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### DEVELOPMENT AGREEMENT

10 MAR 2023

THIS DEED OF DEVELOPMENT AGREEMENT is made on this the  
 3<sup>rd</sup> Day of March Two Thousands and Twenty Three (2023).

UTTARA CONSTRUCTION

SUGHAS NATH

Partner

No. 160

0005  
Date 02-03-2023  
Rs 5000



Name

Uttara Construction

Address

A. P. Nagar Sonarpur 701-150

SANKAR KUMAR SARKAR  
STAMP-VENDOR  
SONARPUR A.D.S.R. OFFICE  
24 PARGANAS (SOUTH)



✓ Sukhas Nath



1015  
03/03/2023

✓ Sukhas Nath



1016  
03/03/2023

✓ Bopi Mondal



1017  
03/03/2023

✓ Susanta Mondal



1018  
03/03/2023

✓ Sefali Mondal



1021  
03/03/2023

Debashis Maitra  
S/o Lt Anuly Maitra  
Chandpur, Sonarpur  
K01 - 700150

Business



A

Sub-Registrar  
Sonarpur  
South 24 Parganas

03 MAR 2023

**BETWEEN**

**1. MR. SUBHAS NATH**, Son of Late Harinarayan Nath, **2. MR. BAPI MONDAL**, **3. SRI SUSHANTA MONDAL**, Both Sons of Sri Kalipada Mondal, **4. MRS SEFALI MONDAL**, Wife of Sri Bapi Mondal, **5. MR. SOURAV NATH**, **6. MOUSUMI NATH**, Both son / daughter of Sri Sribash Nath, All By faith - Hindu, By Nationality - Indian, By Occupation - Business , Housewife, Student, No. - 1, 5 & 6 Residing at Radhagobinda Pally, P.O. - Sonarpur, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, No. - 2, 4 & 3 Residing at Vivekananda Pally, P.O. - Sonarpur, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, hereinafter called and referred to as the **LAND OWNERS** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART/FIRST PARTY.**

**AND**

**UTTARA CONSTRUCTION**, a partnership construction firm, having its registered office at Uttara Apartment Ground floor 1466, narayanpur road, A P Nagar Chandmari, P.O. & P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, represented by its Partners **1. MR. SUBHAS NATH**, Son of Late Hari Narayan Nath, **2. MR. BAPI MONDAL**, Son of Sri Kalipada Mondal, Both By faith - Hindu, By Nationality - Indian, By Occupation - Business, No. 1 Residing at Radhagobinda Pally, P.O. - Sonarpur, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, No. - 2 Residing at Vivekananda Pally, P.O. - Sonarpur, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, hereinafter called and referred to as the **“DEVLOPER/ PROMOTER”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and administrators) of the **OTHER PART/SECOND PARTY.**

**WHEREAS** the said present owners / vendors purchased a plot of land measuring 4 Cottah 15 Chittacks 39 Sq. Ft. more or less from Vaishakhi Chawdhuri Chawdhury and Mahima Chawdhury by way of a registered sale deed which was registered at the office of D.S.R. IV at Alipore and recorded in Book No. - I, Volume No. - 1604 - 2018, Pages from 33917 to 33947 and Being No. - 160401151 for the year 2018.

**AND WHEREAS** the said present owners / vendors purchased another plot of land measuring 4 Cottah 25 Sq. Ft. more or less from the said Baisakhi Chowdhuri and Mahima Chowdhury by way of a registered sale deed which was registered at the office of D.S.R. IV at Alipore and recorded in Book No. - I, Volume No. - 1604 - 2018, Pages from 38539 to 38569 and Being No. - 160401321 for the year 2018.

**AND WHEREAS** the said present owners / vendors became the absolute owner of the aforesaid land by way of two different sale deed and also recorded their names in the L.R. Settlement records vide L.R. Khatian Nos. - 5146, 5147, 5148, 5160, 5165, 5183, 5167, 5168, 5169, 5170, 5175, 5182 and enjoy their every right title and interest over the said land by paying rents to the appropriate authority regularly.

**AND WHEREAS** the said present owners / vendors also mutated their names in the local limits of Rajpur - Sonarpur Municipality vide Municipal Holding No. - 2448, Gorkhara, under Ward No. - 11, under P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150.

**AND WHEREAS** the said present vendors after recorded their names in the L.R. Settlement records and in the Rajpur - Sonarpur Municipality they wanted to construct a G+III storied building on the said land and for that reason they sanctioned a Building Plan from the local limits of Rajpur - Sonarpur Municipality vide building Plan No. - 237/CB/11/21 dated on 24.03.2021.

**AND WHEREAS** the said present vendors due to their financial problem they approached to the Developer for constructing the said G+III storied building on the said land.

**AND WHEREAS** The Developer being satisfied, with landlords right, title and Interest on the schedule land has agreed to enter into this agreement with the land lord to develop the Schedule land by construction of building under the sanctioned building plan which was approved from Rajpur - Sonarpur Municipality.

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

**1. DEFINITION** :- unless there is anything repugnant to the subject precontext.

**OWNER** :- Shall mean **1. MR. SUBHAS NATH**, Son of Late Harinarayan Nath, **2. MR. BAPI MONDAL**, **3. SRI SUSHANTA MONDAL**, Both Sons of Sri Kalipada Mondal, **4. MRS SEFALI MONDAL**, Wife of Sri Bapi Mondal, **5. MR. SOURAV NATH**, **6. MOUSUMI NATH**, Both son / daughter of Sri Sribash Nath, All By faith - Hindu, By Nationality - Indian, By Occupation - Business , Housewife & student, No. - 1, 5 & 6 Residing at Radhagobinda Pally, P.O. - Sonarpur, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, No. - 2, 4 & 3 Residing at Vivekananda Pally, P.O. - Sonarpur, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150.

**DEVELOPER/PROMOTER** :- Shall mean **UTTARA CONSTRUCTION**, a partnership construction firm, having its registered office at Uttara Apartment Ground floor 1466, narayanpur road, AP Nagar Chandmari, P.O. & P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, represented by its Partners **1. MR. SUBHAS NATH**, Son of Late Hari Narayan Nath, **2. MR. BAPI MONDAL**, Son of Sri Kalipada Mondal, Both By faith - Hindu, By Nationality - Indian, By Occupation - Business, No. 1 Residing at Radhagobinda Pally, P.O. - Sonarpur, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, No. - 2 Residing at Vivekananda Pally, P.O. - Sonarpur, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150.

**TITLE DEEDS** :- shall mean all the documents referred to herein above recital.

**PREMISES** :- **ALL THAT** piece and parcel of Bastu land measuring about 9 (Nine) Cottahs 19 (Nineteen) Sq. Ft. more or less which was lying and situated in Mouza- Gorkhara, J.L.No. - 22, comprised in R.S. & L.R. Dag No. 1095 & 1096, under R.S. Khatian No. - 264, L.R. Khatian Nos. - 5146, 5147, 5148, 5160, 5165, 5183, 5167, 5168, 5169, 5170, 5175, 5182 Municipal Ward No. - 11, under the Rajpur - Sonarpur Municipality, Police Station - Sonarpur, District South 24 Parganas.

**BUILDING** :- shall mean the building or buildings to be constructed on the said premises as per the sanctioned building Plan.

**COMMON FACILITIES AND AMENITIES** :- shall include corridors, stairways, passage ways, driveways, common lavatories, ultimate vacate roof, pump room, tube well, ground water reservoir, overhead water tank, water pump etc.

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

**OWNERS' ALLOCATION** :- shall mean 40% of the total salable area of of the said newly constructed G+III storied building together with consideration money of Rs. 1,00,000/- (Rupees One Lakh) only as adjustable money.

**DEVELOPER'S/PROMOTER'S ALLOCATION**;- shall mean remaining portion of the total constructed area of the said building to be constructed on the said premises excluding the owner's allocation.

**THE ARCHITECT** :- shall mean such persons who may be appointed by the Developer for both designing and planning the building on the said premises.

**BUILDING PLAN** :- the Promoter have an approved or sanctioned Building Plan from Rajpur - Sonarpur Municipality and/or more if the concerned authority permitted with the intention of the both parties.

**TRANSFER** :- with its grammatical variation shall include possession under a Agreement or part performance of a contract and by any other means according to Transfer Properties Act, 1882.

**TRANSFREE** :- shall mean and person, Firm, Limited Company, Association of persons or body of individuals to whom any space in the building has been transferred.

**Maintenance** :- shall mean maintenance of the common facilities and shall be joint responsibilities of the flat owners time to time in good and habitable condition by the all occupiers.

**2. THIS AGREEMENT** shall be deemed to have commenced on and with effect from the date of execution by the both parties.

**3. THE OWNER DECLARE AS FOLLOWS :-**

**THAT** owner/First party are absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said premises.

**THAT** the said premises is free from all encumbrances and the owner has a marketable title in respect of the said premises.

**THAT** there is no excess vacant land at the said premises within the meaning of the Urban land (Ceiling and Regulation) Act. 1976.

**4. THE OWNERS AND THE DEVELOPER/PROMOTER** declare and covenant as follows:-

**THAT** the owner hereby grants, exclusive right to Developer to under take new construction on the said premises in accordance with the plan or plans to be sanctioned by the authority of Rajpur - Sonarpur Municipality.

**THAT** all applications plans and other papers and Xerox copy of documents as 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 at the Developer's cost and expenses.

**THAT** on the date of execution of this agreement the owner shall deliver the possession of the said premises to the Developers where of the developers shall take necessary steps at its sole discretion to comply the terms.

**THAT** upon completion of the new buildings the Developers shall put the owner in undisputed possession of the owner allocation TOGETHER WITH the rights in common facilities and amenities.

**THAT** the owner and the developer shall be exclusively entitled to their respective share of allocation the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right , claim or interest therein whatsoever of the other and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

**THAT** the developer shall at its own costs construct and complete the new building at the said premises in accordance with the sanctioned plan duly sanctioned by the authority of Rajpur - Sonarpur Municipality and confirming to such specification as are mentioned in the Annexure "A" hereunder written.



**5. THE OWNERS HEREBY AGREED AND COVENANT WITH THE DEVELOPER as follows :-**

i) **NOT** to cause any interference or hindrance in the construction of the said building at the said premises by the Developer.

ii) **NOT** to do any act deed or things whereby the developer may be prevented from selling assigning and or disposing or any of the Developer's allocation portion in the building at the said premises.

iii) **TO** remain bound to execute all agreement for sale or transfer concerning Developer's allocation of sanction area and other areas shall remain bound to execute such agreement for sale or transfer for and on behalf of the owners concerning Developer's allocation of the building at the said premises provided owners' allocation is satisfied.

iv) That the Owners doth hereby undertake to pay the municipal taxes and other taxes and outgoings upto date and make the property free from all taxes and liabilities upto the date of execution of this presents.

v) That at the time of execution and registration of this agreement the owners simultaneously shall excute and register General Power of Attorney in favour of the Developer for smooth construction of the New building in accordance with sanction building plan of the Rajpur - Sonarpur Municipality in favour of the Developer, till completion of the project of construction of the new building as well as transfer and transaction in respect of Developer's Allocation specified in the Third Schedule property.

vi) The owners also agrees to handover the copies of all the original title deed and other documents to the Developer simultaneously with the execution and registration of this agreement and the same shall be retained by the Developer until completion of the entire building provided however the developer shall have the right of inspection of the original documents and/or title deeds from the owners.

vii) The Owners shall be entitled only to deal with the Owner's allocation at their own discretion including entering into Agreement for sale with third Party etc. without any obstruction from the Developer and the Developer shall be entitled only to deal with his allocation at his own discretion including entering into **Agreement for Sale / Sale / Gift / Lease / Mortgage** and / or any other nature of transfer with Third Party etc. without any obstruction from the owners.

**6. THE DEVELOPER HEREBY AGREED AND COVENANT WITH THE OWNERS as follows :-**

i) **TO** complete the construction of the building within 30 months from the date of sanctioning of building plan from the authority of Rajpur - Sonarpur Municipality Corporation.

ii) **NOT** to transfer and/to assign the benefits of this agreement or any portion thereof without the consent of the owners.

iii) **NOT** to violate or contravenes any of the provision or rules applicable for construction of the said building.

iv) **NOT** to do any act, deed or thing whereby the owners are prevented from enjoying selling assigning and/or disposing of any of the owners' allocation in the said building.

v) **TO** keep the owners indemnified against all third party claims and actions arising out of any sorts of act or commission of the developer is relation to the construction of the said building.

vi) **TO** keep the owners indemnified against all actions suits costs proceedings and claims that may be arise out of the developer's actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

vii) **TO** complete the construction of the building within 30 months from the date of sanctioning of plan (as early as possible) from the Rajpur - Sonarpur Municipality.

viii) The Developer hereby agrees and covenants with Owners not to violate or contravenes any of the provisions or rules applicable for construction of the said building.

ix) The Developer hereby agrees and covenant with the Owners to complete the construction of the new building within 30 months from the date of sanction of the building plan.

x) If the Developer violate any clause or conditions of the sanctioned plan or permission of this agreement or does any deviation variation from the sanctioned plan in constructing the building on the said property in that event Developer shall regularizes the said construction through the Rajpur - Sonarpur Municipality of other authorities as may be necessary.

xi) The Developer shall be entitled only to deal with the Developer's allocation at his own discretion including entering into Agreement for sale with third Party etc. without any obstruction from the owner and the Owners shall be entitled only to deal with their allocation at their own discretion including entering into **Agreement for Sale** / Sale / Gift / Lease / Mortgage and / or any other nature of transfer with Third Party etc. without any obstruction from the Developers.

xii) That the owner shall do any kind of transfer like gift, sale, mortgage etc to any intending person / persons or to his family member after completing the construction of the said building according to the building plan.

xiii) The Developer shall be allow to transfer his allocation after delivery of possession to the owners. No transfer of allocation will be commence before delivery or possession to the owners.

**7. MUTUAL COVENANT AND INDEMNITIES :-**

The owner hereby under take that the developer shall be entitled to the said constructions and shall enjoy its allocated space without interference or disturbance provided the developer performs and fulfils all terms and conditions herein containing and/or on its part to be observed and performed.

**8. LIQUIDATED DAMAGES AND PENALTY :-**

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the **FORCE MAJESURE** conditions, i.e. Flood, earthquake, riot, war, stomp, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties.

**9. JURISDICTION:-**all courts with in the limits of appear Sub ordinate court, Kolkata High court shall have the jurisdiction to entertain and determine all actions suit and proceeding arising out of these presents.

**10. FORCE MEJURE :** - i) Force majure shall mean Flood, Earth quake, Riot, war, storm, tempest, civil commotion, strike, lock out and / or any other acts or commission beyond the control of the parties hereto.

ii) That the Developer shall not be trated in default if the construction work is delayed due to the reasons amounting to force majure like earth quake, civil commotion etc. and / or conditions beyond its control.

**NB.** The parties hereby agreed that if any addition and / or construction can be made as per further plan duly modified by Rajpur - Sonarpur Municipality the owner shall not raise any objection.

**To be notified that** both the parties shall take or get Bank Loan from Any reputed Bank upon their respectfull share or portion.

**THE FIRST SCHEDULE REFERRED TO ABOVE**

(Description of the land and Premises)

**ALL THAT** piece and parcel of Bastu land measuring about 9 (Nine) Cottahs 19 (Nineteen) Sq. Ft. more or less which was lying and situated in Mouza-Gorkhara, J.L.No. - 22, comprised in R.S. & L.R. Dag No. 1095 & 1096, under R.S. Khatian No. - 264, L.R. Khatian Nos. - 5146, 5147, 5148, 5160, 5165, 5183, 5167, 5168, 5169, 5170, 5175, 5182 Municipal Ward No. - 11, under the Rajpur - Sonarpur Municipality, Police Station - Sonarpur, District South 24 Parganas.

**BUTTED AND BOUNDED**

ON THE NORTH :- 16 ft wide common passage.  
ON THE SOUTH :- R. S Dag No - 1096.  
ON THE EAST :- Ghasiara Mouza  
ON THE WEST :- R. S Dag No - 1095, 1096 & 8 ft wide common passage.

**THE SECOND SCHEDULE REFERRED TO ABOVE**

(Owners allocation and consideration)

The Owners shall get shall mean 40% of the total salable area of of the said newly constructed G+III storied building together with consideration money of Rs. 1,00,000/- (Rupees One Lakh) only as adjustable money excluding the Developer allocation together with proportionate share of land forming out of the First Schedule property together with all right title and interest and rights of easement thereto together with common amenities and facilities attached hereto.

**THE THIRD SCHEDULE REFERRED TO ABOVE**

(Developer's allocation and consideration)

The Developer shall get remaining portion of the total constructed of salable area of the available as per sanctioned plan of the said building to be constructed on the said premises excluding the owner's allocation together with proportionate share of land forming out of the First Schedule property together with all right title and interest and rights of easement thereto together with common amenities and facilities attached hereto.

**ANNEXTURE-A (Specification)**

**-: CONSTRUCTION :-**

1. The Developer / Builder shall at his own costs raise and erect and construct a building complex as per Building sanction Plan of the Rajpur - Sonarpur Municipality utilizing the maximum total F.A.R. as granted by the Rajpur - Sonarpur Municipality without any variation at the full responsibility and risk of the Developer / Builder.

2. The Developer / Builder shall bear all costs of sanction and other incidentals and shall protect the said property at his own cost till completion of the project.

**-: STRUCTURE AND FOUNDATION :-**

Building designed on R.C.C. foundations confirming to National Building Code Rules of

**-: FLOOR & SKIRTING :-**

All bed rooms dining room/ verandah and dining will have vitrify tiles finished ( as per builders choice).

**-: TOILETS :-**

Toilets will be provided with CPVE pipe for general water supply from over – head tank with water connection from reasonable source. One standard white commode with law down cistern for toilet and walls have glaze tiles up to 6'-0" height around will with low down cistern for toilet and flooring will be marble with skirting as per choice of the developer and one exhaust fan point / connection, shower point, one light point and One Geyser point etc.

- : (14) : -

**-: KITCHEN :-**

The floor of the Kitchen will have tiles with skirting all around , kitchen will have one Tiles table with one steel sink, walls have glaze tiles upon 2'- 6" height from the top of black stone kitchen table with top.

**-: DOORS & DOORS FREMS :-**

All doors will have sal wooden frame and flash door. Main entrance door shall be provided with sal wood framed with flash door with magic eye and lock and other door are of bent quality Ply-wood.

**-: WINDOWS FRAME & GRILLS :-**

All windows frames shall be made of Aluminum Channel sliding and shutter with M.S. grills with sliding Glass window of suitable design with 3 mm smoke sheet glass.

**-: INTERNAL WALLS :-**

Plaster walls finished with commercial plaster of paris, Bricks works will be done with standard thickness to be used for walls and all wooden / iron surface will be primar paint with two coat.

**-: EXTERNAL WALLS :-**

External walls to be furnished with water proof paint with colour (as per builders choice).

**-: WIRING :-**

All concealed wiring in every rooms, toilet , kitchen, living cum – dining and verandah .

**-: BED ROOM :-**

1. One bracket light point.
2. One tube – light point.
3. One ceiling fan point.
4. One 5 pin plug point on switch board with extra plug point.
5. One A.C. Point.

- : (15) : -

**-: LIVING / DINING :-**

1. Two tube – light point. (if required )
2. One bracket light point.
3. One ceiling fan point.
4. One 5AMP point.
5. One 5 pin plug 15 AM point on switch Board.
6. One T.V. Antenna concealed pipe line lay out only.
7. One Electric Calling bell attached at Flat entrance.

**-: KITCHEN :-**

1. One CLF light point.
2. One Exhaust point.
3. One 5 AM plug point.
4. One Acquagurd point.
5. One Chimny point.

**-: LIVING & DINING :-**

1. Water connection in living and dining.
2. White basin with water supply line fittings.

**-: VERANDAH :-**

1. Baricade with M.S. Grill (height should be 3 Ft.)

**-: STAIR CASE :-**

1. Fixed Baricade with M.S. Grill.
2. Floor should be Marble furnished (as per choice of the said Developer).

**-: BOUNDARY WALL :-**

1. Boundary wall will be standard hight or finished (inside and outside) by cemented Plaster and painting will be with cement base paint (approve colour).

**MAIN ELECTRIC METER INSTALLATION COST EXTRA**

**THE FOURTH SCHEDULE REFERRED TO ABOVE**

**(Common Areas and Liabilities)**

- i) The land on which the building is located all easements rights and appurtenances belonging to land and building.
- ii) The foundation, columns, girders, beams, supports, main wall, lobbies, corridors, stair, staircase, ways, entrances and exits of the building.



- iii) The easements, wards, storage space.
- iv) Installation of common services such as powers, lights, water sewerages etc.
- v) Tanks, pumps meters, compressors, pipes and tubes and general apparatus and installation existing for common use and passage and paths etc.
- vi) All other parts of this property necessary for convenience to the existence maintenance and safety of the building and common enjoyment or normally in common use.
- vii) Boundary walls.
- viii) Electrical meters room, main electric meters, pump and switches fixed in the common areas .
- ix) One toilet.
- x) Roof right and parapet wall common with all flat owners.
- xi) The Developer will arrange the initial security and extend all kind of co-operation to form the new association.
- xii) Lighting arrangement in open area.
- xiii) Proper drainage & outlets.
- xiv) Electric Transformer or generator if required for the interest of all flat owner of the said building, the cost will be bear by the all purchasers.

**-: EXTRA WORK :-**

All extra works for fittings can be provided subject to approval of the engineer with extra cost on writing instruction of the First party on mutual discussion by and between the First Party and Second Party.

To be notified that Lift, Transformer, Garages all to be made by the developer at his own cost. Roof top was not for sale and no mobile tower to be installed at the roof top.

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

**SIGNED, SEALED AND DELIVERED**

In Presence **OF WITNESSES:-**

1. Debarshi Maetra  
ekand pur, sonarpur  
Kot- 700150

Sukhas Nath  
Bopi Mondal  
Susanta Mondal  
Sesali Mondal  
Sourov Nath.

2. Shekhar Mitra  
Rupnagar, Sonarpur.  
Kot- 700150

Mousumi Nath.

**SIGNATURE OF THE OWNERS /FIRST PARTY**

UTTARA CONSTRUCTION

Partner

Sukhas Nath  
Bopi Mondal

**SIGNATURE OF THE DEVELOPER/PROMOTER**

Prepared and Drafted by me :-

Arun Kumar Patra  
Advocate

Baruipur Civil Court

Enrolment no. WB-2532499

Printed by me :-

D. Hazra

Debrath Hazra,

Sonarpur.

- : (18) : -

Money Receipt

Date	Bank	Branch	Ch. No.	Amount
3/03/23	Cash.			1,00,000/-
				<u>total- 1,00,000/-</u>

Sudhas Nath

Bopi Mondal

Susanta Mondal

Sefali Mondal

Gourav Nath.












Mousumi Nath.

Witnesses :--












1. Debashis Mahtta  
Chandpur, Sonarpur  
Koi - 700150

2. Shekhar Mitra  
Rupnagar, Sonarpur.  
Koi - 700150












SIGNATURE OF THE OWNER

REPRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					












NAME ..... SIGNATURE.....

CLAIMENT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					












NAME ..... SIGNATURE..... *Bopdi Mondal*

CLAIMENT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					












NAME ..... SIGNATURE..... *Susanta Mondal*

CLAIMENT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME ..... SIGNATURE..... *Sejali Mondal*

REPRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME ..... Sourav Nath. ..... SIGNATURE ..... Sourav Nath. .....

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME ..... Mousumi Nath ..... SIGNATURE ..... Mousumi Nath .....

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME ..... SIGNATURE .....

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME ..... SIGNATURE .....










Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue








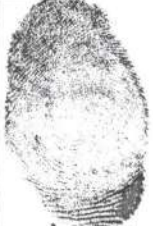
OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16083000515408/2023





I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Subhas Nath Radhagobinda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord		1015 	Subhas Nath 03.03.2023.
2	Mr Bapi Mondal Vivekananda Pally, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord		1016 	Bapi Mondal 3/3/2023
3	Mr Susanta Mondal Vivekananda Pally, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord		1017 	Susanta Mondal 3/3/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
4	Smt Sefali Mondal Vivekananda Pally, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord		 10/18	Sefali Mondal 3/3/2023
5	Mr Sourav Nath Radhagobinda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord		 10/19	Sourav Nath. 3/3/2023
6	Mousumi Nath Radhagobinda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord		 10/20	Mousumi Nath. 03.03.2023
7	Mr Subhas Nath Radhagobinda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Represent ative of Developer [Uttara Constructi on ]		 10/21	Subhas Nath 03-03-2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
8	Mr Bapi Mondal Radhagobinda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Represent ative of Developer [Uttara Constructi on ]			Bapi Mondal 3/3/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Debashis Maitra Son of Late Amulya Maitra Chandpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Mr Subhas Nath, Mr Bapi I Mr Susanta Mondal, Smt S Mondal, Mr Sourav Nath, Mousumi Nath, Mr Subhas Mr Bapi Mondal			Debashis Maitra 3/3/2023

(Arindam Chakraborty)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
SONARPUR

South 24-Parganas, West  
Bengal





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



192022230319579468

GRN Details

GRN:	192022230319579468	Payment Mode:	SBI Epay
GRN Date:	03/03/2023 11:17:16	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5261361527239	BRN Date:	03/03/2023 11:17:32
Gateway Ref ID:	58411159	Method:	Central Bank of India - Retail NB
GRIPS Payment ID:	030320232031957945	Payment Init. Date:	03/03/2023 11:17:16
Payment Status:	Successful	Payment Ref. No:	3000515408/5/2023

[Query No\*/Query Year].

Depositor Details

Depositor's Name:	Capt. UTTARA CONSTRUCTION
Address:	1466 NARAYANPUR ROAD KOL 150
Mobile:	9830821672
Period From (dd/mm/yyyy):	03/03/2023
Period To (dd/mm/yyyy):	03/03/2023
Payment Ref ID:	3000515408/5/2023
Dept Ref ID/DRN:	3000515408/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3000515408/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	3000515408/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	1021
			<b>Total</b>	<b>16042</b>

IN WORDS: SIXTEEN THOUSAND FORTY TWO ONLY.

PAID

## Major Information of the Deed

Deed No :	I-1608-01798/2023	Date of Registration	10/03/2023
Query No / Year	1608-3000515408/2023	Office where deed is registered	
Query Date	24/02/2023 5:53:26 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
<b>Applicant Name, Address &amp; Other Details</b>	A K Patra Baruipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830821672, Status :Advocate		
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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 12,10,000/-	Rs. 1,07,50,350/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Vivekananda Pally, Mouza: Gorkhara-(022), JI No: 22, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1095 (RS :-)	LR-5175	Bastu	Shali	13 Chatak 14 Sq Ft	1,00,000/-	9,88,350/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-1095 (RS :-)	LR-5167	Bastu	Shali	13 Chatak 14 Sq Ft	1,00,000/-	9,88,350/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-1095 (RS :-)	LR-5182	Bastu	Shali	13 Chatak 14 Sq Ft	1,00,000/-	9,88,350/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L4	LR-1095 (RS :-)	LR-5168	Bastu	Shali	13 Chatak 14 Sq Ft	1,00,000/-	9,88,350/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L5	LR-1095 (RS :-)	LR-5170	Bastu	Shali	13 Chatak 14 Sq Ft	1,00,000/-	9,88,350/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L7	LR-1096 (RS :-)	LR-5147	Bastu	Bastu	10 Chatak 35 Sq Ft	1,00,000/-	8,00,250/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,

LR-1096 (RS :-)	LR-5146	Bastu	Bastu	10 Chatak 34 Sq Ft	1,00,000/-	7,98,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L9 LR-1096 (RS :-)	LR-5148	Bastu	Bastu	10 Chatak 34 Sq Ft	1,00,000/-	7,98,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L10 LR-1096 (RS :-)	LR-5160	Bastu	Bastu	10 Chatak 34 Sq Ft	1,00,000/-	7,98,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L11 LR-1096 (RS :-)	LR-5183	Bastu	Bastu	10 Chatak 34 Sq Ft	1,00,000/-	7,98,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L12 LR-1096 (RS :-)	LR-5165	Bastu	Bastu	10 Chatak 34 Sq Ft	1,00,000/-	7,98,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>				<b>13.5209Dec</b>	<b>11,00,000 /-</b>	<b>97,35,000 /-</b>	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Vivekananda Pally, Mouza: Gorkhara-(022), JI No: 22, Pin Code : 1095

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L6	LR-1095 (RS :-)	LR-5169	Bastu	Shali	13 Chatak 14 Sq Ft	1,00,000/-	9,88,350/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>14.8936Dec</b>	<b>12,00,000 /-</b>	<b>107,23,350 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L7, L8, L9, L10, L11, L12	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: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>10,000 /-</b>	<b>27,000 /-</b>	

**Lord Details :****Name,Address,Photo,Finger print and Signature**

1	<b>Mr Subhas Nath (Presentant )</b> Son of Late Harinarayan Nath Radhagobinda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxx6c, Aadhaar No: 38xxxxxxxx6453, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence
2	<b>Mr Bapi Mondal</b> Son of Mr Kalipada Mondal Vivekananda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxx5d, Aadhaar No: 58xxxxxxxx3080, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence
3	<b>Mr Susanta Mondal</b> Son of Mr Kalipada Mondal Vivekananda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cbxxxxx2a, Aadhaar No: 28xxxxxxxx6921, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence
4	<b>Smt Sefali Mondal</b> Wife of Mr Bapi Mondal Vivekananda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bhxxxxx0n, Aadhaar No: 33xxxxxxxx4986, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence
5	<b>Mr Sourav Nath</b> Son of Mr Sribash Nath Radhagobinda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: azxxxxx5e, Aadhaar No: 47xxxxxxxx7601, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence
6	<b>Mousumi Nath</b> Daughter of Mr Sribash Nath Radhagobinda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: anxxxxx6a, Aadhaar No: 72xxxxxxxx6510, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence

**Developer Details :****Name,Address,Photo,Finger print and Signature**

1

**Uttara Construction**

Uttara Apartment Ground Floor, 1466, Narayanpur Road, A P Nagar, Chand Mari, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.:: aaxxxxxx7c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Subhas Nath</b> Son of Late Hari Narayan Nath Radhagobinda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6C, Aadhaar No: 38xxxxxxxx6453 Status : Representative, Representative of : Uttara Construction
2	<b>Mr Bapi Mondal</b> Son of Mr Kalipada Mondal Radhagobinda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx5D, Aadhaar No: 58xxxxxxxx3080 Status : Representative, Representative of : Uttara Construction (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Debashis Maitra</b> Son of Late Amulya Maitra Chandpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			
Identifier Of Mr Subhas Nath, Mr Bapi Mondal, Mr Susanta Mondal, Smt Sefali Mondal, Mr Sourav Nath, Mousumi Nath, Mr Subhas Nath, Mr Bapi Mondal			

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	Mr Subhas Nath	Uttara Construction-13 Chatak 14 Sq Ft

## Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Smt Sefali Mondal	Uttara Construction-10 Chatak 34 Sq Ft

## Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mr Susanta Mondal	Uttara Construction-10 Chatak 34 Sq Ft

## Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Mr Bapi Mondal	Uttara Construction-10 Chatak 34 Sq Ft

## Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mousumi Nath	Uttara Construction-13 Chatak 14 Sq Ft

## Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Sourav Nath	Uttara Construction-13 Chatak 14 Sq Ft

## Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt Sefali Mondal	Uttara Construction-13 Chatak 14 Sq Ft

## Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Bapi Mondal	Uttara Construction-13 Chatak 14 Sq Ft

## Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr Susanta Mondal	Uttara Construction-13 Chatak 14 Sq Ft

## Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr Subhas Nath	Uttara Construction-10 Chatak 35 Sq Ft

## Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr Sourav Nath	Uttara Construction-10 Chatak 34 Sq Ft

## Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Mousumi Nath	Uttara Construction-10 Chatak 34 Sq Ft

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subhas Nath	Uttara Construction-16.66666667 Sq Ft
2	Mr Bapi Mondal	Uttara Construction-16.66666667 Sq Ft
3	Mr Susanta Mondal	Uttara Construction-16.66666667 Sq Ft
4	Smt Sefali Mondal	Uttara Construction-16.66666667 Sq Ft
5	Mr Sourav Nath	Uttara Construction-16.66666667 Sq Ft
6	Mousumi Nath	Uttara Construction-16.66666667 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Vivekananda Pally, Mouza: Gorkhara-(022), JI No: 22, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1095, LR Khatian No:- 5175	Owner:সুভাষ নাথ, Gurdian:হরিনারায়ন নাথ, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Mr Subhas Nath
L2	LR Plot No:- 1095, LR Khatian No:- 5167	Owner:মৌসুমী নাথ, Gurdian:প্রিবাস নাথ, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Mousumi Nath
L3	LR Plot No:- 1095, LR Khatian No:- 5182	Owner:সৌরভ নাথ, Gurdian:প্রিবাস , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Mr Sourav Nath
L4	LR Plot No:- 1095, LR Khatian No:- 5168	Owner:শেফালী মন্ডল, Gurdian:বাপি মন্ডল, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Smt Sefali Mondal
L5	LR Plot No:- 1095, LR Khatian No:- 5170	Owner:বাপী মন্ডল, Gurdian:কালিপদ মন্ডল, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Mr Bapi Mondal
L7	LR Plot No:- 1096, LR Khatian No:- 5147	Owner:সুভাষ নাথ, Gurdian:হরিনারায়ন নাথ, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Mr Subhas Nath
L8	LR Plot No:- 1096, LR Khatian No:- 5146	Owner:সৌরভ নাথ, Gurdian:প্রিবাস নাথ, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Smt Sefali Mondal
L9	LR Plot No:- 1096, LR Khatian No:- 5148	Owner:মৌসুমী নাথ, Gurdian:প্রিবাস নাথ, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Mousumi Nath
L10	LR Plot No:- 1096, LR Khatian No:- 5160	Owner:শেফালী মন্ডল, Gurdian:বাপি মন্ডল, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Smt Sefali Mondal
L11	LR Plot No:- 1096, LR Khatian No:- 5183	Owner:সুশান্ত মন্ডল, Gurdian:কালিপদ মন্ডল, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Mr Susanta Mondal
L12	LR Plot No:- 1096, LR Khatian No:- 5165	Owner:বাপী মন্ডল, Gurdian:কালিপদ মন্ডল, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Mr Bapi Mondal

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Vivekananda Pally, Mouza: Gorkhara-(022), JI No: 22, Pin Code : 1095

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L6	LR Plot No:- 1095, LR Khatian No:- 5169	Owner:সুশান্ত মন্ডল, Gurdian:কালিপদ মন্ডল, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Mr Susanta Mondal



Endorsement For Deed Number : I - 160801798 / 2023

On 02-03-2023

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 1,07,50,350/-



Arindam Chakraborty  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal

On 03-03-2023

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

Presented for registration at 18:42 hrs on 03-03-2023, at the Private residence by Mr Subhas Nath , one of the Executants.

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

Execution is admitted on 03/03/2023 by 1. Mr Subhas Nath, Son of Late Harinarayan Nath, Radhagobinda Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Mr Bapi Mondal, Son of Mr Kalipada Mondal, Vivekananda Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 3. Mr Susanta Mondal, Son of Mr Kalipada Mondal, Vivekananda Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 4. Smt Sefali Mondal, Wife of Mr Bapi Mondal, Vivekananda Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 5. Mr Sourav Nath, Son of Mr Sribash Nath, Radhagobinda Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 6. Mousumi Nath, Daughter of Mr Sribash Nath, Radhagobinda Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Student

Indetified by Mr Debashis Maitra, , , Son of Late Amulya Maitra, Chandpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 03-03-2023 by Mr Subhas Nath,

Indetified by Mr Debashis Maitra, , , Son of Late Amulya Maitra, Chandpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Execution is admitted on 03-03-2023 by Mr Bapi Mondal, Partner, Uttara Construction, Uttara Apartment Ground Floor, 1466, Narayanpur Road, A P Nagar, Chand Mari, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Indetified by Mr Debashis Maitra, , , Son of Late Amulya Maitra, Chandpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business



Arindam Chakraborty  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal

On 10-03-2023

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.

### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021.00/- ( B = Rs 1,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/03/2023 11:17AM with Govt. Ref. No: 192022230319579468 on 03-03-2023, Amount Rs: 1,021/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 5261361527239 on 03-03-2023, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,021/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 160, Amount: Rs.5,000.00/-, Date of Purchase: 02/03/2023, Vendor name: Sankar Kumar Sarkar  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/03/2023 11:17AM with Govt. Ref. No: 192022230319579468 on 03-03-2023, Amount Rs: 15,021/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 5261361527239 on 03-03-2023, Head of Account 0030-02-103-003-02



**Arindam Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2023, Page from 39453 to 39488

being No 160801798 for the year 2023.



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Digitally signed by ARINDAM  
CHAKRABORTY  
Date: 2023.03.17 19:02:40 +05:30  
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2023/03/17 07:02:40 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.

(This document is digitally signed.)