

04/03/22

F. 44/13/22

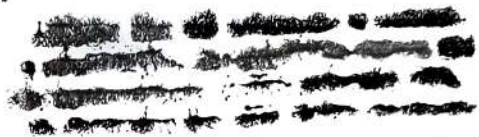


सत्यमेव जयते

भारतम् II INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

29/04/2022
S-2001281855/2022



District Sub-Registrar-IV
Registrar (US 7 (a)) of
Registration 1808
Alipore, South 24 Parganas
29 APR 2022

AGREEMENT FOR DEVELOPMENT


THIS AGREEMENT FOR DEVELOPMENT is made this the
28th day of April.....Two Thousand Twenty Two (2022)

BETWEEN

28 APR 2022

Sl. No. 13395
Sold to.....
of.....
Reposs.

ALIPOR SAMIR D
Advocate, Alipore Police Court
Kolkata - 27


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



Sub-Postmaster IV
No. 157 (2) of
Alipore, South 24 Parganas

29 APR 2022

Alipore Police
cut 14-22

SRI RANGIN BASU, (PAN-AMMPB5818R & Aadhaar No.2432 5130-9258) son of Sri Rabindra Nath Basu, by faith – Hindu, by occupation – Service, Indian, residing at “BASU VILLA” 38, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata -700078, presently residing at OAK 1806 Gulmohar Residency Ahinsa Khand 2 Indirapuram Ghaziabad, U.P. 201014, hereinafter referred to as the ‘**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**:

AND

ISHANI CONSTRUCTION, (PAN-AIHPG7655A a Proprietorship Firm having its registered office at 779, Purbachal Main Road, P.O.-Haltu, P.S.-Garfa, Kolkata-700 078, District South 24 parganas, represented by its proprietor **SMT. INDRANI GHOSH**, (PAN-AIHPG7655A & Aadhaar No.3471-4187-5489) wife of Sri Tushar Ghosh, Nationality-Indian, by faith – Hindu, by occupation – Business, residing at 334, Santi Pally, P.O. Anandapur E.K:T.P ,P.S.- Kasba, Kolkata 700 107, District South 24 Parganas, hereinafter referred to as the ‘**DEVELOPER**’ (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**:

WHEREAS One Chapalamoni Mondal and others wives of Ramlal Mondal were the recorded owners in respect of a plot of land measuring about 1 acre 92 decimal of Bastu land lying and situated at Mouza – Garfa, Touzi No. 155, J.L. No. 19, in C.S. Dag No. 1452, 1455, 1456,

1462 appertaining to C.S. Khatian No.917 and C.S. Dag No.1454 appertaining to C.S. Khatian No. 921.

AND WHEREAS One Smt. Sova Rani Basu purchased the above mentioned property from said Chaplamoni Mondal and others by virtue of registered Deed of Bengali Kobala which was duly registered with the office of the Sub-Registrar at Alipore and was recorded in Book No. I, Volume No. 43, pages 83 to 88, being No. 1878 for the year 1954, Thereafter said Sova Rani Basu constructed a single storied building on the said property.

AND WHEREAS One Smt. Sova Rani Basu sold out 2/3 share of the said property to one Smt. Probabati Basu and Sri Narayan Chandra Basu by virtue of a registered Deed of Bengali Kobala, which was duly registered with the Office of the Sub-Registrar at Alipore and was recorded in Book No.I, Volume No. 128, Pages from 238 to 241, being No. 8124 for the 1958.

AND WHEREAS at time of Revisional Settlement the said Property measuring about 1 acre 92 decimals of land in R.S. Dag No. 1752, 1754, 1755, 1756, 1762, appertaining to R.S. Khatian No. 1226; 1423 was duly recorded in R.O.R. in the name of Smt. Sova Rani Basu, Smt. Probabati Basu and Sri Narayan Chandra Basu jointly.

AND WHEREAS one Sovarani Basu, since deceased, became the owner of a plot of land measuring 1 (one) Bigha, 13 (Thirteen) Chittack be the same a little more or less, situated at Mouza-Garfa, J.L. No.19, comprised in R.S. Khatian No.1226, 1423 appertaining to R.S. Dag No.1755, by virtue of partition effected vide a Deed of Partition, which was registered in the Office of the District Sub-Registry Office at Alipore and was

recorded in Book No.1, Volume No. 308, Pages 37 to 48, Deed no.15480 for the year 1986.

AND WHEREAS being the owner of the said land, the said Smt. Sova Rani Basu mutated her name in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as Municipal **Premises No.67, Purbachal Main Road**, having its Postal address: 38, Purbachal Main Road, Kolkata-700078, upon payment of rates and taxes thereto.

AND WHEREAS being the sole owner of the aforesaid property, the said Smt. Sova Rani Basu gifted 7 (seven) Cottah and 2 (two) Chittack, out of the aforesaid plot, to Sri Rabindranath Basu, by virtue of a Deed of Gift, which was registered with the office of the Additional District Sub-Register at Sealdah and was recorded in Book No.1, Volume No. 52, Pages 197 to 208, Deed No.1694 for the year 2001 and retained the balance land measuring 13 Cottah 11 Chittak be the same a little more or less, in her absolute possession.

AND WHEREAS while the said Sova Rani Basu enjoyed the said land, died intestate on 16.05.2002 leaving behind her one son Sri Rabindranath Basu and four daughters namely (1) Smt. Alo Ghosh, (2) Smt. Shyamali Majumder, (3) Smt. Keya Ray Sarkar and Chhaya Sengupta, since deceased as her surviving legal heirs and successors, who jointly inherited the said property, as per Hindu Succession Act. 1956.

AND WHEREAS by way of inheritance, thus the said Sri Rabindranath Basu, Smt. Alo Ghosh, Smt. Shyamali Majumder, Smt. Keya Ray Sarkar and Chhaya Sengupta, since deceased became the owners of the said land measuring 13 Cottah 11 Chittaks be the same a little more or less, each

having 1/5th share therein and seized and possessed of the said land free from all encumbrances.

AND WHEREAS while the said Chhaya Sengupta enjoyed her 1/5th share in the said property, died intestate on 08.11.1988 leaving behind her only daughter, Smt. Panchali Paul alias Chandrima Paul as her only legal heiress and successor, who inherited the said share of land left by the said deceased.

AND WHEREAS said Sri Rabindranath Basu, Smt. Alo Ghosh, Smt. Shyamali Majumder, Smt. Keya Ray Sarkar & Smt. Panchali Paul alias Chandrima Paul, unanimously have divided and demarcated the said land by 2 parts namely "Block-A" containing an area of 8 Cottah 2 Chittak 8 Sq.ft. be the same a little of more or less, and "Block-B" containing an area of 5 Cottah 8 Chittak 37 sq.ft. of land.

AND WHEREAS being the Joint Owners of the aforesaid property, Smt. Alo Ghosh, Smt. Shyamali Majumder, Smt. Keya Ray Sarkar & Smt. Panchali Paul alias Chandrima Paul, gifted their undivided 4/5th share in the land measuring 5 Cottah 8 Chittak 37 sq.ft. i.e. undivided 4 Cottahs 7 Chittaks 2 sq.ft. out of the existing 13 Cottahs 11 Chittaks and 00 sq.ft. to their brother said Sri Rabindranath Basu, by virtue of a Deed of Gift, which has been registered with the Office of the Additional Registrar of Assurances-I, Kolkata and is recorded in Book No.1, Volume No.11, Pages from 4927 to 4945, being No. 04667 for the year 2011.

AND WHEREAS thus said Rabindra Nath Basu became total land measuring about 5 Cottahs 8 Chittaks 37 sq.ft. more or less by way of gift Deed and by way inheritance and having peaceful possession, occupation of the said land and free from all encumbrances.

AND WHEREAS said Rabindra Nath Basu while seized and possessed of the aforesaid property, gifted land measuring about 5 (five) Cottahs 8(eight) Chittak 37 (Thirty seven) sq.ft. be the same a little more or less, along with one storied building standing thereon, measuring about 800 sq.ft. more or less, situated at Mouza-Garfa, J.L. No.19, comprised in R.S. Khatian No.1226, appertaining to R.S. & L.R. Dag No.1752, 1755, corresponding in L.R. Khatian No.2368, morefully described in the First Schedule hereunder written, to his only son namely Sri Rangin Basu, Owner herein, by virtue of a Deed of Gift, duly registered in the Office of D.S.R.-III, Alipore and recorded in Book No.I, Volume No.1603-2016, pages from 60833 to 60852, being No. 160301895 for the year 2016.

AND WHEREAS thus the Owner herein became the owner of land measuring 5 (five) Cottahs 8(eight) Chittaks 37 sq.ft. be the same a little more or less along with one storied building standing thereon and mutated his name in the office the Kolkata Municipal Corporation in respect of the said plot of land, which has since been known and numbered as **Premises No.67/2, Purbachal Main Road**, Ward No. 106, Kolkata-700078, vide Assessee No.311061625270, upon payment of rates and taxes thereto.

AND WHEREAS the Owner is desirous of constructing a G+IV storied building on the said land, but due to insufficiently fund, the Owner have placed their offer to the Developer to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owner herein under the following terms and conditions.

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

That in this agreement unless anything appears to be repugnant to the subject or context:-

ARTICLE – I : DEFINITION

- 1.1 **OWNER**: shall mean and include the party of the First Part and their respective heirs and successors.
- 1.2 **DEVELOPER**: shall mean and include the Party of the Second Part its successors-in-office, executors, administrators, representatives and assigns.
- 1.3 **SAID PROPERTY**: shall mean and include the land measuring 5 (five) Cottahs 8(eight) Chittak 37 (Thirty seven) sq.ft. be the same a little more or less, along with one storied building standing thereon, Mouza-Garfa, J.L. No.19, comprised in R.S. Khatian No.1226, corresponding in L.R. Khatian No.2368, appertaining to R.S. & L.R. Dag No.1752, 1755, being Municipal **Premises No.67/2, Purbachal Main Road**, Kolkata-700078, vide Assessee No.31-106-16-2527-0, under P.S. Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of South 24-Parganas, fully described in the First Schedule hereunder written .
- 1.4 **NEW BUILDING**: shall mean and include such G+IV storied building shall be approved by the parties hereto in respect of the said property to be constructed on the said land.
- 1.5 **COMMON FACILITIES**: shall mean and include corridors, stair-case, ways, landing, 50% Southern side of roof, common passage, boundary wall, water reservoir, water tank, Lift, pump motor,

electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.

1.6 OWNER'S ALLOCATION:- The Owner shall be entitled to get one self contained flat on First floor, Northern side measuring 500 sq.ft. super built up area and a sum of **Rs.1,40,00,000/-**(Rupees One Crore Forty Lakh) only as and by way of Non-Refundable money, paid by the Developer to the owner in the following manner :-

i) That the time of this Agreement **Rs.1,40,00,000/-**

1.7 DEVELOPER'S ALLOCATION: shall mean and include, save and except the said Owner's allocation, the remaining flats and spaces of the proposed G+IV storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

1.8 BUILDING PLAN: shall mean and include the plan approved by the parties hereto and duly sanctioned by the Kolkata Municipal Corporation for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto and sanctioned by the Kolkata Municipal Corporation.

ARTICLE- II; DATE OF COIMMENCEMENT

2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the flats and car parking spaces of the proposed building is sold or transferred to the intending purchasers.

ARTICLE -III: OWNER' REPRESENTATION

3.1. The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more

particularly described in the Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and good marketable title therein.

ARTICLE-IV: DEVELOPER'S REPRESENTATION

4.1 The Developer has sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

ARTICLE -V; DEVELOPMENT WORK

5.1 The Owner hereby appoint the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accept.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building, having several self contained flats and car parking space on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers.

ARTICLE-VI: OWNER'S COVENANTS

6.1 The Owner shall grant execute and issue a General Power of Attorney in favour of the Developer authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the proposed building and/or to sell the Developer's allocation as per terms of this agreement.

6.2 The Owner shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owner shall have no right to claim anything in the said building save and except the said Owner's Allocation.

6.3 The Owner deliver the original title deed and all other relevant papers and documents to the Developer for selling and transferring the Flats and car parking spaces in the proposed building and the Developer herein retains the said original papers and documents in his custody.

6.4 That the Developer shall have right to use and enjoy any type of vacant space on the ground floor of the proposed G+IV storied building with right to sell and transfer to anybody else.

ARTICLE-VII: OWNER'S DECLARATION

7.1 During the continuance of this agreement, the Owner herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of his right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

7.4 The Owner till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owner have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title .

7.6 The Owner will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owner shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring **5 (five) Cottahs 8(eight) Chittak 37 (Thirty seven) sq.ft.** be the same a little more or less, along with one storied building standing thereon having its covered area 800 sq.ft., Mouza-Garfa, J.L. No.19, comprised in R.S. Khatian No.1226, corresponding in L.R. Khatian No.2368, appertaining to R.S. & L.R. Dag No.1752, 1755, being Municipal **Premises No.67/2, Purbachal Main Road**, Kolkata-700078, vide Assessee No.31-106-16-2527-0, under P.S. Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of South 24-Parganas, together with the all easements rights and appurtenances thereto, being butted and bounded as follows:-

On the North : Premises No. 859, Purbachal Main Road

On the South : Purbachal Main Road,

On the East : Land of Premises No. 67/1, Purbachal main Road,

On the West: Land of Premises No. 67, Purbachal main Road.

SECOND SCHEDULE ABOVE REFERRED

(Owner's Allocation)

ALL THAT one self contained flat one self contained flat on First floor, Northern side measuring 500 sq.ft. super built up area and a sum of **Rs.1,40,00,000/-**-(Rupees One Crore Forty Lakh) only as and by way of Non-Refundable money, paid by the Developer to the owner in the following manner :-

- i) That the time of this Agreement **Rs.1,40,00,000/-**

THIRD SCHEDULE ABOVE REFERRED TO












(Developer's Allocation)

ALL THAT save and except the Owner's allocation, the remaining flats and spaces of the proposed G+IV storied building with exclusive 50% Northern side of roof right together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

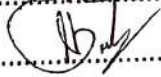
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PHOTO	left hand					
	right hand					












Name.....

Signature.....

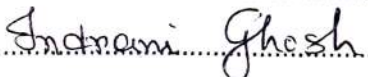
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	left hand					
	right hand					

Name..... RANGIN BASU

Signature.....  Rangin Basu

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... INDRANI GHOSH

Signature.....  Indrani Ghosh

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

SIGNED SEALED & DELIVERED

In presence of:-

1. Rabintra Nath Basu
Shibani Plaza
38 Ambachal Main Road
Kolkata - 70078



Rangin Basu

OWNER

2. Dipu Sealus
Alipore Police Court
Kolkata - 700027

ISHANI CONSTRUCTION
S. Anani Ghosh
Proprietor

DEVELOPER

Drafted by



Advocate *F460/99*
Alipore Police Court,
Kolkata - 700027.

RECEIVED from the within named Developer the sum of **Rs.1,40,00,000/-** (Rupees One Crore Forty Lakh) only as and by way of non-refundable money, in the manner as follows:-

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
000612	09.08.2017	B.O.B.Ballygunge	15,00,000/-
020766	09.08.2017	AXIS BANK,Kasba	15,00,000/-
RTGS	03.10.2020	B.O.B.Ballygunge	20,00,000/-
RTGS	20.01.2021	B.O.B.Ballygunge	30,00,000/-
RTGS	30.07.2021	B.O.B.Ballygunge	30,00,000/-
RTGS	18.04.2022	B.O.B.Ballygunge	30,00,000/-
			<u>Rs.1,40,00,000/-</u>

(Rupees One Crore Forty Lakh) only

WITNESSES:-

1. Rabintra Nath Basu
Shibani Plaza
38, Furbachal Main Road
Kolkata - 700 78

2. Priti Das
A C P S
Calcutta - 78



Rangin Basu

OWNER



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

GRN Details

GRN: 192022230016416161 Payment Mode: Online Payment
GRN Date: 28/04/2022 14:16:48 Bank/Gateway: State Bank of India
BRN : IK0BQTNKN6 BRN Date: 28/04/2022 14:18:01
Payment Status: Successful Payment Ref. No: 2001281858/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: INDRANI GHOSH
Address: 334, SANTI PALLY KASBA KOLKATA 700107
Mobile: 9830828274
Depositor Status: Attorney of Claimant
Query No: 2001281858
Applicant's Name: Mr Alok Safui
Identification No: 2001281858/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001281858/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2001281858/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	140021
			Total	179942

IN WORDS: ONE LAKH SEVENTY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

RANGIN BASU

RABINDRA NATH BASU

16/08/1979

Permanent Account Number
AMMPB5818R

Signature



06072008



भारत सरकार

Government of India



रंगीं बासु

Rangin Basu

जन्म तिथि/ DOB: 16/08/1979

पुरुष / MALE

2432 5130 9258



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

आत्मज: रविन्द्र नाथ बासु, फ्लैट न-

803, 8वाँ फ्लोर, सुंवरीज़ टवर- 3,

वैशाली, सेक्टर- 4,

आई.इ.साहिबाबाद, गाजियाबाद,

उत्तर प्रदेश - 201010

Address:

S/O: Rabindra Nath Basu, Flat

no- 803, 8th Floor, Sunbreeze

Tower- 3, Vaishali, Sector- 4,

I.E.Sahibabad, Ghaziabad,

Uttar Pradesh - 201010

2432 5130 9258

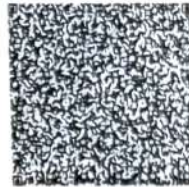
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AIHPG7655A



नाम/ Name
INDRANI GHOSH

पिता का नाम/ Father's Name
JAHARLAL GANGULY

जन्म की तारीख/
Date of Birth
21/12/1971


हस्ताक्षर/ Signature

23072019

Indrani Ghosh



ভারত সরকার
Unique Identification Authority of India

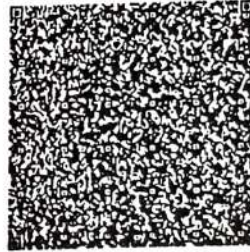
তালিকাভুক্তির নম্বর/ Enrolment No.: 0648/00021/47857

Download Date: 19/02/2019
To
ইন্দ্রানী ঘোষ
Indrani Ghosh
C/O Tushar Ghosh
1st-FR
334 Santipally
Rubypark
E.K.T
E.k.t
Kolkata West Bengal - 700107
9051642049

Generation Date: 01/02/2019

Signature valid

Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 03
Date: 2019.02.11 11:20:33
+05'30'



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

3471 4187 5489

VID : 9189 0107 0160 8681

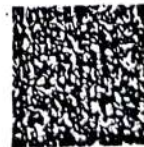
আমার আধার, আমার পরিচয়



~~ভারত সরকার~~
~~Unique Identification Authority of India~~



ইন্দ্রানী ঘোষ
Indrani Ghosh
জন্মতারিখ/DOB: 21/12/1971
মহিলা/ FEMALE



3471 4187 5489

VID : 9189 0107 0160 8681

আমার আধার, আমার পরিচয়

Indrani Ghosh



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

Query No / Year	2001281858/2022	Office where deed will be registered
Query Date	28/04/2022 1:59:34 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alok Safui Alipore Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027 Mobile No. : 9830828274, Status :Advocate	
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction
Set Forth value	Rs. 2/-	[4305] Declaration [No of Declaration : 2] [4311] Receipt [Rs : 1,40,00,000/-]
Total Stamp Duty Payable(SD)	Rs. 40,021/- (Article:48(g))	Market Value
Mutation Fee Payable	Expected date of Presentation of Deed	Rs. 2,01,57,273/-
Remarks		Total Registration Fee Payable
		Rs. 1,40,021/- (Article:E, E, B)
		Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-

Land Details :

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 67/2, , Ward No: 106, Pin Code : 700078

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	5 Katha 8 Chatak 37 Sq Ft	1/-	1,96,17,273/-	Property is on Road
Grand Total :				9.1598Dec	1 /-	196,17,273 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type Pucca, Extent of Completion: Complete					
Total :		800 sq ft	1 /-	5,40,000 /-	



and Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	RANGIN BASU Son of RABINDRA NATH BASU,38, PURBACHAL MAIN ROAD, City - , P.O - HALTU, P.S -Kasba, District -South 24-Parganas, West Bengal, India, PIN- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. AMxxxxxx8R, Aadhaar No : 24xxxxxxx9258,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	ISHANI CONSTRUCTION (Sole Proprietoship) .779, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 PAN No. Alxxxxxx5A, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by Representative

Representative Details :

SI No	Name & Address	Representative of
1	INDRANI GHOSH Wife of TUSHAR GHOSH334, SANTI PALLY, City:- , P.O:- ANANDAPUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Alxxxxxx5A , Aadhaar No.: 34xxxxxxx5489	ISHANI CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name & address
ALOK SAFUI Son of SANAT SAFUI ALIPORE, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of RANGIN BASU, INDRANI GHOSH

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	RANGIN BASU	ISHANI CONSTRUCTION-9.15979 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	RANGIN BASU	ISHANI CONSTRUCTION-800 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.



Query is valid for 30 days (i.e. upto 28-05-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 28-05-2022)

3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, 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-1604-04413/2022	Date of Registration	29/04/2022
Query No / Year	1604-2001281858/2022	Office where deed is registered	
Query Date	28/04/2022 1:59:34 PM	D S R - IV SOUTH 24 PARGANAS District South 24 Parganas	
Applicant Name, Address & Other Details	Alok Safui Alipore Court, Thana Alipore, District South 24 Parganas, WEST BENGAL, PIN 700027, Mobile No : 9830828274, 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 1,40,00,000/-]		
Set Forth value	Market Value		
Rs 2/-	Rs 2,01,57,273/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 40,021/- (Article 48(g))	Rs 1,40,053/- (Article E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Ma Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , Premises No: 67/2, , Ward No: 106 Pin Code : 700078

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	5 Katha 8 Chatak 37 Sq Ft	1/-	1,96,17,273/-	Property is on Road
Grand Total :				9.1598Dec	1/-	196,17,273 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft	1/-	5,40,000/-	Structure Type: Structure

Gr Floor, Area of floor 800 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type Pucca, Extent of Completion: Complete

Total :	800 sq ft	1/-	5,40,000 /-	
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Lord Details :



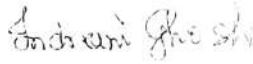


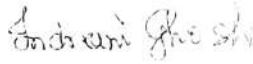


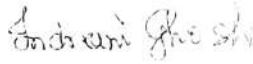
Name,Address,Photo,Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	RANGIN BASU (Presentant) Son of RABINDRA NATH BASU Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office	 29/04/2022	 LTI 29/04/2022	 29/04/2022
38, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx8R, Aadhaar No: 24xxxxxxxx9258, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office				


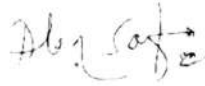
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ISHANI CONSTRUCTION 779, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: Alxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> INDRANI GHOSH Wife of TUSHAR GHOSH Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office </td> <td>  Apr 29 2022 1:26PM </td> <td>  LTI 29/04/2022 </td> <td>  29/04/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	INDRANI GHOSH Wife of TUSHAR GHOSH Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office	 Apr 29 2022 1:26PM	 LTI 29/04/2022	 29/04/2022
Name	Photo	Finger Print	Signature						
INDRANI GHOSH Wife of TUSHAR GHOSH Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office	 Apr 29 2022 1:26PM	 LTI 29/04/2022	 29/04/2022						
334, SANTI PALLY, City:- , P.O:- ANANDAPUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. Alxxxxxx5A, Aadhaar No: 34xxxxxxxx5489 Status : Representative, Representative of : ISHANI CONSTRUCTION (as PROPRIETOR)									

Details :

Name	Photo	Finger Print	Signature
ALOK SAFUI Son of SANAT SAFUI ALIPORE, City - , P.O.- ALIPORE, P.S.- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	29/04/2022	29/04/2022	29/04/2022

Identifier Of RANGIN BASU, INDRANI GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RANGIN BASU	ISHANI CONSTRUCTION-9.15979 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	RANGIN BASU	ISHANI CONSTRUCTION-800.00000000 Sq Ft

On 29-04-2022

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 13.02 hrs on 29-04-2022, at the Office of the D.S.R - IV SOUTH 24-PARGANAS by RANGIN BASU ,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 2,01,57,273/-

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

Execution is admitted on 29/04/2022 by RANGIN BASU, Son of RABINDRA NATH BASU, 38, PURBACHAL MAIN ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service

Indetified by ALOK SAFUI, , , Son of SANAT SAFUI, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-04-2022 by INDRANI GHOSH, PROPRIETOR, ISHANI CONSTRUCTION (Sole Proprietorship), 779, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by ALOK SAFUI, , , Son of SANAT SAFUI, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,40,053/- (B = Rs 1,40,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,40,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2022 2:18PM with Govt. Ref. No: 192022230016416161 on 28-04-2022, Amount Rs: 1,40,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQTNKN6 on 28-04-2022, Head of Account 0030-03-104-001 16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13395, Amount: Rs.100/-, Date of Purchase: 28/04/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2022 2:18PM with Govt. Ref. No: 192022230016416161 on 28-04-2022, Amount Rs: 39,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQTNKN6 on 28-04-2022, 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 153007 to 153029

being No 160404413 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.05.05 10:55:44 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/05/05 10:55:44 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)