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पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

041172161/2022 V 075192

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

Registrar U/S 7(2)  
 District Sub Registrar-II  
 North 24 Parganas, Barasat

06 MAY 2022

**AGREEMENT FOR DEVELOPMENT**

THIS DEVELOPMENT AGREEMENT is made on this the 25<sup>th</sup> day of March, 2022 of Christian Era.

Cont.....P/2

Sri Subir Kumar Choudhury -

তাং. 23/03/22

নম্বর : 3940

ক্রেতার নামঃ

Amit Bhattacharya

ঠিকানা :-

Bireshpally (South) Modhorgan

মূল্য :-

1000/-

জেক্টার :-

হাবড়া এ.ডি.এস. আর অফিস

07 MAR 2022

জেলাঃ- উঃ ২৪ পরগনা

খতিয়া নং :-

মেট স্ট্যাম্প খরিদ :-

ট্রেজারী বারাসাত

জেক্টার :- শ্রী সুদীপ ঘোষ

Vendor- Sudip Ghosh

307000



*(Signature)*

Registrar U/S 7(2)  
District Sub Registrar-II  
North 24 Parganas, Barasat

06 MAY 2022

Sudip Chandra  
S/o. Subis Kumar Chandra  
Add. - 44, Sibera Kalibari  
P.O. Michael Nagar  
P.S. Airport  
Kolkata- 700133.  
24 PUS (N)  
Business.

B E T W E E N

SRI SUBIR KUMAR CHOWDHURY, having PAN - AJJPC9483D & Epic. No. WB/13/090/096/0330, Son of Late Sunil Kumar Chowdhury, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at Sahara, P.O. - Michaelnagar, P.S. - Airport, District - North 24 Parganas, Kolkata - 700133, hereinafter referred to as the "LAND OWNER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

A N D

M/S. CREATIVE HOUSE, a Proprietorship Firm, having its registered office at South Bireshpally, P.O. - Madhyamgram, P.S. - Barasat now Madhyamgram, District - North 24 Parganas, Kolkata - 700129, represented by its Proprietor SRI AMIT BHATTACHARYA, having PAN - AILPB9873B & Epic. No. CKW3950524, Son of Sri Subrata Bhattacharya, by faith - Hindu, by occupation - Business, residing at Bireshpally (South), Madhyamgram, P.O. - Madhyamgram, P.S. - Barasat now Madhyamgram, District - North 24 Parganas, Kolkata - 700129,

Cont.....P/3



*[Handwritten signature]*

Registrar U/S 7(2)  
District Sub Registrar-II  
North 24 Parganas, Barasat

06 MAY 2022

hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

Subir Kumar Choudhury

**WHEREAS** one Ugra Kantha Chowdhury was the recorded owner of a piece and parcel of land admeasuring 32 Dec. comprised in Dag No. 392/493, under Khatian No. 429, Khatian No. 725 & 726 of Mouza - Sahara, J.L. No. 46, Re. Su. No. 3, Touzi No. 146, Pargana - Anowarpur, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas, within the local limit of Madhyamgram Municipality.

**AND WHEREAS** after that said Ugra Kantha Chowdhury transferred the said 32 Dec. land comprised in Dag No. 392/493, under Khatian No. 725 & 726 of Mouza - Sahara, J.L. No. 46, Re. Su. No. 3, Touzi No. 146, Pargana - Anowarpur, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas, within the local limit of Madhyamgram Municipality by virtue of a Deed of Gift, vide No. 4737, dated 09/5/1958 which

Cont.....P/4

was registered with the Office of the S.R. Barasat and recorded in Book No. I, Vol. No. 43, Pages from 242 to 244 in favour of his son Sri Sunil Kumar Chowdhury and delivered peaceful possession in his favour.

Subir Kumar Chowdhury

**AND WHEREAS** said Sri Sunil Kumar Chowdhury obtained 32 Dec. land by way of Gift Deed but as per physical measurement he got 30 Dec. land.

**AND WHEREAS** subsequently said Sunil Kumar Chowdhury died intestate on 07/4/1987 leaving behind his wife namely Kalyani Chowdhury, one son namely Sri Subir Kumar Chowdhury and three daughters namely Smt. Arati Banerjee, Smt. Shikha Chatterjee & Smt. Radha Rani Chakraborty as his legal heirs and successors and as per Provision of Law of Hindu Succession Act, 1956 and they inherited the said property left by deceased Sunil Kumar Chowdhury.

Cont.....P/5

**AND WHEREAS** thereafter said Kalyani Chowdhury also died intestate on 12/01/1994 leaving behind her one son namely Sri Subir Kumar Chowdhury and three daughters namely Smt. Arati Banerjee, Smt. Shikha Chatterjee & Smt. Radha Rani Chakraborty as her legal heirs and successors and as per Provision of Law of Hindu Succession Act, 1956 and they inherited the said 1/5 share of the total property left by deceased Kalyani Chowdhury.

Subir Kumar Chowdhury

**AND WHEREAS** by way of aforesaid manner said Sri Subir Kumar Chowdhury, Smt. Arati Banerjee, Smt. Shikha Chatterjee & Smt. Radha Rani Chakraborty were the absolute joint owners of the aforesaid 30 Dec. comprised in Dag No. 392/493, L.R. Dag No. 586, 587, 588, under Khatian No. 725 & 726 of Mouza - Sahara, J.L. No. 46, Re. Su. No. 3, Touzi No. 146, Pargana - Anowarpur, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas, within the local limit of

Cont.....P/6

Madhyamgram Municipality and they were in peaceful possession and occupation over the said land without interruption of others.

**AND WHEREAS** thereafter said Smt. Arati Banerjee, Smt. Sikha Chatterjee & Smt. Radha Rani Chakraborty jointly transferred 9.90 Dec. equivalent to 6 Cottahs land out of 30 Dec. land by virtue of a Deed of Sale, vide No. 4117, dated 11/6/1996 registered at D.R. Barasat and recorded in Book No. I, Vol. No. 75, Pages from 105 to 113 in favour of their brother said Sri Subir Kumar Chowdhury and delivered peaceful possession in his favour.

**AND WHEREAS** by way of another Deed of Gift, vide No. 3673, dated 18/01/2001 registered at D.S.R.-II, Barasat and recorded in Book No. I, Vol. No. 100, Pages from 103 to 115 said Smt. Arati Banerjee, Smt. Shikha Chatterjee & Smt. Radha Rani Chakraborty

Cont.....P/7

Subir Kumar Chowdhury



Page : 7

jointly transferred 7.92 Dec. land out of 30 Dec. land in favour of their brother said Sri Subir Kumar Chowdhury and delivered peaceful possession in his favour.

*Subir Kumar Chowdhury*

**AND WHEREAS** by virtue of an another Deed of Gift, vide No. 01918, dated 11/4/2022, registered at D.S.R.-II, North 24 Parganas, Barasat and recorded in Book No. I, Vol. No. 1502-2022, Pages from 65120 to 65145, said Smt. Arati Banerjee, Smt. Sikha Chatterjee & Smt. Radha Rani Chakraborty jointly transferred 4.68 Dec. land out of 30 Dec. land in favour of their brother said Sri Subir Kumar Chowdhury and delivered peaceful possession in his favour.

**AND WHEREAS** thus the Vendor/Owner herein is now seized and possessed of or otherwise well and sufficiently entitled to the said 30 Dec. land (i.e. 7.5 Dec. land his inherited property & 22.50

Cont.....P/8

Dec. land Gifted and purchased property) but as per physical measurement he obtained 22.50 Dec. land and hereditaments morefully described in the Schedule hereunder written free from all encumbrances and hereinafter collectively called the "said property".

**AND WHEREAS** the Vendor/Owner is now desirous of developing the said premises by constructing a multi-storeyed building commonly known as **TEMPLE VIEW RESIDENCY** over the said 22.50 Dec. land as per the sanctioned building plan to be sanctioned by the Madhyamgram Municipality but the Owner due to financial stringency, it will neither be practical nor possible for him to develop the said premises by constructing a Multi Storeyed building thereat in accordance with the building plan are in the look out for a responsible and reputable Developer/Builder/Contractor in conjunction with the Owner.

*Sudhin Kumar Choudhury*

**AND WHEREAS** the withinnamed Developer having come to know

Cont.....P/9

the said intention of the Owner approached and requested the Owner to allow the Developer to construct the proposed Multi-Storeyed building over the said land and being thus approach by the Developer the Vendor/Owner have agreed to allow the Developer to construct such building at the said premises entirely at the cost and expenses of the Developer subject to the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the Parties herein as follows :

**ARTICLE - I : DEFINATIONS :**

In these presents unless there is something in the context repugnant to or inconsistent with the building which will be constructed on the Property described in the Schedule below.

1.1 **OWNER** : shall mean **SRI SUBIR KUMAR CHOWDHURY** and his heirs, executors, administrators, representatives and assigns.

*Subir Kumar Chowdhury*

Cont.....P/10

1.2 **DEVELOPER** : shall mean **M/S. CREATIVE HOUSE**, a Proprietorship Firm, having its registered office at South Birespally, P.O. - Madhyamgram, P.S. - Barasat now Madhyamgram, District - North 24 Parganas, represented by its Proprietor **SRI AMIT BHATTACHARYA** including his heirs, executors, administrators, representatives and assigns.

1.3 **COMMON FACILITIES** : shall include corridors, hallways, Pump room, Overhead Water Tank, driveways, common lavatories, stairways, passage ways, water pump, motor and other facilities which may be mutually agreed upon between the parties and required for the establishment location enjoyment, provisions, maintenance and/or management of the building.

1.4 **SALEABLE SPACE** : shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and amenities and the space required therefor.

Cont.....P/11

*Subir Kumar Chowdhury*

1.5 **OWNER' ALLOCATION** : shall mean the Owner will be entitled to 30% (Thirty percent) of the total constructed area togetherwith undivided impartiable proportionate share of land and all other common utilities eminities and facilities and the said allocation should be properly demarcated in the building plan to the submitted before the Madhyamgram Municipality for approval. That the owner of the first part will also be paid adjustable amount of Rs. 30,00,000/- (Rupees Thirty Lakh) only.

It would be adjusted with the share and allocation of the owner @ Rs. 1,500/- (Rupees One Thousand & Five Hundred) only per Sq.ft. of the cover area.

And out of the amount of Rs. 30,00,000/- (Rupees Thirty Lakh) only, the Developer shall pay Rs. 25,00,000/- only of the said amount at the time of execution of this Agreement and the remaining Rs. 5,00,000/- only to be paid by the Developer to the Owner/Vendor after starting the construction of the building in installment.

*Sudhir Kumar Choudhury*

Cont.....P/12

The Owner's Allocation will be decided under agreement with the mutual discussion of both the parties as per sanction building plan.

The owner will not demand any amount of money from the Developer apart from the amount mentioned in the Agreement.

1.6 **DEVELOPER' ALLOCATION** : shall mean that after deduction of Owners' Allocation the remaining 70% (Seventy percent) of the total constructed area in the building to be constructed on the said premises togetherwith proportionate share of land and all other common facilities and amenities as also common spaces will be the Developer's property for consideration of causing construction over the said land at his own costs, expenses and charges as per plan sanctioned by the Madhyamgram Municipality.

1.7 **BUILDING PLAN** : would mean such plan for the construction

Cont.....P/13

Sudhin Kumar Choudhury.

of the building to be sanctioned by the Madhyamgram Municipality or any other sanction plan for construction of the proposed building.

1.8 **TRANSFER** : with its grammatical variations shall include transfer by possession and by any other means adopted for effecting that it understood as a transfer of space in a multi-storeyed building to Purchaser thereof although the same may not amount to a transfer in Law.

1.9 **TRANSFeree** : shall mean a person or persons, firm, Limited Company, Association of persons to whom any space in the building to be transferred by virtue of these presents.

**ARTICLE - II COMMENCEMENT**

2.0 This agreement shall be deemed to have commenced on and with effect from the date of sanctioned building plan as well as delivery of possession which will be later.

Cont.....P/14

Sudhin Kumar Chowdhury

**ARTICLE - III OWNER'S RIGHTS & PRESENTATION**

3.0 The Owner is now absolutely seized and possessed of or otherwise sufficiently entitled to the said premises and shall retain symbolical possession until the premises is fully developed.

3.1 The said premises is free from all encumbrances and the Owner have good marketable title in respect of the said premises.

**ARTICLE - IV COMMENCEMENT**

4.0 The Developer shall have authority to deal with the property in terms of the Agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or taking any advance against allocation or acquired any right under these agreement.

**ARTICLE - V : DEVELOPER'S RIGHTS**

5.0 The Owner hereby grant subject to what has been hereunder provided, exclusive right to the Developer to build upon the said Premises in accordance with the plan to be sanctioned by the Madhyamgram Municipality.

Cont.....P/15

Subir Kumar Choudhury.



5.1 All application, plans and other papers and documents may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owner and the Owner shall sign and execute all such plans, applications, other papers and documents as and when necessary and all costs and expenses including architect's free charges and expenses required to be paid or deposited for exploitation of the said premises shall be borne exclusively by the Developer.

5.2 That all the development works in respect of Schedule Property will be done exclusively by the Developer.

5.3 That the Developer shall carry out the demolishing and/or construction work at his own costs in a most skilful manner with all precautionary safety measures without causing any damages, injury or other mischief or other building and/or place and/or causing injury of the local people, residing at the locality for all

*Subash Kumar choudhury*

Cont.....P/16

its acts, deeds and things whatsoever and also arrear in judgement on that account. The old construction materials will be of Developer.

**ARTICLE - VI : CONSIDERATION**

6.0 The Developer has agreed to build the said Multi-Storeyed building at his own costs and expenses and the Owner shall not be required to contribute any sums towards construction of the said building or otherwise.

6.1 In consideration of the Owner has agreed to grant exclusive right of developing the said premises in addition to the Owner' allocation as herein provided.

6.2 The Developer has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of development of the said premises and/or development agreement and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows :-

Cont.....P/17

*Seebis Kumar Chowdhury.*

- a) Space allocation to the Owner.
- b) Costs, charges and expenses incurred for construction, erection and completion of the said new building at the said premises.

**ARTICLE - VII : SPACE ALLOCATION**

7.0 The Developer shall allocate the Owner' Allocation in the newly constructed building at the said premises of the said building at his own costs and expenses in accordance with the sanction plan to be sanctioned by the Madhyamgram Municipality.

7.1 On completion of the proposed building the Owner agree to sign, execute and register at the cost of the Developer or of the intending buyers all such agreement, documents, instruments and writings as may be necessary and expedient for the purpose of transfer or Sale Deed of the said building of Developer's Allocation.

7.2 The Owner have agreed to join and execute all such conveyance or conveyances as Confirming Party or Principal Party

Cont.....P/18

*Sulesh Kumar Choudhury*

if the occasion so demands concerning sale or transfer of Developer's Allocation and the Owner have also agreed to execute Deed of Conveyance or transfer in respect of the undivided proportionate share attributable prorata to the Developer's Allocation in favour of the transferee subject to the aforesaid terms and conditions in Article VII herein.

**ARTICLE - VIII : DEVELOPER'S COVENANT WITH THE OWNER**

8.0 The Developer agrees and covenants with the Owner to start processing the paper works of the proposed project within **6 (Six) Months** from the date of getting clear and peaceful possession with L.R. Settlement record with owner's name and the said construction of the building at the said premises will be completed within **60 months** from the date of sanctioned Building Plan and the said period may be extended for further 6 months or more due to force majeure as Grace Period.

8.1 The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules

Cont.....P/19

Sudhir Kumar Chowdhury

applicable to construction of the said building and the Provisions of the West Bengal Regulation of Promotion of Construction and Transfer by Promoters Act, and the amendment thereto.

8.2 The Developer hereby agrees and covenants with the Owner not to do any act, deed or things whereby the Owner is prevented from enjoying selling assigning and/or disposing of the Developer' Allocation in the building at the said premises.

8.3 The Developer will be entitled to enter mortgage agreement of his share with Bank financial organisation in order to raise fund for construction purpose if required the Owner will has to the confirming party for it and the Owner will not be liable for any refund of loan.

8.4 The Developer and the Owner shall have to bear the expenses for installation of transformer individual electric meter etc. proportionately as per their shares.

Cont.....P/20

*Subir Kumar Chowdhury*

8.5 The vendor will give clear and well demarcated property to the developer. All the expenditure to give a clear and peaceful possession will be borne by the Vendor.

8.6 Agreement and power will be registered by the Vendor/Owner whenever asked or required by the Developer.

**ARTICLE - IX : INDEMNITY**

9.0 The Developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in relation to the construction, transfer and/or occupation of Flats of the said building.

9.1 The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer' Allocation with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein

*Sudhin Kumar Chowdhury*

Cont.....P/21

and/or any loss or damages and the Developer shall be liable for any constructional defect in future for all intent and purpose.

**ARTICLE - X : MISCELLANEOUS**

10. Nothing in these presents shall be construed as assignment on conveyance in Law of the said premises or any part thereof to the Developer by the Owner or as creating right, title or interest in respect thereof in favour of the Developer other than an exclusive licence in favour of the Developer to develop the same in the terms of these presents.

10.1 It is hereby agreed that the Developer is entitled to enter into any Agreement for Sale with the Intending Purchaser or Purchasers in respect of their allocations and in such case the Owner shall have nothing to say and shall not take any responsibility. Owner can neither claim or demand any portion of money out of the transaction between the Developer and the Third Party.

*Sudip Kumar Choudhury*

Cont.....P/22

10.2 The Developer is entitled to fix up Hoarding in his names on the said premises for drawing attention to the Intending Buyers.

10.3 The delapidated construction standing in the aforesaid land shall be dismantled by the Developer at their own costs and expenses and those materials will be the Developer' Property.

10.4 The Owner shall execute and register a **Development Power of Attorney** in favour of the Developer empowering him to do all acts, deeds, matters and things in their names and on their behalf as will be mentioned in the said Power of Attorney.

10.5 The Vendor hereto hande over all the original document regarding regrading the said property to the Developer.

**SCHEME FOR MANAGEMENT** :- A Scheme shall be framed by the parties herein for the Management and Administration of the

Cont.....P/23

Sudhir Kumar Chowdhury



New Building including the portions in common use and sharing the expenses of Management, Administration and Maintenance of Amenities in the said building including the user thereof and such scheme and any rules and regulations framed under the scheme shall be binding on the occupiers of the said New Building including in the Owner Allocation and in the Developer Allocation.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of *BASTU* land admeasuring 22.50 Dec. equivalent to 13 Cottahs **10** Chittacks out of 30 Dec. land comprised in Dag No. 392/493, L.R. Dag No. 586 (area of land 4.50 Dec.), 587 (area of land 8 Dec.), 588 (area of land 10 Dec.), under R.S. Khatian No. 725 & 726, L.R. Khatian No. 2255 (in the name of Subir Kumar Chowdhury) of Mouza - Sahara, J.L. No. 46, Re. Su. No. 3, Touzi No. 146, Pargana - Anowarpur, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas, within the local limit of Madhyamgram Municipality under Ward No. 27, Holding No. 28, Sahara Kalibari Road Premises.

Cont.....P/24

Subir Kumar Chowdhury,

Subir Kumar Chowdhury

**-: Butted and Bounded by :-**

***On the North*** : Noai Khal.

***On the South*** : 16 feet wide Sahara Kalibari Road  
(excluding Jessore Road).

***On the East*** : Plot of Rina Bose and others.

***On the West*** : Plot of Ashok Das.

Subir Kumar Ghosh

**SPECIFICATION FOR CONSTRUCTION :-**

**STRUCTURE** : R.C.C Frame Structure as per specification given by the consultant.

**BUILDING** : Reinforced Cement Concrete frame building with Ground Floor + Top Floor.

**FLOOR & ROOF** : R.C.C. with adequate thickness.

**BRICK AND CEMENT WORK** : Standard bricks and cement the walls will be made of 5" to 8" thick and the inner partition walls be made 5" thick walls with brick work. All the exposes surface of the concrete and brick work will be finished with cement and sand plaster.

**FLOOR FINISH** : All the floors will be provided by Tiles.  
Cont.....P/25

**BATH ROOM** : Provisions of taps and showers with standard quality.

**TOILET** : Provision would be made for Western Commode and flooring with Tiles.

**KITCHEN** : 3 feet will tiles with black stone as cooking platform.

**WINDOWS** : Windows shall be made by Iron Grills of local made with glass.

**DOORS** : All doors will be flushed type, shutters of standard quality wooden frames and only main wooden door wood priming will be coated over the wooden doors.

**ELECTRICAL WIRING** : All wiring will be copper with concealed and switch fitting.

**WATER AND PIPE LINES** : All external and internal water and sanitary pipe lines shall be laid and fixed as per drawings. All the rain water line shall be standard PVC pipes. All external and internal water supply line shall be laid using medium quality PVC Pipes and fittings.

*Suebi Kumer Chowdhury,*

Cont.....P/26

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and executed this **Agreement for Development** on the day, month and year first above written.

**Signature of the Attesting**

**Witnesses with Address :-**

1. Asima Chowdhury  
Satara kalebari road  
maachyamgram, 700135

2. Mritunjoy Halder  
Dattala Kol-132

3. Babi Acherassa  
Bisithon Pally, maachyamgram  
Kol-129

Sulein Kumar Chowdhury  
SIGNATURE OF THE OWNER

Anil Bhattacharya  
SIGNATURE OF THE DEVELOPER

:- Drafted by :-  
Rabindra Nath Sen  
F. No. W.B. 759/1995  
Advocate  
Judges' Court, Barasat

:- Printed by :-  
S. De.  
(Suchismita De)  
Barasat

Cont.....P/27

**RECEIPT OF ACKNOWLEDGMENT**

**RECEIVED** a sum of Rs. 25,00,000/- (Rupees Twenty Five Lakh)

Only from by cash within named Purchaser in full in the following manner :-

<u>Date</u>	<u>Cheque No.</u>	<u>Bank &amp; Branch</u>	<u>Amount</u>
23/03/22	IMPS/P2A/208211195328 - 5177		1,000.00
25/03/22	NEFT - BARBW2208496305		5,99,500.00
02/04/22	NEFT - BARBU22092063913		15,50,500.00.
06/04/22	NEFT - BARBY22096597803		2,50,500.00
19/04/22	CHQ - 050028	BOB/NBP	2,50,500.00
			<hr/>
			25,50,500.00

**Witnesses :**

- 1) ASIMA Choudhary  
Sakara kabbari gotoni  
Madhyam gram, 700133
- 2) Mritunjay Halder  
Doltala Kol - 132
- 3) Bapu Choudhary  
Bicham Pules, madhyam gram  
Kod - 129

Subin Kumar Choudhary  
SIGNATURE OF THE OWNER

**UNDER RULE 44A OF THE I.R. ACT 1908**

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



*Subin Kumar Choudhury*

ডান হাত

*Subin Kumar Choudhury*  
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



*Subin Kumar Choudhury*

ডান হাত

*Subin Kumar Choudhury*  
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



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

GRN Details

GRN: 192022230009810968 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 19/04/2022 07:19:20 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 4830778529026 BRN Date: 19/04/2022 07:24:05  
Gateway Ref ID: 887398646 Method: Axis Bank-Retail NB  
Payment Status: Successful Payment Ref. No: 2001172161/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: AMIT BHATTACHARYA  
Address: BIREHPALLY SOUTH MADHYAMGRAM  
Mobile: 8777346020  
Depositor Status: Buyer/Claimants  
Query No: 2001172161  
Applicant's Name: Mr Sakiur Rahaman  
Identification No: 2001172161/2/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001172161/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	9021
2	2001172161/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	25021
			<b>Total</b>	<b>34042</b>

IN WORDS: THIRTY FOUR THOUSAND FORTY TWO ONLY.

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD** WB/13/090/0960330  
 পরিচয় পত্র




Elector's Name : CHOWDHURY SUBIR  
 নির্বাচকের নাম : চৌধুরী সুবীর  
 Father/Mother/  
 Husband's Name : SUNILL  
 পিতা/মাতা/স্বামীর নাম : সুনীল  
 Sex : M  
 লিঙ্গ : পুরুষ  
 Age as on 1.1.1995 : 36  
 ১.১.১৯৯৫-এ বয়স : ৩৬

*Subir Kumar Chowdhury*

Address PART NO.: 321  
 MADHYAMGRAM MUNICIPALITY  
 NORTH 24 - PARGANAS

ঠিকানা :  
 প্লট নং: ৩২১  
 মধ্যমগ্রাম পৌর সভা  
 উত্তর ২৪ - পরগনা

  
 Subir Kumar Chowdhury  
 Electoral Registration Officer

নির্বাচক - নির্বাচন আধিকারিক  
 For 090-BARASAT Assembly Constituency  
 ০৯০ - বারাসত বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT  
 স্থান : বরাসাত  
 Date : 26/11/95  
 তারিখ : ২৬/১১/৯৫

*Subir Kumar Chowdhury*





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

CKW3950524



নির্বাচকের নাম : অমিত ভট্টাচার্য্য  
Elector's Name : Amit Bhattacharya  
পিতার নাম : সুব্রত ভট্টাচার্য্য  
Father's Name : Subrata Bhattacharya  
লিঙ্গ/Sex : পু/ M  
জন্ম তারিখ : 28/01/1980  
Date of Birth :

*Amit Bhattacharya*

CKW3950524

ঠিকানা:  
দক্ষিণ বিবেশ পল্লী, মধ্যগ্রাম, উত্তর ২৪ পরগণা-  
700129

Address:  
DAKSHIN BIRESH PALLY,  
MADHYAMGRAM, NORTH 24 PARGANAS-  
700129

Date: 25/07/2014

118-মধ্যগ্রাম নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রণ  
আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
118-Madhyamgram Constituency

ত্রিসদ্বন্দ্বিতা হলে লগ্নে বিবরণে যেটা লিখে সেটা সঠিক ও সঠিক  
সঙ্গে লগ্নে পত্র পরিবর্তন করার জন্য নির্বাচন কেন্দ্র  
পরিদর্শন করে লগ্নে উত্তর করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number. 108/0136



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

YCW1592617



নির্বাচকের নাম : সুদীপ চৌধুরী  
Elector's Name : Sudip Chowdhury  
পিতার নাম : সুবীর চৌধুরী  
Father's Name : Subir Chowdhury  
লিঙ্গ/Scx : পুং/ M  
জন্ম তারিখ : 27/02/1994  
Date of Birth : 27/02/1994

YCW1592617

ঠিকানা:  
44, সাহারা কালিবারী সড়ক, মাইকেলনগর, মধ্যগ্রাম,  
বাহারপুর, উত্তর 24 পর্গানা- 700133

Address:  
44, SAHARA KALIBARI  
SARAM, MICHAEL NAGAR,  
MADHYAMGRAM, AIR PORT, NORTH 24  
PARGANAS- 700133

Date: 26/03/2014

118-মধ্যগ্রাম নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রণ  
অধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
118-Madhyamgram Constituency

বিষয় পরিবর্তন হলে যখন নিম্নলিখিত স্টেম্পে স্বাক্ষর করে এবং  
সম্পর্কিত স্টেম্প সহ নির্বাচন নিয়ন্ত্রণ অফিসে গিয়ে  
নিম্নলিখিত স্টেম্পে স্বাক্ষর করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

Sudip Chowdhury

## Major Information of the Deed

Deed No :	I-1502-02223/2022	Date of Registration	06/05/2022
Query No / Year	1502-2001172161/2022	Office where deed is registered	
Query Date	18/04/2022 4:23:12 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sakiur Rahaman Konra Uttar Para,Thana : Madhyamgram, District : North 24-Parganas, WEST BENGAL, PIN - 700130, Mobile No. : 6290490665, Status :Deed Writer		
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 : 25,00,000/-]	
Set Forth value		Market Value	
Rs. 25,00,000/-		Rs. 90,47,464/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 25,053/- (Article:E, E, B)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



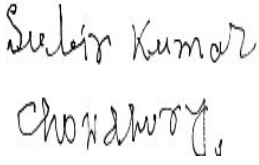
District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Sahara (Excluding Jessore Road),  
Mouza: Sahara, JI No: 46, Pin Code : 700133

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-586 (RS :- )	LR-2255	Bastu	Bastu	4.5 Dec	4,25,000/-	18,04,093/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-587 (RS :- )	LR-2255	Bastu	Bastu	8 Dec	8,25,000/-	32,07,276/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-588 (RS :- )	LR-2255	Bastu	Bastu	10 Dec	12,40,000/-	40,09,095/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>22.5Dec</b>	<b>24,90,000 /-</b>	<b>90,20,464 /-</b>	
		<b>Grand Total :</b>			<b>22.5Dec</b>	<b>24,90,000 /-</b>	<b>90,20,464 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	100 Sq Ft.	10,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>10,000 /-</b>	<b>27,000 /-</b>	




**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Subir Kumar Chowdhury (Presentant )</b> Son of Late Sunil Kumar Chowdhury Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office			
	06/05/2022	LTI 06/05/2022	06/05/2022	
Sahara, City:- , P.O:- Michaelnagar, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ajxxxxxx3d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office				

**Developer Details :**


SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Ms Creative House</b> South Bireshpally, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 , PAN No.:: aixxxxxx3b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Amit Bhattacharya</b> Son of Shri Subrata Bhattacharya Date of Execution - 25/03/2022, , Admitted by: Self, Date of Admission: 06/05/2022, Place of Admission of Execution: Office			
	May 6 2022 12:06PM	LTI 06/05/2022	06/05/2022	

Bireshpally South, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx3B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ms Creative House (as Proprietor)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri Sudip Chowdhury</b> Son of Shri Subir Kumar Chowdhury Sahara, City:- , P.O:- Michaelnagar, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133			
	06/05/2022	06/05/2022	06/05/2022

Identifier Of Shri Subir Kumar Chowdhury, Shri Amit Bhattacharya

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Subir Kumar Chowdhury	Ms Creative House-4.5 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Subir Kumar Chowdhury	Ms Creative House-8 Dec

#### Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Subir Kumar Chowdhury	Ms Creative House-10 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Subir Kumar Chowdhury	Ms Creative House-100.00000000 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Sahara (Excluding Jessore Road),  
Mouza: Sahara, JI No: 46, Pin Code : 700133

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 586, LR Khatian No:- 2255	Owner:সুবীর কুমার চৌধুরী, Gurdian:সুনীল , Address:নিজ , Classification:বাস্তু, Area:0.08000000 Acre,	Shri Subir Kumar Chowdhury

L2	LR Plot No:- 587, LR Khatian No:- 2255	Owner:সুবীর কুমার চৌধুরী, Gurdian:সুনীল , Address:নিজ , Classification:বাস্তু, Area:0.08000000 Acre,	Shri Subir Kumar Chowdhury
L3	LR Plot No:- 588, LR Khatian No:- 2255	Owner:সুবীর কুমার চৌধুরী, Gurdian:সুনীল , Address:নিজ , Classification:বাস্তু, Area:0.14000000 Acre,	Shri Subir Kumar Chowdhury

**Endorsement For Deed Number : I - 150202223 / 2022**

**On 06-05-2022**

**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 11:40 hrs on 06-05-2022, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri Subir Kumar Chowdhury ,Executant.

**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 90,47,464/-

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

Execution is admitted on 06/05/2022 by Shri Subir Kumar Chowdhury, Son of Late Sunil Kumar Chowdhury, Sahara, P.O: Michaelnagar, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Service

Indetified by Shri Sudip Chowdhury, , , Son of Shri Subir Kumar Chowdhury, Sahara, P.O: Michaelnagar, Thana: Airport , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by profession Service

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

Execution is admitted on 06-05-2022 by Shri Amit Bhattacharya, Proprietor, Ms Creative House, South Bireshpally, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Shri Sudip Chowdhury, , , Son of Shri Subir Kumar Chowdhury, Sahara, P.O: Michaelnagar, Thana: Airport , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 25,053/- ( B = Rs 25,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 25,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2022 7:24AM with Govt. Ref. No: 192022230009810968 on 19-04-2022, Amount Rs: 25,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 4830778529026 on 19-04-2022, 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 1,000/-, by online = Rs 9,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3940, Amount: Rs.1,000/-, Date of Purchase: 23/03/2022, Vendor name: Sudip Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2022 7:24AM with Govt. Ref. No: 192022230009810968 on 19-04-2022, Amount Rs: 9,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 4830778529026 on 19-04-2022, Head of Account 0030-02-103-003-02



**Amitava Dutta**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1502-2022, Page from 73977 to 74016**

**being No 150202223 for the year 2022.**



**(Amitava Dutta) 2022/05/11 11:19:26 AM**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS**

**West Bengal.**

**(This document is digitally signed.)**