 Parganas, R.S. Dag No. No. 413/441, 433 R.S. Khatian No. 315 and his name was recorded in the Revisional Settlement Records.

AND WHEREAS Sri Nanda Kishore Mallick while seized and possessed of the said land he died intestate leaving behind his wife Smt. Taru Bala Mallick and one son Sri Radha Raman Mallick to inherit the property left by him.

AND WHEREAS Sri Radha Raman Mallick and Smt. Taru Bala Mallick by a registered Deed of Conveyance, dated-14.10.1980, registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. I, being No. 7925 for the year 1980, sold and transferred land area measuring 5 Cottahs 2 Chittacks 7 Sq.ft. more or less to Sri Ashutosh Dutta.

AND WHEREAS Sri Ashutosh Dutta mutated his name in the records of Dum Dum Municipality being Municipal Holding No.63, P.K. Guha Lane, Ward No. 10.

AND WHEREAS in the L.R. Settlement Records his name was recorded in the L.R. Khatian No. 4540 and L.R. Dag No. 413/441 land area 0848 decimal instead of R.S. Dag No. 413/441 and R.S. Dag No. 433.

AND WHEREAS Sri Ashutosh Datta while seized and possessed of the said land he died on 08.11.2017 leaving behind his wife Kalyani Datta and three sons Sri Kamal Dutta, Sri Malay Dutta, Sri Shyamal Dutta and one daughter Smt. Rita Sur to inherit the property left by him and his wife.

AND WHEREAS Sri Kamal Dutta died intestate on 26.05.2020 leaving behind his wife Smt. Iti Dutta and one daughter Koyenka Dutta to inherit the property left by him.

AND WHEREAS Smt. Kalyani Dutta died intestate on 16.12.2020 leaving behind her two sons Sri Malay Dutta, Sri Shyamal Dutta one daughter Smt. Rita Sur one granddaughter Koyenka Dutta and her son's wife Smt. Iti Dutta to inherit the property left by her.

AND WHEREAS Smt. Iti Dutta, Koyenka Dutta, Sri Malay Dutta, Sri Shyamal Dutta, Smt. Rita Sur are seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of land area measuring 5 Cottahs 2 Chittacks 7 Sq.ft. more or less at Mouza-Digla, P.S. Dum Dum, District North 24 Parganas, Dag No. 413/441, and 433 R.S. Khatian No. 315, L.R. Khatian No. 4540 L.R.Dag No. 413/441 Municipal Holding No. 63, P.K. Guha Lane, Ward No. 10, under Dum Dum Municipality, more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS the owners herein are desirous to develop the said property and to construct a multi storied building **with lift facility after demolishing of existing structure** on the said property but could not do it themselves and the Developer herein knowing the intention of the Owners and approached the said Owners to authorize them to develop the said property and to construct a multi storied building on the said property to which the Owners agree.

As a consideration of the said property the owner No. 1 & 1A shall get one 2 BHK Flat on the first floor measuring covered area 780 Sq.ft. including proportionate share of stair and lift and owner No. 2 shall get one 2 BHK flat on the second floor measuring covered area 600 Sq.ft. more or less including proportionate share of stair and lift and one 2BHK flat on the Ground floor measuring covered area 600 Sq.ft. more or less including proportionate share of stair & lift and owner No. 3 shall get one 2 BHK flat on the First floor measuring covered area 600 Sq.ft. more or less including proportionate share of stair and lift and one 1BHK flat on the Ground floor measuring covered area 460 Sq.ft. more or less including proportionate share of stair & lift and the owner No. 4 shall get one 2BHK flat on the First floor measuring 580 Sq.ft. more or less including proportionate share of stair & lift and one 1BHK flat on the Ground floor measuring covered area 420 Sq.ft. more or less including proportionate share of stair & lift and also shall get a sum of Rs.5,00,000/- (Rupees Five Lakh) only, hereinafter called and referred to as the Owners' Allocation.

The developer with the execution of this agreement has paid the entire sum of Rs. 5,00,000/- (Rupees Five Lakh) only, the receipt of which the owners do hereby admits and acknowledge. After taking the possession from the developer the land owners will make a partition Deed or gift deed among themselves (owners). The owner's allocation will take effect from the date of execution of the partition deed or gift deed.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows : -

Unless in these presents it is repugnant to or inconsistent the following works and/or expression shall mean as hereinafter mentioned .

- 1.1 **OWNER** shall mean the above Owners/Landlords and his heirs, executors, administrators, legal representatives and assigns.
- 1.2 **DEVELOPER** shall mean the above named Developer or any company formed by the above named Developer with having respective offices and license as would be required for such company and its successors in office.
- 1.3 **THE PROPERTY** shall mean the abovementioned premises hereunder written in the schedule property at Mouza Digla, P.S. Dum Dum, District North 24 Parganas, J.L. No. 18, R.S. No. 161, Touzi No. 173, R.S. Khatian No. 315, R.S. Dag No. 413/441 and 433 L.R. Khatian No. 4540 L.R. Dag No. 413/441 at, Holding No.63, P.K.Guha Lane Ward No. 10, under Dum Dum Municipality within A.D.S.R.O. Cossipore Dum Dum, more fully and particularly described in the schedule hereunder written.
- 1.4 **THE BUILDING** shall mean the multi storied building to be constructed on the said property and/or amalgamated property in accordance with the building plan to be sanctioned by the authority of Dum Dum Municipality at the cost of the Developer .
- 1.5 **THE UNIT** shall mean the partly or wholly constructed flat/apartment garage/ shop room in the building (which is agreed to be proportionate share in common portion of the said property and structure whatsoever as the case may be .
- 1.6 **PROPORTIONATE OR PROPORTIONATE PORTION** or proportionately shall mean the area between the built up area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owners/ Landlords .

- 1.7 **THE COMMON PORTION** shall mean and include the common portions to be mean and erected for convenience of the intending purchaser and/or lawful occupiers.
- 1.8 **THE ARCHITECT** shall mean such Architect or Architectures appointed by the Developer, Architect for the building or such other architect or Architects of the building as may be appointed by the Developer cost of which will be borne by the Developer.
- 1.9 **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and spaces required thereof, after deducting the landlords portions . . .
- 1.10 **OWNER ALLOCATION** As a consideration of the said property the owner No. 1 & 1A shall get one 2 BHK Flat on the first floor measuring covered area 780 Sq.ft. including proportionate share of stair and lift and owner No. 2 shall get one 2 BHK flat on the second floor measuring covered area 600 Sq.ft. more or less including proportionate share of stair and lift and one 2BHK flat on the Ground floor measuring covered area 600 Sq.ft. more or less including proportionate share of stair & lift and owner No. 3 shall get one 2 BHK flat on the First floor measuring covered area 600 Sq.ft. more or less including proportionate share of stair and lift and one 1BHK flat on the Ground floor measuring covered area 460 Sq.ft. more or less including proportionate share of stair & lift and the owner No. 4 shall get one 2BHK flat on the First floor measuring 580 Sq.ft. more or less including proportionate share of stair & lift and one 1BHK flat on the Ground floor measuring covered area 420 Sq.ft. more or less including proportionate share of stair & lift and also shall get a sum of Rs.5,00,000/- (Rupees Five Lakh) only, hereinafter called and referred to as the Owners' Allocation

The developer with the execution of this agreement has paid the entire sum of Rs. 5,00,000/- (Rupees Five Lakh) only, the receipt of which the owners do hereby admits and acknowledge. After taking the possession from the developer the land owners will make a partition Deed or gift deed among themselves (owners). The owner's allocation will take effect from the date of execution of the partition deed or gift deed.

- 2.1 DEVELOPER'S SHARE**—shall mean rest of the constructed area i.e. all the constructed area except Owner's allocation with reference to the consideration clause of this Agreement and the Developer are entitled to appropriate the sale proceeds in respect of Developer's allocation .
- 2.2 TRANSFERER** with its grammatical variation shall mean adopted for effecting that is understood as transfer of undivided proportionate share of land in multi storied building to purchaser thereof by execution and registering Deed or Deed of Conveyance in accordance with the provisions of law in this behalf by the Owner in favour of the purchaser on receipt of consideration .
- 2.3 TRANSFEREE** shall mean the person or persons firm, limited company or association to whom any space in the building has been transferred.
- 2.4** The word importing singular shall include plural and vice versa.
- 2.5** Sanctioned plan shall mean and include the new building plan to be sanctioned by the competent authority.

ARTICLE - II COMMENCEMENT This Agreement shall be deemed to have commenced on and from the date of execution of these presents.

ARTICLE- III OWNER'S RIGHT AND REPRESENTATIONS

- 3.1** That excepting the Owner nobody else have any right, title and interest claim or demand whatsoever or howsoever into or upon the said property.
- 3.2** The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it .
- 3.3** The landed property is free from all encumbrances, charges lines, lispences, attachments, trusts whatsoever or howsoever.
- 3.4** There is no excess vacant land in the said property within the meaning of the urban Land Ceiling and Regulations Act,1976 and the Developer is fully satisfied with the marketable title of the Owner.
- 3.5** That the total area of the land comprise in the said property is 5 Cottahs 2 Chittacks 7 Sq. ft. be the same a little more or less together with old dilapidated kancha structure measuring 500 Sq. ft more or less.
- 3.6** That the Owner undertake to hand over the peaceful and vacant possession of the property for the purpose of raising the new construction at the said property to the second party / Developer within,

- 3.7 That the Owner further undertake to execute the registered General power of Attorney in favour of the Second party Developer and the land Owner will give the Developer/ Second party all the powers required for the purpose of making such construction at his own risk and costs and to negotiate for sale and enter into agreement for sale and make registered Deed, documents for registration whatsoever required for their portion

ARTICLE - IV DEVELOPER'S RIGHT

- 4.1 THAT on the power and by virtue of this agreement the Developer / Second party is hereby empowered to raise the construction at the above mentioned property investing its own finance and resources and undertake to erect the said building as per the sanctioned building plan sanctioned by the Dum Dum Municipality.
- 4.2 That the second party / Developer is hereby empowered to suitable modify and to alter the sanctioned plan as and when required and submit the same for approval of the Dum Dum Municipality and entire cost shall be borne by the second party / Developer alone and after modification the developer shall again enter in a Supplementary agreement for more specification and the developer shall be sole responsibility for modification and alteration and owners have no liability for the same .
- 4.3 The Developer / Second party shall be entitled to appoint its own labour masons contractor building Engineer Architect as necessary arising out of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Second party / Developer and all the risk and liability together with all responsibility shall remain with Developer / Second party and he will liable or responsible for any debts payments misappropriation of any money or anything whatsoever eventually takes place at the time or after construction completed and hand over to the prospective purchaser .
- 4.4 The Developer / Second party for the purpose of raising the said construction shall have his absolute right to enter into any Agreement for sale of flats and apartments in respect of its own allocated portions as mentioned above and to that effect and shall be entitled to receive earnest money from the intending purchaser together with all advance thereof but at all material times the Owner shall not be liable for such advances or earnest money . That the said earnest money accepted by the Second party / Developer shall remain charges only with the Developer and the Owner allocation will remain unaffected and non-charged and purchaser shall have no right to interfere with the portion of the Owner allocation for any misappropriation of any money by the

second party/ Developer or for any deal nor he shall have any right to seek any order or injunction from any court in respect of the Owner allocation.

ARTICLE- V :TIME

- 5.1 The Developer shall complete the said building within 42 months from the date of obtaining sanctioned plan and/or handing over the peaceful vacant possession of the said land whichever is later time may be extended to 6 (six) months under unavoidable circumstances on mutual discussion .

ARTICLE-VI : DEVELOPER'S RIGHT AND REPRESENTATIONS:-

- 6.1 The Developer hereby undertake the responsibility to get the plan sanctioned form the Dum Dum Municipality and start construction of the building and to complete the whole complex within 36 months from the date of sanctioned plan in accordance with the sanctioned plan and/or handing over the peaceful vacant possession of his premises whichever is later and within this time the Developer shall give complete possession of the Owner, allocation and the time may be extended for another six months from the reasons beyond the control of the Developer.
- 6.2 To prepare and cause the said plan to be sanctioned and to incur and bear all costs, charges and expenses for obtaining the permission form the authority/ authorities concerned .
- 6.3 To bear all costs charges and expenses for construction of the building at the said premises.

ARTICLE VI: OWNER'S ALLOCATION

- 7.1 As a consideration of the said property the owner No. 1 & 1A shall get one 2 BHK Flat on the first floor measuring covered area 780 Sq.ft. including proportionate share of stair and lift and owner No. 2 shall get one 2 BHK flat on the second floor measuring covered area 600 Sq.ft. more or less including proportionate share of stair and lift and one 2BHK flat on the Ground floor measuring covered area 600 Sq.ft. more or less including proportionate share of stair & lift and owner No. 3 shall get one 2 BHK flat on the First floor measuring covered area 600 Sq.ft. more or less including proportionate share of stair and lift and one 1BHK flat on the Ground floor measuring covered area 460 Sq.ft. more or less including proportionate share of stair & lift and the owner No. 4 shall get one 2BHK flat on the First floor measuring 580 Sq.ft. more or less including proportionate share of stair & lift and one 1BHK flat on the Ground floor measuring covered area 420 Sq.ft. more or less including proportionate share of stair & lift and

Original Datta

also shall get a sum of Rs.5,00,000/- (Rupees Five Lakh) only, hereinafter called and referred to as the Owners' Allocation.

The developer with the execution of this agreement has paid the entire sum of Rs. 5,00,000/- (Rupees Five Lakh) only, the receipt of which the owners do hereby admits and acknowledge. After taking the possession from the developer the land owners will make a partition Deed or gift deed among themselves (owners). The owner's allocation will take effect from the date of execution of the partition deed or gift deed.

ARTICLE VIII:- DEVELOPER'S ALLOCATION .

8.1 In consideration of the above the Developer shall be entitled to the remaining balance space leaving apart from the Owner allocation in the building of the constructed area to be constructed at the said premises together with the proportionate undivided share on the said land with the right of use of common facilities and amenities and the Developer shall be entitled to enter into agreement for sale and transfer in his own name or in the name of the nominee and to receive and release and collect all moneys in respect of the said property and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owner and this agreement itself shall be treated as consent of the Owner.

ARTICLE IX: PROCURE

9.1 The Owner shall grant to the Developer registered General power of Attorney as may be required for the purpose of submit the building plan obtaining the sanctioned of the plan C.C. Certificate from the Municipality and all other necessary permission from the different authorities in connection with the construction of the building and also from pursuing to follow up the matter with the statutory body and other authorities to negotiate for sale enter into agreement for sale and receive consideration from the intending purchaser .

9.2 **NOTWITHSTANDING** grant of power of Attorney by the Owner in favour of the Developer and delivery of possession of the said property no action of the Developer under this power of Attorney shall in any manner fasten or create any financial or any other liabilities or any kind whatsoever upon the Owner .

ARTICLE X : CONSTRUCTION :

10.1 The developer shall be solely and exclusively responsible for construction of the said building and the owner is no way connected with any deviation, alteration or allocation .

ARTICLE XI: BUILDING

11.1 The Developer shall at its own costs construct erect and complete in all respects of the said multistoried building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials.

11.2 The Developer shall install and erect the said building at its own costs as per the specification and also the drawing providing by the architect, pump, water storage tanks, overhead, Reservoir, septic Tank, Electrification, generator room, permanent electric connection from the CESC and electrification in the building also in all the flats through concealed wiring and other facilities as required are to be provide in a residential multi storied building in the locality in Ownership basis or otherwise .

11.3 The Developer shall bear the entire costs of construction including Architects fees and fees for building plan to be sanctioned from Dum Dum Municipality without creating any financial or other liabilities on the Owner regarding the construction.

ARTICLE XII : COMMON FACILITIES

12.1 The Developer shall pay and bear all Municipal taxes and other dues and impositions and outgoings in respect of the said property as and from the date of sanction of the building plan till hand over the possession within the stipulated period in favour of the Owner.

12.2 After the completion of the total construction the Developer and the Owner including their respective assignees will bear the cost of common facilities and maintenance charges like costs of if any Durwan pump Motor and Electric charges in the common areas in proportion of their respective possession including proportionate share or premium for insurance of the building if any meter fire and scavenging charges etc.

ARTICLE XIII : PROCEEDING

13.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer to defend allocations suits and proceedings which may arise in respect of the construction and Developer of the said premises to bear all costs, charges, and expenses incurred for that purpose.

ARTICLE XIV : DEVELOPER INDEMNITY

- 14.1 The Developer hereby undertake to keep the Owner indemnified against all third party claim and action arising out of any parts of act or commission of the Developer or relating to the construction of the building .
- 14.2 The Developer hereby undertake to keep the Owner indemnified against all acts, suits costs, proceedings and claim that may arise out of the Developer action without regard to the Development of the said premises and/or in the matter of construction of the said building and/or defect therein .

ARTICLE XV : OWNER'S OBLIGATIONS

THE Owner doth hereby agrees and covenants with the developer not to cause any interference or hindrance in the construction of the said building at the said premises by the developer provided the terms and conditions, covenants and obligations as stated above are complied with. The Owner doth hereby 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 portion in the building at the said premises in favour of the intending buyers of flats/ shops/ garages in the said building. The Owner further gives undertaking for and on behalf of their agents, servants, representatives for similar act at their own liability and responsibility .

The Owner doth hereby agrees and covenants with the developer not to let out grant, lease mortgage and/or charge or part with the possession of the said premises or any portion thereof without the consent in writing of the developer on and from the date of execution of this agreement.

This agreement cannot be terminated by the Owner in any unless and until all the flats/ shop / garages under the developer's allocation are sold out and the deed of conveyance in favour of intending purchaser or purchasers of the developer's allocation are executed and registered if the developer shall strictly follow the terms and condition of the agreement .

The Owner also hereby undertakes not to revoke the General power of Attorney to be executed in favour of the developer unless the deed of conveyance in favour of the intending purchaser or purchasers of developer's allocation are executed and registered .

The Owner doth hereby declare that no part of the said property and/or the premises is subject to any order or acquisition or requisition nor any notice of acquisition or injunction has been served upon the Owner.

The Owner further declare that the said property of the premises has not been subject to any notice of attachment under public demands recovery act or for payment of income tax and Municipal dues or any statutory dues or attached in respect of any suit .

That the Owner herein undertakes not to create any kind of charge or mortgage including that of equitable mortgage by depositing the title deed of the said premises /land or any portion thereof at any time during the subsistence of this agreement .

That the Owner and/or their solicitors or advocate shall answer the requisition on title required by the developer or by any of the intending purchaser's of the developer's allocation as and when the same would be required .

The Developer shall pay the required security deposit payable to the Dum Dum Municipality for sanctioning of the building plan in the name of the Owner. The developer shall take the refund of the same after the building is completed and the Owner shall be liable to sign all documents, papers forms etc. for getting the security deposit refunded .

ARTICLE XVI: MISCELLANEOUS

- 15.1 The Owner and the developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construct as partnership between the Developer and the Owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitutes as an association or persons.
- 15.2 The Owner hereby undertake to do all such act, deeds , matters and things which may be reasonably required to be done in the matter and the Owner shall execute any additional power of Attorney and/or authorization in favour of the Developer for the purpose and the Owner also undertake to sign and execute all such additional applications and the documents as the case may be provided in no way infringe any of the right of Owner and/or against the spirit of this Agreement.
- 15.3 The Developer and Owner shall frame a scheme for the management and administration of the said building and/or common parts thereof. The Owner hereby agreed to abide by the rules and regulations of such management society, Association, holding organization and hereby give his /her /their consent to abide by the same.
- 15.4 The name of the building shall be decided later on by Developer .
- 15.5 As and from the date of the completion of the building the Developer and/or his transferee and the Owner and/or her transferee and their successors shall each be liable to pay and bear proportionate charges on account of Ground rent and wealth tax and other taxes payable in respect of their respective share of the constructed areas . It is

- pertinent to be mentioned that the developer shall give possession first time to the owners thereafter any other purchaser .
- 15.6 There is no existing any agreement regarding Development or sale of the said premises and that all other agreement, if any prior to this agreement have been cancelled. The owners will pay Rs.10,000/- (Rupees Ten Thousand)only for per electric meter of their own flats.
- 15.7 All arrear Municipal Taxes and/or any other taxes and/or other taxes before to execution of this Agreement will be paid by the by the Owner and if any thing is paid by the Developer that will recovered from the Owner by cash.
- 15.8 The Developer shall demolish the existing structure at his own costs and expenses and shall appropriate the salvages and building materials.
- 16 The developer shall bear a sum of Rs. 6,000/- only per month to the owners for shifting charges for alternative accommodation till handover the possession of owners allocation.
- 17 The owners shall not bear all the cost for B.L.L.R.O. mutation, conversion and upto date Municipal taxes, if required, till handover the land of the said premises to the developer.

ARTICLE XVII: FORCE MEAJEURE

- 16.1 The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existing of the force majeure and shall be suspended from the obligations during the duration the force majeure.
- 16.2 Force Meajeure shall mean flood, earth – quake, riot war, tempest civil commotion, strike and/or any other acts or commission beyond the reasonable control of the Developer .

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land area measuring 5 Cottahs 2 Chittacks 7 Sq.ft. more or less together with pucca structure measuring 500 Sq.ft. more or less cemented floor at Mouza-Digla, P.S. Dum Dum, District-North 24 Parganas, J.L. No. 18, R.S. No. 161, Touzi No. 173, R.S. Khatian No. 315, L.R. Khatian No. 4540 R.S. Dag No. 413/441, 433 L.R. Dag No. 413/441 Municipal Holding No. 63, P.K. Guha Lane, Ward No. 10, under Dum Dum Municipality within A.D.S.R.O. Cossipore Dum Dum, which is butted and bounded by:-

ON THE NORTH	:	Land of Mr. Ghosh and Baidyanath Saha
ON THE SOUTH	:	Land of Sibnath Aich and Mr. Chowdhury
ON THE EAST	:	Babul Nibas and Holding No. 126 P.K. Guha Lane
ON THE WEST	:	9'ft wide Municipal Road.

(SPECIFICATION OF CONSTRUCTION WORK)

1. **STRUCUTRE:** Building designed with R.C.C framed structure of foundation.
2. **BRICK WORKS:** All brick works are with conventional bricks as 5" or 3" thick wherever necessary.
3. **FLOORING :** All floor Marble/Tiles.
4. **KITCHEN :**Marble flooring cooking platform with a black stone sink stainless steel and glazed tiles upto 3'-0" above cooking plat form taps etc. complete with exhaust fan hole .
5. **TOILET :**Floor Marble/Repol with wall dado of Glazed tiles upto 6'-0" height with standard fittings and concealed plumbing system with 1/2" PVC pipes with PVC door.
6. **DOORS :** Main entrance flush door with laminate. The internal doors are flush door all frames will be good quality wood.
7. **WINDOW :** All windows are aluminum sliding.
8. **ELECTRICAL :** All wiring wall be concerned with good quality.
 - a) Bed Rooms : One Tube light point, Two light point, one fan point, one 5 amp plug point on switchboard, One light point at Floor table.
 - b) Living / Dining: Two light points, Two fan points and two 5 Amp plug point on switchboard and one 15 Amp plug point for freeze.
 - c) Kitchen : One light point, one exhaust point, one 15 Amp plug point.
 - d) Toilets : One light point, one geyser point.
 - e) Balcony : one light point.
9. **WATER SUPPLY:** Water sources Municipal water supply and good quality P.V.C pipe line under ground and water reservoir with pump & motor .
10. **WALL PAINTING:** Interior wall finished with putti and out side will finished with weather coat colour .
11. **EXTRA WORK:-** Any extra work other than our standard specification shall be charged extra as decided by our authorized Engineer and such amount shall have to be deposited before the execution of such work. All requisites for additional alteration work have to be given in writing before starting of brickwork. Thereafter no request shall be entertained .

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

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES

1. Anubhava Sankar
 S/O Late Kalyan Ks-Sankar
 24/1 P. K. Gupta Lane
 Sun Sun Court K/1-28
 Business

✓ Iti Dutta,
 ✓ Koyenka Dutta
 ✓ Mala Dutta.

✓ Gyan Datta

✓ Rita Smt

SIGNATURE OF THE OWNERS

2. Kartick Chakraborty
 J.D. Nagar, K/1-56

MAA MANASA CONSTRUCTION

Mjjal Datta
 PROPRIETOR

SIGNATURE OF THE DEVELOPER

RECEIVED of and from the within named Developer within mentioned sum of Rs.5,00,000/-
(Rupees Five Lakh) only as per memo given below:-

MEMO OF CONSIDERATION

Dated	Cheque No.	Bank and Branch	Amount
Paid by cheques & cash on various dates			Rs 5,00,000/-
			<u>Total Rs.5,00,000/-</u>

(Rupees Five Lakh) only

WITNESSES :

1. *Amitama Sarker*

2. *Kartick Chakraborty*

✓ *Ite Dutta.*
 ✓ *Koyenka Dutta*
 ✓ *Malay Dutta.*
 ✓ *Gyanul Dutta*
 ✓ *Rita Swr*
SIGNATURE OF THE OWNERS

Drafted by: -

P. K. Bandyopadhyay

P. K. BANDYOPADHYAY
Advocate

HIGH COURT, CAL - 1

F. No.- W.B.- 2653/1999



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

GRN Details

GRN:	192021220180416751	Payment Mode:	Online Payment
GRN Date:	09/02/2022 11:55:30	Bank/Gateway:	State Bank of India
BRN :	IK0BNHJFN9	BRN Date:	09/02/2022 11:02:39
Payment Status:	Successful	Payment Ref. No:	2000437834/2/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	ASHOK CHOWDHURY
Address:	S S PALLY
Mobile:	9830142268
Contact No:	9830142268
Depositor Status:	Others
Query No:	2000437834
Applicant's Name:	Mr UJJAL DATTA
Identification No:	2000437834/2/2022
Remarks:	Sale, Development Agrèement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000437834/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2000437834/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	5021
			Total	10042

IN WORDS: TEN THOUSAND FORTY TWO ONLY.



Iji Dutta.



ভারত সরকার

Unique Identification Authority of India

আধার আইডি / Enrollment No. : 1111/32438/00592

To
Iti Dutta
ইতি দত্ত
W/O: Kamal Dutta
63
P.K GUHA LANE
DUMDUM
Dumdum (m)
Dumdum, North 24 Parganas
West Bengal - 700028

12/02/2014



KL746626492FT

74662649



আপনার আধার সংখ্যা / Your Aadhaar No. :

7325 9221 4412

আধার - সাধারণ মানুষের অধিকার



ইতি দত্ত
Iti Dutta
পিতা : হরতosh সরকার
Father : Haratosh Sarkar

জন্মতারিখ/DOB: 06/01/1974
স্বামী / Female

7325 9221 4412

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা: /: কামল দত্ত,
পি.কে. গুহা লেন, দুমদুম, দুমদুম (এম), দুমদুম
উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ

Address: W/O: Kamal Dutta,
63, P.K GUHA LANE,
DUMDUM, Dumdum (m),
North 24 Parganas,
Dumdum, West Bengal,
700028

7325 9221 4412

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Iti Dutta.



Koyenka Dutta



ভারত সরকার
Unique Identification Authority of India
ভারত সরকারের আইডি

অনিকাচুতির আই ডি / Enrollment No. : 1111/32438/00593

To
Koyenka Dutta
 কোয়েন্কা দত্ত
 63
 P.K GUHA LANE
 DUMDUM
 Dumdum (m)
 Dumdum, North 24 Parganas
 West Bengal - 700028

12/02/2014



KL746626501FT

74662650



আপনার আধার সংখ্যা / Your Aadhaar No. :

3330 8159 5539

আধার - সাধারণ মানুষের অধিকার



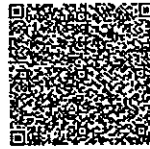
ভারত সরকার
ভারত সরকারের আইডি



কোয়েন্কা দত্ত
Koyenka Dutta
 পিতা : কামল দত্ত
 Father : Kamal Dutta

স্বাক্ষরিত/DOB: 15/07/1999
 মহিলা / Female

3330 8159 5539



আধার - সাধারণ মানুষের অধিকার

Koyenka. Dutta

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA



स्थायी आयकर खाता कार्ड

Permanent Account Number Card

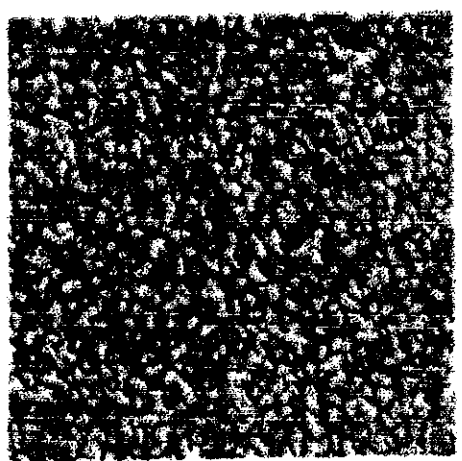
FNPP08943D

श्री / श्रीमती
मलय दुट्टा

पति / पत्नी / स्वामी का नाम
ASHUTOSH DUTTA

श्री / श्रीमती
मलय दुट्टा
01/02/1979

मलय दुट्टा
आयकर / आयदाता



09/12/2019

Malay Dutta



ভারত সরকার

Unique Identification Authority of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/32438/00577

09/03/2014

To
MALAY DUTTA
মলয় দত্ত
63
PK GUHA LANE
DUMDUM
Dumdum (m)
Dumdum, North 24 Parganas
West Bengal - 700028



KL819838606FT

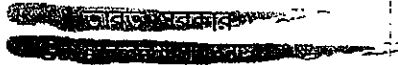
81983860



আপনার আধার সংখ্যা / Your Aadhaar No. :

8837 0227 1833

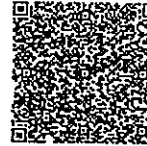
আধার - সাধারণ মানুষের অধিকার



মলয় দত্ত
MALAY DUTTA
পিতা : অশুতোষ দত্ত
Father : Ashutosh Dutta

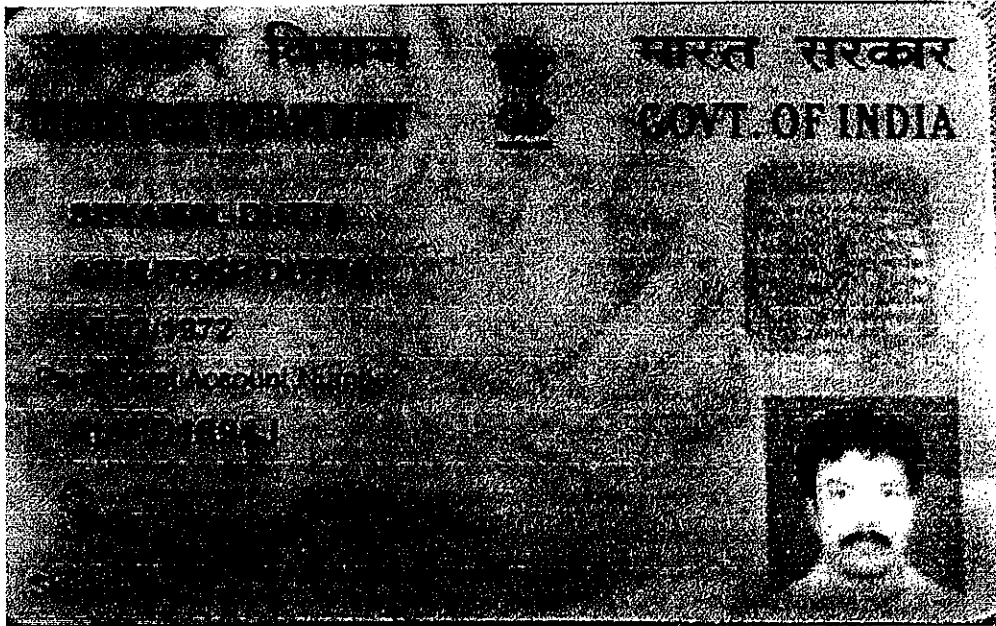
জন্মতারিখ/DOB: 01/02/1976
সুন্দর / Male

8837 0227 1833



আধার - সাধারণ মানুষের অধিকার

Malay Dutta



श्री लाल DUA



ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/32427/00588

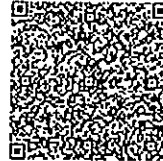
To
 SHYAMAL DUTTA
 শ্যামল দত্ত
 63
 P.K GUHA LANE
 DUMDUM
 Dumdum (m)
 Dumdum, North 24 Parganas
 West Bengal - 700028

18/03/2014



KL828576611FT

82857661



আপনার আধার সংখ্যা / Your Aadhaar No. :

3298 5484 1789

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



শ্যামল দত্ত
 SHYAMAL DUTTA
 পিতা : অসুতেশ দত্ত
 Father : ASUTOSH DUTTA

জন্মতারিখ/DOB: 05/02/1972

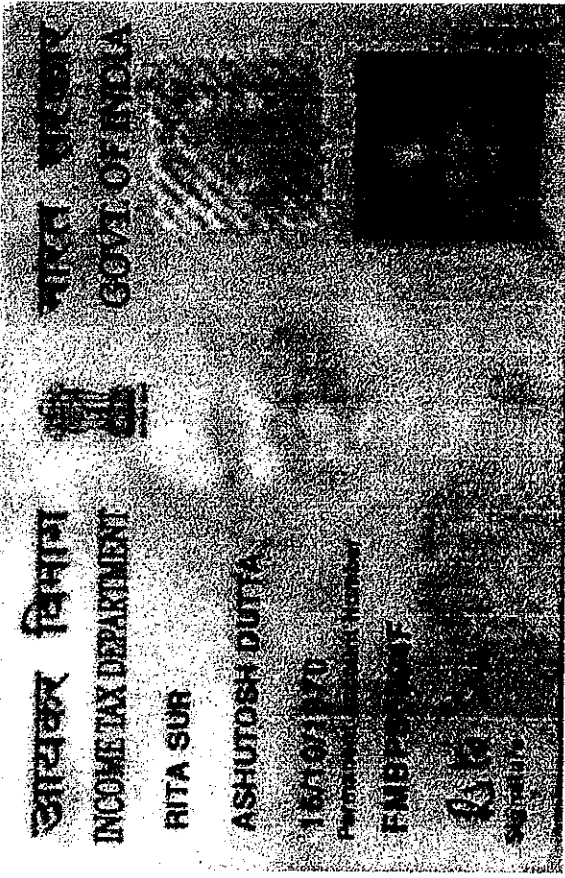
লিঙ্গ / Male

3298 5484 1789



আধার - সাধারণ মানুষের অধিকার

Shyamal Dutta



Rita Sur



রিতা সুর

Rita Sur

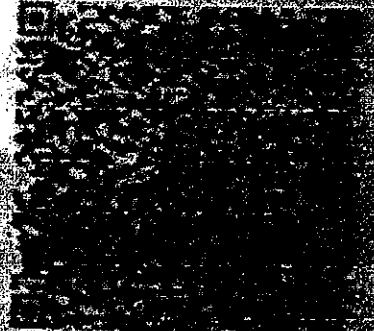
পতি : রতন সুর

Husband : Ratan Sur

জন্মতারিখ / DOB: 15/10/1970

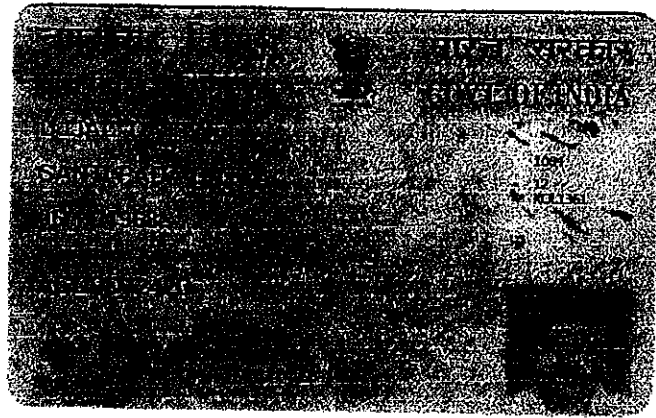
লিঙ্গ / Female

9916 0023 4296




স্বাধীনতা - সাধারণ মানুষের অধিকার

Rita Sur



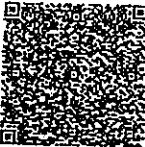
M. J. Datta





উজ্জল দত্ত
Ujjal Datta
পিতা : সন্তিপদ দত্ত
Father : Santipada Datta

জন্মতারিখ/DOB: 06/11/1968
পুরুষ / Male



6929 4863 3826

আধার - সাধারণ মানুষের অধিকার

সংস্করণ 1.0

ভারত সরকার
Ministry of India

আধার
বিক্রমা, পি.কে গুহা লেন, দুম দুম
দুন্দুম (ম), উত্তর ২৪ পরগণা
পশ্চিম বঙ্গ,

Address: 57, P.K.GUHA
LANE, DUM DUM, Dumdum
(m), North 24 Parganas,
Dumdum, West Bengal,
700028

6929 4863 3826

1947
1800 300 1947

✉
help@uidai.gov.in

www
www.uidai.gov.in

Ujjal Datta



ভারতীয় পরিচয় পরিষদ

ভারত সরকার
Unique Identification Authority of India
Government of India

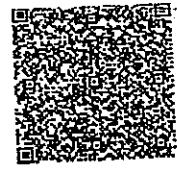
তালিকাভুক্তির আই ডি / Enrollment No. : 1111/32404/00868

To
AMITAVA SARKAR
অমিতাব সর্কার
18
P.K.GUHA LANE
MODERN PARK
Dumdum
Dumdum, Kolkata
West Bengal - 700028

08/03/2014



KL808804005FT
80880400



আপনার আধার সংখ্যা / Your Aadhaar No. :

5372 3559 7418

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অমিতাব সর্কার
AMITAVA SARKAR
পিতা : কল্যান সর্কার
Father : Kalyan Sarkar

জন্মতারিখ/DOB: 02/10/1974
পুরুষ / Male

5372 3559 7418



আধার - সাধারণ মানুষের অধিকার

Amitava Sarkar

Major Information of the Deed

Deed No :	I-1506-02301/2022	Date of Registration	16/02/2022
Query No / Year	1506-2000437834/2022	Office where deed is registered	
Query Date	08/02/2022 3:04:34 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	UJJAL DATTA 57, P.K. GUHA LANE, Thana : Dum Dum, District : North24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9836300512, Status :Attorney of Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 72,69,376/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: P. K Guha Lane, Mouza: Digla, , Ward No 10, Holding No:63 JI No: 18, Pin Code : 700028






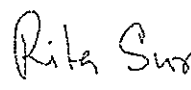
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-413/441 (RS :-)	LR-4540	Bastu	Bastu	5 Katha 2 Chatak 7 Sq Ft	1/-	69,31,876/-	Width of Approach Road: 9 Ft., Adjacent to Metal Road,
Grand Total :					8.4723Dec	1 /-	69,31,876 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,37,500 /-	

Land Lord Details :



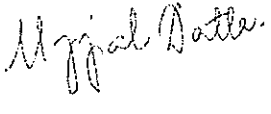


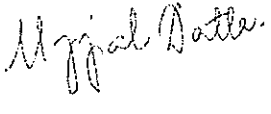


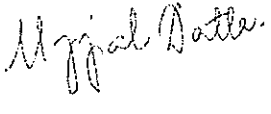
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Iti Dutta Wife of Late Kamal Dutta Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			<i>Iti Dutta</i>
	16/02/2022	LTI 16/02/2022	16/02/2022	
63, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BUxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Koyenka Dutta Daughter of Late Kamal Dutta Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			<i>Koyenka Dutta</i>
	16/02/2022	LTI 16/02/2022	16/02/2022	
63, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: ELxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr Malay Dutta Son of Late Ashutosh Dutta Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			<i>Malay Dutta</i>
	16/02/2022	LTI 16/02/2022	16/02/2022	
63, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: FFxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr Shyamal Dutta Son of Late Ashutosh Dutta Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			
	16/02/2022	LTI 16/02/2022	16/02/2022	
63, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mrs Rita Sur Wife of Ratan Sur Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			
	16/02/2022	LTI 16/02/2022	16/02/2022	
63, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: FMxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office				

Developer Details :

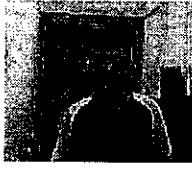

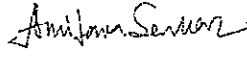
SI No	Name,Address,Photo,Finger print and Signature
1	Maa Manasa Construction 57/S-8, P. K. Guha Lane, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AGxxxxxx2D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <tr> <td>Name</td> <td>Photo</td> <td>Finger Print</td> <td>Signature</td> </tr> <tr> <td> Mr Ujjal Datta (Presentant) Son of Late Santi Pada Datta Date of Execution - 16/02/2022 , , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Feb 16 2022 12:39PM</td> <td>LTI 16/02/2022</td> <td>16/02/2022</td> <td></td> </tr> </table>	Name	Photo	Finger Print	Signature	Mr Ujjal Datta (Presentant) Son of Late Santi Pada Datta Date of Execution - 16/02/2022 , , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office				Feb 16 2022 12:39PM	LTI 16/02/2022	16/02/2022	
Name	Photo	Finger Print	Signature										
Mr Ujjal Datta (Presentant) Son of Late Santi Pada Datta Date of Execution - 16/02/2022 , , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office													
Feb 16 2022 12:39PM	LTI 16/02/2022	16/02/2022											

57, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Maa Manasa Construction (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amitava Sarkar Son of Late Kalyan Kumar Sarkar 24/1, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028			
	16/02/2022	16/02/2022	16/02/2022
Identifier Of Mrs Iti Dutta, Koyenka Dutta, Mr Malay Dutta, Mr Shyamal Dutta, Mrs Rita Sur, Mr Ujjal Datta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Iti Dutta	Maa Manasa Construction-1.69446 Dec
2	Koyenka Dutta	Maa Manasa Construction-1.69446 Dec
3	Mr Malay Dutta	Maa Manasa Construction-1.69446 Dec
4	Mr Shyamal Dutta	Maa Manasa Construction-1.69446 Dec
5	Mrs Rita Sur	Maa Manasa Construction-1.69446 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Iti Dutta	Maa Manasa Construction-100.00000000 Sq Ft
2	Koyenka Dutta	Maa Manasa Construction-100.00000000 Sq Ft
3	Mr Malay Dutta	Maa Manasa Construction-100.00000000 Sq Ft
4	Mr Shyamal Dutta	Maa Manasa Construction-100.00000000 Sq Ft
5	Mrs Rita Sur	Maa Manasa Construction-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: P. K Guha Lane, Mouza: Digla, , Ward No: 10, Holding No:63 JI No: 18, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 413/441, LR Khatian No:- 4540	Owner:আশুতোষ দত্ত, Gurdian:মনোহর , Address:নিজ , Classification:ডাঙ্গা, Area:0.08480000 Acre,	Seller is not the recorded Owner as per Applicant.

C-16-02-2022

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 11:50 hrs on 16-02-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Ujjal Datta ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 72,69,376/-

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

Execution is admitted on 16/02/2022 by 1. Mrs Iti Dutta, Wife of Late Kamal Dutta, 63, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 2. Koyenka Dutta, Daughter of Late Kamal Dutta, 63, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Student, 3. Mr Malay Dutta, Son of Late Ashutosh Dutta, 63, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 4. Mr Shyamal Dutta, Son of Late Ashutosh Dutta, 63, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 5. Mrs Rita Sur, Wife of Ratan Sur, 63, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service

Identified by Mr Amitava Sarkar, , , Son of Late Kalyan Kumar Sarkar, 24/1, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

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

Execution is admitted on 16-02-2022 by Mr Ujjal Datta, Proprietor, Maa Manasa Construction (Sole Proprietorship), 57/S-8, P. K. Guha Lane, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Amitava Sarkar, , , Son of Late Kalyan Kumar Sarkar, 24/1, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2022 11:57AM with Govt. Ref. No: 192021220180416751 on 09-02-2022, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BNHJFN9 on 09-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1294, Amount: Rs.5,000/-, Date of Purchase: 08/02/2022, Vendor name: Ranjita Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2022 11:57AM with Govt. Ref. No: 192021220180416751 on 09-02-2022, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BNHJFN9 on 09-02-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 142769 to 142807

being No 150602301 for the year 2022.




































Digitally signed by KAUSTAVA DEY
Date: 2022.03.07 11:33:25 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey












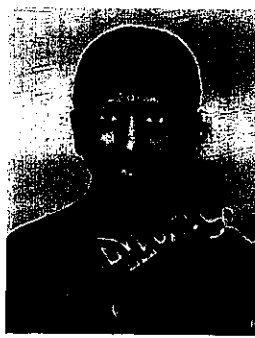





















(Kaustava Dey) 2022/03/07 11:33:25 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No.	Signature of the Executants / Presentants					
 <p>Malay Dutta</p>	Little	Ring	Middle	Fore	Thumb	    
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
	Little	Ring	Middle	Fore	Thumb	
(Left Hand)						
 <p>Shyam Sundar</p>						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
 <p>R. [Name]</p>						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						



Addl. District Sub-Registrar,
Cossipore, Dum Dum

16 FEB 2022