

I - 1357

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

H 067389

23/11/2022  
2003318212/2022

Confirmation of the document is admitted the Registrar. The signature sheet and the endorsement sheets attached with the document are the part of this document.

Sub-Registrar  
Registration No. 2 of  
Registration Table  
Alipore, South 24 Parganas  
23/11/2022

**: DEVELOPMENT AGREEMENT :**

THIS AGREEMENT is made this 23rd day of NOVEMBER,  
TWO THOUSAND TWENTY TWO, Anno Domini,

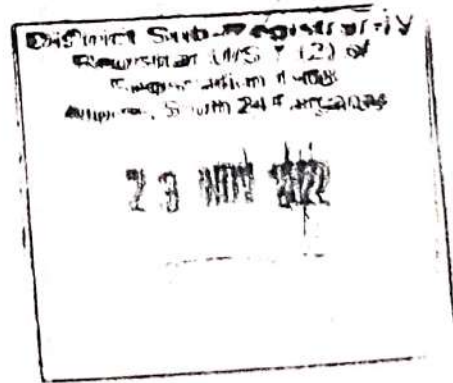
1 NOV 2022

Sl. No. 32 DATE .....  
Sold to.....  
of.....  
Rupees. 1200/-

SUBREGISTRARY  
ALIPPOKE JUDGE COURT  
KOLKATA-27

*Des*  
Sankar Das  
Stamp Vendor  
Alipore Police Court  
South 24 P.S., Kol-27

32 of 1200/- (A fine amount only)



Susha Haldar  
s/o Sankar Haldar  
Alipoke Judge Court  
kol-27



BETWEEN

(1) SRI HARADHAN MAJUMDAR, Son of Late Jogesh Chandra Majumdar, PAN-CKOPM2177G, Aadhar No.359841491503, By Faith Hindu, By Occupation-Service, residing at 354, Bansdroni Park, Post Office and Police Station-Bansdroni, Kolkata-700070, (2) SMT. SANKARI BHOWMICK, Wife of Samir Bhowmick, Daughter of Late Late Jogesh Chandra Majuunder, PAN-BBCPB3349H, Aadhar No.523655949345, By Faith Hindu, By Occupation-Housewife, residing at D/4, Arabinda Park, Post Office and Police Station-Bansdroni, Kolkata-700070, (3) SRI SANDIP KARMAKAR, Son of Late Sukha Ranjan Karmakar, PAN-HNYPK9785A, Aadhar No.780535093316, By Faith Hindu, By Occupation-Service, (4) SRI SUDIP KARMAKAR, Son of Late Sukha Ranjan Karmakar, PAN-BLDPK6991H, Aadhar No.545660650273, By Faith Hindu, By Occupation-Service, both are residing at 1/31, Congress Pally, South Roy Nagar, Post Office and Police Station-Bansdroni, Kolkata-700070, hereinafter called and referred to as the "OWNERS" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their respective heir/heirs, successor/successors, executor/ executors, administrator/ administrators, legal representative/ representatives and person/persons, deriving title under each of them} of the FIRST PART.

: AND :

SRI RAJU SARKAR, Son of Sri Ranjit Sarkar, By Faith Hindu, By Occupation-Business, PAN-AMAPS2742R, Aadhaar No.309686839941, residing at 70, Bansdroni Park, Police Station - Bansdroni, Kolkata-700070, Sole Proprietor of "SARKAR CONSTRUCTIONS" having its Office at 168, Bansdroni Place, Police Station- Bansdroni, Kolkata-700070, hereinafter called and referred to as the "BUILDER/ COLLABORATOR/DEVELOPER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his heir/heirs, successor/successors, executor/ executors, legal representative/representatives, administrator/ administrators, successor-in-Office, and assigns} of the SECOND PART.

WHEREAS in this Agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning :-

I) The "FIRST PARTY" shall mean and include the OWNERS of the Property of the Premises and their heirs and successors, representatives, executors.

II) The "SECOND PARTY" shall mean and include the "BUILDER/ DEVELOPER" and his heirs, successors, representatives, executors.

III) The said "PROPERTY OR LAND" shall mean ALL THAT piece or parcel of Land measuring 2 Cottahs 13 Chittaks a bit little more or less Homestead Land, together with structure thereon, in LOP No.66, R.S.Plot No.1684{P}, of MOUZA-BANSDRONI, J.L.No.45, within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.29/1, Bansdrone Park, mailing address P-66/A, Bansdrone Park, Assessee No.311130610187, WARD NO.113, Police Station- previously Regent Park now Bansdrone, Kolkata-700070, District South 24-Parganas, is in the possession of the First Party/Owners particularly described in the FIRST SCHEDULE hereunder written.

IV) "OWNERS' ALLOCATION" shall mean the Owners will be provided One Office Space on the Ground floor, North-Western Side, Back Portion, (as per KMC Sanction), one single Bed Room flat on the First Floor, Southern Side, Front Portion, and 2 flats on the entire Third Floor, (all are as per sanction building plan), together with undivided proportionate share of land underneath the building and common areas and common roof right and all common facility as per the sanction plan to be sanctioned by the Kolkata Municipal Corporation and the owner's will have no demand or claim of any shop and parking space on the ground floor.



V} "DEVELOPER'S ALLOCATION" shall mean save and except the owners allocation i.e. entire Ground floor Car Parking Space (except One Office on the Ground floor, North-Western Side, Back Portion) with toilet facility, and one double Bed Room flat on the First Floor, Northern Side, Rear Portion, and 2 flats on the entire Second Floor, (all are as per sanction building plan), together with undivided proportionate share of land underneath the building and common areas and facilities and common roof right to be constructed will be of the Developer's allocation.

VI} "PRINCIPAL'S ACCOUNT" shall mean and as referred to in "GENERAL POWER OF ATTORNEY" shall mean the Developer's Account who will bear the total expenses for construction of Building thereon in the said Property at his own liability and responsibility.

VII} "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase-cum-landing, equipments and accessories, common use and enjoyment.

VIII} "PROPORTIONATE SHARE" means the share which is agreed to be fixed Owners' and Developer's shares respectively in the Land.

W H E R E A S after the Partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

A N D W H E R E A S the Government of West Bengal {hereinafter referred to as the "Government"} offered all reasonable facilities to such persons {hereinafter referred to as "Refugees"} for residence in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant lands in the Urban Areas for Homestead purposes.

AND WHEREAS One Labanya Prova Mazumder, Wife of Late Jogesh Chandra Mazumder, now deceased, herein with her family had come to use and occupy a piece of land measuring 3 Cottahs 12 Chittaks a little bit more or less.

AND WHEREAS the said Labanya Prova Mazumder, now deceased, being a Refugee displaced from East Pakistan {now Bangladesh} approached the Government of West Bengal for a Plot of land for their rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to Rehabilitate the Refugees from East Pakistan, now Bangladesh, acquired land in LOP No.66, R.S.Plot No.1684{P}, of MOUZA-BANSDRONI, J.L.No.45, Police Station- previously Regent Park now Bansdroni, District of South 24-Parganas, in the Urban area under the provisions of L.D.P. Act. 1948/L.A.Act. I of 1894, which the Plot now in occupation of the Owners.

AND WHEREAS it has been decided by the Government to make a Gift of the said Plot of land in favour of Labanya Prova Mazumder, now deceased, so as to confer absolute right, title and interest in the said land where she has been residing peacefully for a long time.

AND WHEREAS Bearing dated 11<sup>th</sup> day of October, 1991, Registered at Additional District Registrar at Alipore, South 24-Parganas, Vide Book No.I, Volume No.19, Pages 81 to 84, Being Deed No.2271, for the year 1991, the Governor of the State of West Bengal represented by Deputy Director

{Development} Refugee Relief and Rehabilitation Directorate Govt. of West Bengal through a DEED OF GIFT transferred ALL THAT piece or parcel of Land measuring 3 Cottahs 12 Chittaks a little bit more or less Homestead Land, in LOP No.66, R.S.Plot No.1684{P}, of MOUZA-BANSDRONI J.L.No.45, within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.29, Bansdroni Park, Assessee No.311130600297, WARD NO.113, Police Station- previously Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas.

A N D W H E R E A S the said Labanya Prova Mazumder, constructed Rooms thereon and had been staying there.

A N D W H E R E A S in the said DEED OF GIFT in page-2, last para it was clearly mentioned "The Donee shall or may at all times hereafter peaceably and quietly possess and enjoy the said land hereby given granted and transferred subject to the condition that the Donee shall have no right save as hereinafter provided alienate or transfer in any way the land comprised in the Schedule hereunder written in any manner whatsoever within the period of 10 {Ten} years from the date of these presents without obtaining prior written permission of the DONOR".

A N D W H E R E A S on 11<sup>th</sup> day of October, 2001, the said period of 10 {Ten} Years has already been elapsed and thereafter there is no bar for transferring the Property to anybody or any person in whatsoever manner.

A N D W H E R E A S One Santu Majumder, one son of the Labanya Prova Mazumder, had file a Title Suit, being No.247 of 2009 against his brother and sisters for rejection of the Gift Deed and on the basis of the said suit said Labanya Prova Mazumder, file the Title Appeal being No.295 of 2011 in the Court of the 15<sup>th</sup> ADJ at Alipore.



AND WHEREAS the said Labanya Prova Mazumder, died intestate on 28/01/2014, and her husband Jogesh Chandra Mazumder predeceased her, leaving behind her two sons and two daughters namely (1) SRI HARADHAN MAJUMDER, (2) SMT. GOURI KARMAKAR, (3) SMT. SANKARI BHOWMICK, and (4) SRI SANTU MAJUMDER, and the said property devolved on them jointly by way of INHERITANCE.

WHEREAS on 15/11/2019 the Ld. 15<sup>th</sup> ADJ at Alipore had passed the order and dispose of the same by directing equal shares i.e. the first party have acquired of ALL THAT piece or parcel of 3/4<sup>th</sup> share i.e. Land measuring 2 Cottahs 13 Chittaks a bit more or less Homestead Land, in LOP No.66, R.S.Plot No.1684{P}, of MOUZA-BANSDRONI J.L.No.45, within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.29, Bansdrone Park, Assessee No.311130600297, WARD NO.113, Police Station- previously Regent Park now Bansdrone, Kolkata-700070, District South 24-Parganas.

AND WHEREAS the said SMT. GOURI KARMAKAR, died intestate on 26/02/2021, and her husband Sukha Ranjan Karmakar predeceased her on 29/07/2009, leaving behind her two sons namely (1) SRI SANDIP KARMAKAR, (2) SRI SUDIP KARMAKAR, and the said property devolved on them jointly by way of INHERITANCE and subsequently the owners herein are mutated their names in the record of the Kolkata Municipal Corporation and have obtained a new Premises and Assessee number i.e. Premises No.29/1, Bansdrone Park, Assessee No. 311130610187.

AND WHEREAS the First Party/Owners are the sole and absolute Owners and are in uninterrupted Khas Possession of the Property by way of inheritance and well and sufficiently entitled in respect of ALL THAT piece or parcel of Land measuring 2 Cottahs 13 Chittaks a bit more or less Homestead Land, in LOP No.66, R.S.Plot No.1684{P}, of MOUZA-BANSDRONI J.L.No.45, within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.29/1, Bansdrone Park, mailing address P-66/A, Bansdrone Park, Assessee No. 311130610187, WARD NO.113, Police Station- previously Regent Park now Bansdrone, Kolkata-700070, District South 24-Parganas.



AND WHEREAS the First Party herein i.e. (1) SRI HARADHAN MAJUMDER, (2) SMT. SANKARI BHOWMICK, (3) SRI SANDIP KARMAKAR, and (4) SRI SUDIP KARMAKAR, as Owners of the said Property now seized and possessed the land by way of inheritance and gift containing an area of piece or parcel of land containing an area of total 2 Cottahs 13 Chittaks a bit more or less Homestead Land, in LOP No.66, R.S.Plot No.1684{P}, of MOUZA-BANSDRONI, J.L.No.45, within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.29/1, Bansdronei Park, mailing address P-66/A, Bansdronei Park, Assessee No. 311130610187, WARD NO.113, Police Station- previously Regent Park now Bansdronei, Kolkata-700070, District South 24-Parganas, have decided to "Commercially Exploit" through Developer residential Building by raising Building and/or as per Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION consuming maximum F.A.R. on the said Property more fully and particularly described in the FIRST SCHEDULE below and the Second Party having sound knowledge and financial ability approached the First Party with the terms, conditions and covenants herein below appearing and the First Party herein allowed the Second Party herein to raise such construction at his own cost and/or at the cost of his nominees on the FIRST SCHEDULE Property as per the Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION for the benefit of the parties to this AGREEMENT.

AND WHEREAS the Second Party hereinafter considering the proposal of the First Party herein have agreed to raise G+III storied Building as per Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION, at his own cost and/or his nominees' cost as described in the FIRST SCHEDULE below on certain terms and conditions to which the FIRST PARTY agreed and Second Party confirmed.

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

: TERMS & CONDITIONS :

- 1) That the First Party herein shall give vacant Possession of the said property described in the FIRST SCHEDULE below to the Second Party on the date of execution of this Agreement.
- 2) That the SECOND PARTY herein on receiving vacant Possession of the property described in the FIRST SCHEDULE below as stated above shall at his cost will start the construction after obtaining the Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION in favour of the FIRST PARTY.
- 3) That the Second Party shall pay all the arrears of Corporation Taxes and BLLRO, and also shall pay the mutation expenses, and will submits B.L.L.R.O Tax, Electric Bills and other bills for the FIRST SCHEDULE Property upto the date of AGREEMENT and prior to give vacant Possession of the said Property and shall be liable to pay Corporation Taxes and other taxes of the FIRST SCHEDULE Property proportionately and after completion of the building B.L.L.R.O and corporation taxes will pay by all the intending purchasers and owners proportionately.
- 4) That the First Party herein shall allow the Second Party to erect said Building construction as per Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION for at his/nominees' cost in the land described in the FIRST SCHEDULE below.
- 5) That the Second Party herein at his own cost and initiative will make the said Plan to be Sanctioned or the alteration/modification, if necessary, in the name of the First Party from the KOLKATA MUNICIPAL CORPORATION and the First Party shall assist/co-operate in all respect in obtaining the sanctioned, modification /alteration of Plan by the KOLKATA MUNICIPAL CORPORATION for construction wherein the First Party will not make any hindrances or obstructions.



- 6) That the First Party shall allow the Second Party to stock all Building materials within the said Premises and shall take all steps for protection of the same including Building/renovating of existing Boundary walls on or about the said FIRST SCHEDULE Property and to appoint darowan/darowans and/or his own men and to keep him posted at site and providing him temporary facilities within the said premises for security purpose at the cost of the developer.
- 7) That save and except the Owners' Allocation out of total Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION that is mentioned common areas and facilities to be provided by the Second Party to the First Party as mentioned in the SECOND SCHEDULE of the Building and whatsoever areas, common areas and facilities of the Building will be exclusively Developer's Allocation with the exclusive right to dispose of the same in any manner either residential i.e. the Developer's allocation only shall be fixed up clearly according to the ratio of promotion work immediately after the sanctioning the building plan to be sanctioned by the concerned municipality at the cost of the Developer.
- 8) That the First Party shall execute a POWER OF ATTORNEY in favour of the SECOND PARTY and/or authorizing the Second Party to negotiate, act and do all things necessary for and on behalf of the First Party for more fully and effectually in respects as he could do the same himself with regard to obtaining the necessary, sanction, permits, quotas etc. from the KOLKATA MUNICIPAL CORPORATION and Government and/or Semi Government Institution including Police Authorities of the First Party, if necessary, and also the powers empowered to him with the clauses as mentioned and to be mentioned in the Power of Attorneys which will be treated as part of this Agreement being coupled with interest involves herein.

9) That the First Party shall further authorize the Second Party to act on their behalf by incorporating the following acts and deeds in the aforesaid POWER OF ATTORNEY.

10) To advertise, negotiate, execute by signing and registering, transfer document or documents of Agreement and to receive Booking money advance or earnest money and consideration money in respect of the Developer's allocation only.

11) That the First Party shall have no claim on the sale proceeds of the said constructed areas other than the Owners' Allocation described in the SECOND SCHEDULE hereunder written which shall rightfully belong to the First Party in consideration of their for entrusting & endeavour in erecting the aforesaid Building on the land described in the FIRST SCHEDULE below.

12) That the First Party shall have no right of objection on to the price to be claimed by the Second Party from his Intending Purchaser or Purchasers in respect of the said constructed area other than the First Parties allocation as mentioned in the SECOND SCHEDULE below.

13) That the First Party shall have "NO OBJECTION" of being treated as Owners of the Flats to the Intending Purchasers to be constructed even under the WEST BENGAL APARTMENT OWNERSHIP ACT XVI OF 1972, subject to all subsequent amendments and/or the Second Party taking all necessary steps towards registering the aforesaid construction comprising several self-contained spaces/flats belongs to Developer's allocation under the WEST BENGAL APARTMENT {REGULATION OF CONSTRUCTION AND TRANSFER} ACT, XVIII OF 1979.



- 14) That the First Party shall execute at the option of the Second Party the necessary documents in favour of the Second Party in respect of the Developer's allocation with proportionate undivided share attributable to the land underneath the Building or do such other things as would be deemed necessary for more fully assuring the right, title and ownership of the Second Party or his nominee or nominees including the Intending Purchaser/Purchasers in respect of the Flats and with proportionate undivided share in the land as stated above.
- 15) That the Second Party shall complete the Flats in the said premises in all respect including completion of electrical fittings and fixtures fixing up flush door and windows, plumbing work, plaster of parish for internal walls and cement base Colour in external walls within 18 Months from the date of obtaining the Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION. However, the period will be extended further 6 {Six} Months. If for any legal complication and/or for delay of delivery of Sanction Plan from the KOLKATA MUNICIPAL CORPORATION for any reasons whatsoever and If the Developer fails to complete the construction work and handover the owner's allocation within 24 months (18+6), then in that case the Developer will pay Rs.2,000=00 (Rupees Two Thousand) only per month to the Owners herein as penalty charges. The Second party must procure the C.C. from KMC after completion of proposed new building.
- 16) That the Second Party shall complete the construction within 18 Months upon the FIRST SCHEDULE below Property of the First Party after obtaining the Sanctioned Plan from the KOLKATA MUNICIPAL CORPORATION but will not stand the above conditions, if not be restrained for unavoidable reasons or force-majeure.
- 17) That the Second Party shall complete the construction of the said Building as per Sanction Plan on land described in the FIRST SCHEDULE below within 18 Months from the date of Sanctioning the Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION.

18) That each terms of this Agreement is the consideration for the other and failure to comply with the terms and conditions of this Agreement by either of the Parties shall be a cause of action as mentioned below.

19) This Agreement will not be treated as a Partnership between the First Party and Second Party or an Agreement for sale of the said property by the First Party to the Second Party. The Second Party is given only right to develop the said Property as aforesaid and the First Party's Allocation is in lieu of this land.

20) The Building will be constructed for Residential purposes.

21) The Second Party declared that he has entered into this Agreement after fully satisfying about the title of the FIRST PARTY. Save and except any material defect of title and the Property being encumbered.

22) All out of pocket expenses of and incidental to this Agreement and the transactions in pursuance thereof including the Deed/Deeds of Conveyance/ Conveyances and other assurance in respect thereof in connection with the Proposed Building including Stamp Duty and Registration charges shall be borne and paid by the Second Party and/or his nominees alone save and except the schedule below property in question. The first party will be the party owners of the deed and undertake to execute and all deeds i.e. only of Owners Allocation.

23) If any dispute arise between the parties, then the both parties solve their problems by the competent court of law.

24) Entire building shall be erected and finished at the cost of the Developer and in no case the owners shall take any financial liability in respect of the within mentioned development/promotion work.

25) During construction work if any accident occurs the Developer shall bear entire financial liability and also all the hazards thereto.



- 26} Developer shall erect the building as per sanctioned building plan and also as per specification as herein mentioned. If any deviation in the building plan is done the Developer shall regularize the same in accordance with law at his cost.
- 27} That after execution of this Agreement the Developer/Second party will take the possession of the First Schedule below property for local measurement and construction of boundary walls and for the purpose of obtaining the Sanction Plan from the KOLKATA MUNICIPAL CORPORATION and for which the First Party/Owners will have no objection in any way.
- 28} That the Developer/Second party will not provide any shifting charges during the construction period per month till handing over the owners' allocation.
- 29} That the Second party/Developer will demolish the Existing Building at his own cost and the sale proceeds will be credited in favour of Second Party/ Developer.
- 30} The Jurisdiction of the Court will be at ALIPORE.
- 31} Be, it further noted that after completion of the proposed new building the developer/second party will provide the owners' allocation at First and subsequently will handover the other flats and others to different intending purchaser.
- 33} The first party shall have every right to transfer, sell, mortgage of their owner's allocation to any person and person and right to receive any consideration money for their allocation then in that case the developer will have no objection in any way.
- 34} That if any owner shall dies during the construction period and/or up to last transaction of the Developer allocation then in that case the legal heirs

and/or successor of the died person and present owner bound to maintain all terms and condition of this Principal Development Agreement and bound to sign, execute and register the same for further proceeding by executing any supplementary document.

35) That all the original paper of the property will be delivered at the time of execution of this Agreement by the owners to the developer. Be it further noted that if the developer construct his ground floor allocation as per his choice then in that case the owners shall have no objection in any way.

: THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Land measuring 2 Cottahs 13 Chittaks a bit little more or less Homestead Land, together with Tile Shed single storied residential structure thereon, in LOP No.66, R.S.Plot No.1684{P}, of MOUZA-BANSDRONI LL.No.45, within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.29/1, Bansdroni Park, mailing address P-66/A, Bansdroni Park, Assessee No. 311130610187, WARD NO.113, Police Station- previously Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas, and butted and bounded by :-

<u>ON THE NORTH</u>	:	Premises No.359, Bansdroni Park.
<u>ON THE SOUTH</u>	:	KMC Road.
<u>ON THE EAST</u>	:	Plot No.11, Bansdroni Park.
<u>ON THE WEST</u>	:	Plot No.66.

: THE SECOND SCHEDULE ABOVE REFERRED TO :  
"OWNER'S ALLOCATION"

OWNERS will be provided One Office Space on the Ground floor, North-Western Side, Back Portion, (as per KMC Sanction), one single Bed Room flat on the First Floor, Southern Side, Front Portion, and 2 flats on the entire Third Floor, (all are as per sanction building plan), together with undivided proportionate share of land underneath the building and common areas and common roof right and all common facility.



"DEVELOPER'S ALLOCATION"

"DEVELOPER'S ALLOCATION" shall mean save and except the owners allocation i.e. entire Ground floor Car Parking Space (except One Office on the Ground floor, North-Western Side, Back Portion) with toilet facility, and one double Bed Room flat on the First Floor, Northern Side, Rear Portion, and 2 flats on the entire Second Floor, (all are as per sanction building plan), together with common areas and facilities and common roof right to be constructed will be of the Developer's allocation.

: THE THIRD SCHEDULE ABOVE REFERRED TO :

{PROPORTIONATE COMMON PARTS/PORIONS OF BOTH THE OWNERS & DEVELOPER }

- 1) Entrance and exits of the Building.
- 2) Boundary walls and Main Gate.
- 3) Drainage and sewerage lines and other installations for the same {except only those installed within the exclusive area of any flat and/or exclusively for its use}.
- 4) Stair-case, lobbies on all the floors and common roof right.
- 5) Electric sub-station and electrical wiring and other fittings {excluding only those installed within the exclusive area of any flat and/or exclusively for its use}.
- 6) Water motor pump, water pump space, water reservoir tank, together with all common plumbing installations for carriage of water {save only those exclusively installed for the exclusive use of any flat}.
- 7) Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the land and the Building as may be necessary for passage and/or user the flats in common by the co-owners.

: SPECIFICATION FOR THE FLAT :

TYPE OF STRUCTURE :

R.C.C. Foundation and footing in the concrete proportionate of 3:2:1 cement ratio after adequate soil treatment and consolidation.

FLOORING :

Entire Flooring will be of Marble/floor tiles.

DOORS :

All doors will be of Flash Door and Bath room and kitchen door will be PVC.

WINDOWS :

Aluminum sliding windows will grill of steel and entire verandah will be covered by 3' feet grill.

KITCHEN :

Granite Cooking platform with steel sink with necessary 1 No. water tap will be provided. 3' feet height Glaze tiles over kitchen platform will be provided.

TOILET :

- a} Concealed internal Hot and cold water lines (in one toilet) within PVC Pipes and fittings will be in one toilet.
- b} White Porcellin pan/commode.
- c} 2 Taps with necessary C.P. Fittings, Hot & Cold water provision (in One Toilet).
- d} 6' feet height Glaze tiles on the walls will be provided.

PLUMBING & DRAINAGE :

A} Necessary drain sewer lines, inspection pits and necessary duly connected to the septic tank.



- B) Water pump coupled with motor of requisite capacity.
- C) Cost Iron/PVC rain water pipes for roof under disposal.

PAINING :

- A) Water proof cement based paint will be used on outside walls and inside walls will be finished up to plaster of parish, primer in all doors and frames.

ELECTRIFICATION :

- A) Concealed wiring with copper cable built in switch board with standard switches i.e. ISI Mark will be provided.
- B) 2 Light Points, 1 Fan Point and 1 Plug Point in each Bed Room, one A.C. Points in one Bed room,
- C) 2 Light Points, 1 Fan Point, 1 Power Point and One Plug Point in each Living-cum-Dining Room and 1 inverter point.
- D) 1 Light Point, 1 Exhaust Fan Point and 2 Power Points in each Kitchen.
- E) 1 Light Point, one exhaust fan point, one geyser point in Toilet.
- F) One Power point for washing machine.
- G) One Cable Point in living-cum-Dining Room or any room.

ELECTRIC METER :

For the purpose of procurement of electric main meter and for individual meters from W.B.S.E.D.C.L. all the owners of the land and purchasers will pay the proportionate amount.

WATER SUPPLY :

Water will be provided through K.M.C. water supply.

IN WITNESSES WHEREOF, the PARTIES have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED  
BY THE OWNERS AT KOLKATA  
IN THE PRESENCE OF:

1. Subla Mandal  
220, Rifle Club East,  
Kol- 700070.

2. Debajyoti Sengupta  
220, Rifle Club East,  
Kol- 700070.

*[Signature]*

- Sankari Bhownick

- Sudeep Kumar Kar.

- Sudip Karmakar.

SIGNATURE OF THE OWNERS.

SIGNED SEALED AND DELIVERED  
BY THE DEVELOPER AT KOLKATA  
IN THE PRESENCE OF:

1. Subla Mandal

2. Debajyoti Sengupta

SARKAR CONSTRUCTION

Tajiv Sarkar  
Proprietor

SIGNATURE OF THE DEVELOPER.

DRAFTED AND PREPARED BY ME.

*[Signature]*  
{ ADVOCATE }












F-434/195/99

ALIPORE JUDGES' COURT, KOL-27.












TYPED BY ME.

*[Signature]*  
{ TYPIST }














		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					












Name Harachan Nejjind  
 Signature Harachan Nejjind

		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name Sankari Bhowmik  
 Signature Sankari Bhowmik





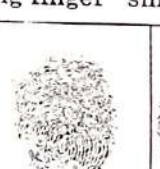




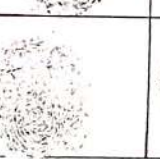

		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name SUDIP KARMAKAR  
 Signature Sudip Karmakar

		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name ..... Sandeep Keshavnagar .....

Signature ..... Sandeep Keshavnagar .....

		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name ..... Rajiv Sankar .....

Signature ..... Rajiv Sankar .....

		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name .....

Signature .....





भारत सरकार  
Government of India

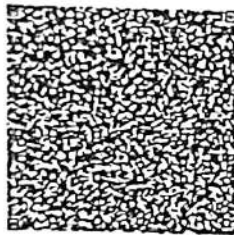
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 2189/71161/58398

To  
Subha Mondal  
S/O Sashi Mondal  
B/95, SATYAJIT PARK  
BANSDRONI  
Kolkata  
Bansdroni  
South 24 Parganas West Bengal - 700070  
8062931439

Download Date: 13/01/2020

Generation Date: 01/06/2018



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

8341 7355 2556

VID : 9187 3202 1106 8273

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Subha Mondal  
Date of Birth/DOB: 02/07/1996  
Male/MALE



8341 7355 2556

VID : 9187 3202 1106 8273

मेरा आधार, मेरी पहचान



Government of India

भारत सरकार  
Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

INFORMATION  
Aadhaar is a proof of identity, not of citizenship.  
To establish identity, authenticate online.  
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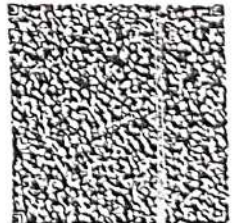
Aadhaar is valid throughout the country.  
Aadhaar helps you avail various Government and Non-Government services easily.  
Keep your mobile number A-email ID updated in Aadhaar.  
Carry Aadhaar in your smart phone - use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
S/O Sashi Mondal, B/95, SATYAJIT PARK,  
BANSDRONI, Kolkata, South 24 Parganas,  
West Bengal - 700070



8341 7355 2556

VID : 9187 3202 1106 8273



1847



help@uidai.gov.in



www.uidai.gov.in



Department of Registration & Stamp  
Revenue  
GRIPS eChallan



192022230186218821

GRN Details

GRN: 192022230186218821  
 GRN Date: 22/11/2022 22:11:38  
 BRN : IK0BZFCAD1  
 GRIPS Payment ID: 221120222018621881  
 Payment Status: Successful

Payment Mode: Online Payment  
 Bank/Gateway: State Bank of India  
 BRN Date: 22/11/2022 22:12:36  
 Payment Init. Date: 22/11/2022 22:11:38  
 Payment Ref. No: 2003316212/4/2022  
 [Query No\*/Query Year]

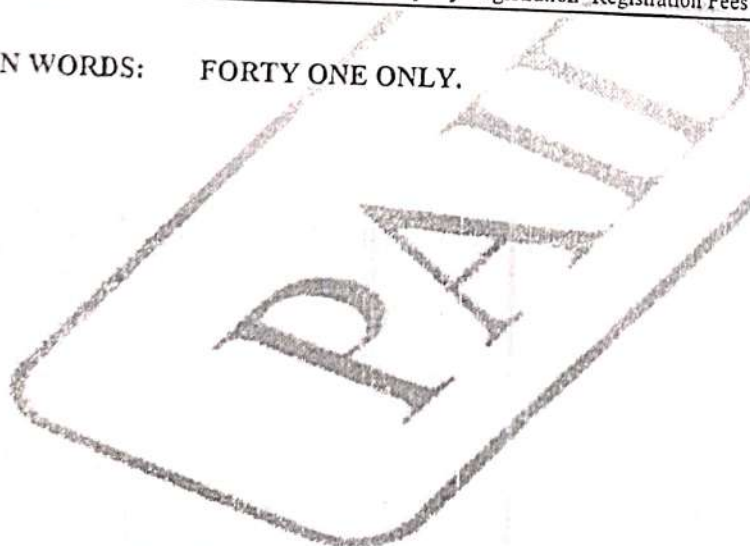
Depositor Details

Depositor's Name: SUDIPTA CHAKRABORTY  
 Address: alipore judges court alipore, West Bengal, 700027  
 Mobile: 9831036678  
 EMAIL: sudiptachakraborty@ymail.com  
 Depositor Status: Advocate  
 Query No: 2003316212  
 Applicant's Name: Mr SUDIPTA CHAKRABORTY  
 Identification No: 2003316212/4/2022  
 Remarks: Sale, Development Agreement or Construction agreement  
 Period From (dd/mm/yyyy): 22/11/2022  
 Period To (dd/mm/yyyy): 22/11/2022

Payment Details

Sl No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003316212/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2003316212/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>41</b>

IN WORDS: FORTY ONE ONLY.







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

Query No / Year	2003316212/2022	Office where deed will be registered
Query Date	22/11/2022 8:34:20 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate	
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value
Total Stamp Duty Payable(SD)	Rs. 23,32,127/-	Total Registration Fee Payable
Rs. 5,020/- (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: Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bansdroni Park, Premises No: 29/1, Ward No: 113, Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 13 Chatak		22,78,127/-	Property is on Road
Grand Total :				4.6406Dec	0/-	22,78,127/-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	0/-	54,000/-	



Query No: 2003316212 of 2022, Printed On : Nov 22 2022 8:34PM, Generated from wbregistration.gov.in



**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr HARADHAN MAJUMDAR Son of Late Jogesh Chandra Majumdar, 354, Bansdrone Park, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ckxxxxx7g, Aadhaar No.: 35xxxxxxxx1503, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs SANKARI BHOWMICK Wife of Mr Samir Bhowmick, D/4, Arabinda Park, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. bbxxxxx9h, Aadhaar No.: 52xxxxxxxx9345, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr SANDIP KARMAKAR Son of Late Sukha Ranjan Karmakar, 1/31, Congress Pally, South Roy Nagar, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. hnxxxxx5a, Aadhaar No.: 78xxxxxxxx3316, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr SUDIP KARMAKAR Wife of Late Sukha Ranjan Karmakar, 1/31, Congress Pally, South Roy Nagar, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. blxxxxx1h, Aadhaar No.: 54xxxxxxxx0273, 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	SARKAR CONSTRUCTIONS ( Sole Proprietorship ) , 168, Bansdrone Place, City:- , P.O:- Bansdrone, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 PAN No. AMxxxxx2R, , Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr RAJU SARKAR Son of Mr Ranjit Sarkar, 64, Bansdrone Park, City:- , P.O:- Bansdrone, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMxxxxx2R, Aadhaar No.: 30xxxxxxxx9941	SARKAR CONSTRUCTIONS (as Proprietor)





**Identifier Details :**

Name & address
Mr SUBHA MONDAL Son of Mr Sashi Mondal Alipore Judges Court, City:- , P.O:- Bansdroni, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr HARADHAN MAJUMDAR, Mrs SANKARI BHOWMICK, Mr SANDIP KARMAKAR, Mr SUDIP KARMAKAR, Mr RAJU SARKAR

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr HARADHAN MAJUMDAR	SARKAR CONSTRUCTIONS-1.16016 Dec
2	Mrs SANKARI BHOWMICK	SARKAR CONSTRUCTIONS-1.16016 Dec
3	Mr SANDIP KARMAKAR	SARKAR CONSTRUCTIONS-1.16016 Dec
4	Mr SUDIP KARMAKAR	SARKAR CONSTRUCTIONS-1.16016 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr HARADHAN MAJUMDAR	SARKAR CONSTRUCTIONS-50 Sq Ft
2	Mrs SANKARI BHOWMICK	SARKAR CONSTRUCTIONS-50 Sq Ft
3	Mr SANDIP KARMAKAR	SARKAR CONSTRUCTIONS-50 Sq Ft
4	Mr SUDIP KARMAKAR	SARKAR CONSTRUCTIONS-50 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. : 311130610187 Premises No. : 29/1 Ward No. : 113 Street Name : BANSDRONI PARK	Reference Deed No. : 1797 Date of Registration. : May 22, 2008 Office Where Registered :	Owner Name : SANKARI BHOWMICK , HARADHAN MAJUMDAR , SUDIP KARMAKAR , SANDIP KARMAKAR Owner Address : P-66/A, BANSDRONI PARK , PO & PS- BANSDRONI, KOL-70 Pin No. : 700070	Character of Premises: Total Area of Land: 02 Cottah, 15 Chatak, 35 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 22-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 22-12-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.



Query No: 2003316212 of 2022, Printed On : Nov 22 2022 8:34PM, Generated from wbregistration.gov.in



- 6.
- 7.
- 8.
- 9.
- 11.

Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

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

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

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. ALIPORE, 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



## Major Information of the Deed

Deed No :	I-1604-13548/2022	Date of Registration	23/11/2022
Query No / Year	1604-2003316212/2022	Office where deed is registered	
Query Date	22/11/2022 8:34:20 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 23,32,127/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bansdron Park, , Premises No: 29/1, , Ward No: 113 Pin Code : 700070






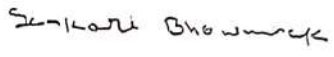



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 13 Chatak		22,78,127/-	Property is on Road
Grand Total :				4.6406Dec	0/-	22,78,127/-	

### Structure Details :



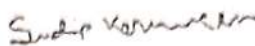
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	0/-	54,000/-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr HARADHAN MAJUMDAR</b> Son of Late Jogesh Chandra Majumdar Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office			
	23/11/2022	LTI 23/11/2022	23/11/2022	
354, Bansdroni Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cxxxxxxx7g, Aadhaar No: 35xxxxxxxx1503, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office				
2	<b>Name</b> <b>Mrs SANKARI BHOWMICK</b> Wife of Mr Samir Bhowmick Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office			
	23/11/2022	LTI 23/11/2022	23/11/2022	
D/4, Arabinda Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bbxxxxxx9h, Aadhaar No: 52xxxxxxxx9345, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office				
3	<b>Name</b> <b>Mr SANDIP KARMAKAR</b> Son of Late Sukha Ranjan Karmakar Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office			
	23/11/2022	LTI 23/11/2022	23/11/2022	
1/31, Congress Pally, South Roy Nagar, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: hnxxxxxx5a, Aadhaar No: 78xxxxxxxx3316, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office				



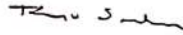


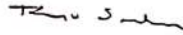


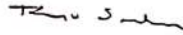


Name	Photo	Finger Print	Signature
<b>Mr SUDIP KARMAKAR</b> Son of Late Sukha Ranjan Karmakar Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office	 23/11/2022	 LTI 23/11/2022	 23/11/2022
1/31, Congress Pally, South Roy Nagar, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: blxxxxxx1h, Aadhaar No: 54xxxxxxxx0273, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office			




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SARKAR CONSTRUCTIONS</b> 168, Bansdrone Place, City:- , P.O:- Bansdrone, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India PIN:- 700070 . PAN No.:: AMxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr RAJU SARKAR (Presentant)</b>            Son of Mr Ranjit Sarkar            Date of Execution - 23/11/2022, , Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office         </td> <td>   Nov 23 2022 12:34PM         </td> <td>   LTI 23/11/2022         </td> <td>   23/11/2022         </td> </tr> </tbody> </table> 64, Bansdrone Park, City:- , P.O:- Bansdrone, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx2R, Aadhaar No: 30xxxxxxxx9941 Status : Representative, Representative of : SARKAR CONSTRUCTIONS (as Proprietor)	Name	Photo	Finger Print	Signature	<b>Mr RAJU SARKAR (Presentant)</b> Son of Mr Ranjit Sarkar Date of Execution - 23/11/2022, , Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office	 Nov 23 2022 12:34PM	 LTI 23/11/2022	 23/11/2022
Name	Photo	Finger Print	Signature						
<b>Mr RAJU SARKAR (Presentant)</b> Son of Mr Ranjit Sarkar Date of Execution - 23/11/2022, , Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office	 Nov 23 2022 12:34PM	 LTI 23/11/2022	 23/11/2022						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBHA MONDAL</b> Son of Mr Sashi Mondal Alipore Judges Court, City:- , P.O:- Bansdrone, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700070	 23/11/2022	 23/11/2022	 23/11/2022

Witnesses of Mr HARADHAN MAJUMDAR, Mrs SANKARI BHOWMICK, Mr SANDIP KARMAKAR, Mr SUDIP KARMAKAR, Mr RAJU SARKAR

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr HARADHAN MAJUMDAR	SARKAR CONSTRUCTIONS-1.16016 Dec
2	Mrs SANKARI BHOWMICK	SARKAR CONSTRUCTIONS-1.16016 Dec
3	Mr SANDIP KARMAKAR	SARKAR CONSTRUCTIONS-1.16016 Dec
4	Mr SUDIP KARMAKAR	SARKAR CONSTRUCTIONS-1.16016 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr HARADHAN MAJUMDAR	SARKAR CONSTRUCTIONS-50.00000000 Sq Ft
2	Mrs SANKARI BHOWMICK	SARKAR CONSTRUCTIONS-50.00000000 Sq Ft
3	Mr SANDIP KARMAKAR	SARKAR CONSTRUCTIONS-50.00000000 Sq Ft
4	Mr SUDIP KARMAKAR	SARKAR CONSTRUCTIONS-50.00000000 Sq Ft



On 23-11-2022

**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 : 4 (g) of Indian Stamp Act 1899.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 11:36 hrs on 23-11-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr RAJU SARKAR ,.

**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 23,32,127/-

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

Execution is admitted on 23/11/2022 by 1. Mr HARADHAN MAJUMDAR, Son of Late Jogesh Chandra Majumdar, 354, Bansdrani Park, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service, 2. Mrs SANKARI BHOWMICK, Wife of Mr Samir Bhowmick, D/4, Arabinda Park, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 3. Mr SANDIP KARMAKAR, Son of Late Sukha Ranjan Karmakar, 1/31, Congress Pally, South Roy Nagar, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service, 4. Mr SUDIP KARMAKAR, Son of Late Sukha Ranjan Karmakar, 1/31, Congress Pally, South Roy Nagar, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service

Indetified by Mr SUBHA MONDAL, , , Son of Mr Sashi Mondal, Alipore Judges Court, P.O: Bansdrani, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-11-2022 by Mr RAJU SARKAR, Proprietor, SARKAR CONSTRUCTIONS (Sole Proprietorship), 168, Bansdrani Place, City:- , P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr SUBHA MONDAL, , , Son of Mr Sashi Mondal, Alipore Judges Court, P.O: Bansdrani, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2022 10:12PM with Govt. Ref. No: 192022230186218821 on 22-11-2022, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BZFCAD1 on 22-11-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 32, Amount: Rs.5,000.00/-, Date of Purchase: 01/11/2022, Vendor name: SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2022 10:12PM with Govt. Ref. No: 192022230186218821 on 22-11-2022, Amount Rs: 20/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BZFCAD1 on 22-11-2022, Head of Account 0030-02-103-003-02

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 403015 to 403045

being No 160413548 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.11.25 18:19:00 +05:30  
Reason: Digital Signing of Deed.

*Anupam Halder*

(Anupam Halder) 2022/11/25 06:19:00 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)