

17454/2021 330 : 0

I-6677 from



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 624364

Notified that the Document is registered to the Registrar. The fee of Rs. 100 and the stamp of Rs. 100 are to be paid by the document owner as part of the registration fee.

Additional Registrar of Assurances-IV, Kolkata

A.R.A IV

13 APR 2022

Additional Registrar of Assurances-IV, Kolkata

710
72:10
17/12
212646680/21

Visit Case No. 5944 of 17-12

J (1)	250
J (2)	350
Total	600
Realised on	

ARA-IV Kolkata

REGISTERED DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 14th day of DECEMBER 2021 (Two thousand twenty one) in BETWEEN

125 1001/

Date RP Teet. realtors Pr. du -
Sold to
Address 75, H.C. NAGAR W.
Vendor KOL-10,
Sealdah Civil Court
CALCUTTA

Rajesh Chandra



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 DEC 2021

IDENTIFIED BY ME:-

Santanu Sen
S/o Late Narendra Nath Sen
46, Olai Chanditala 3rd
Lane, Udaypur, NIMTA
KOLKATA-700049

17454
21









Government of West Bengal

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










OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 10042002040080/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri BISWAJIT CHAKRABARTI , P-693, LAKE TOWN, BLOCK A., City:- , P.O.- LAKE TOWN, P.S.-Lako Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	Land Lord		17580 	Biswajit Chakrabarti 17.12.2021
2	Shri SURAJIT CHAKRABARTI , P-693, LAKE TOWN, BLOCK A., City:- , P.O.- LAKE TOWN, P.S.-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	Land Lord		12580 12581 	Surajit Chakrabarti 17/12/2021
3	Smt PURABI BHATTACHARYA , P-693, LAKE TOWN, BLOCK A., City:- , P.O.- LAKE TOWN, P.S.-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	Land Lord		12582 12581 	Purabi Bhattacharya 17/12/2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri RANAJIT CHAUDHURI ,75, HEM CHANDRA NASKAR ROAD,, City:- , P.O:- BELIAGHATA, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010	Representative of Developer [MS RP JEET REALTOR S PVT LTD]		12582 12579 	 17-12-21
5	Shri YUDHAJIT CHAUDHURI ,75, HEM CHANDRA NASKAR ROAD,, City:- , P.O:- BELIAGHATA, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010	Representative of Developer [MS RP JEET REALTOR S PVT LTD]		12583 	 17.12.21
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SANTANU SEN Son of Late NARENDRA NATH SEN , 46, OLAICHANDITALA 3RD LANE, City:- Kolkata, P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049	Shri BISWAJIT CHAKRABARTI, Shri SURAJIT CHAKRABARTI, - Smt PURABI BHATTACHARYA, Shri RANAJIT CHAUDHURI, Shri YUDHAJIT CHAUDHURI		12584 	 17-12-2021

(Mohul Mukhopadhyay)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA



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

GRN Details

GRN: 192021220138352781 Payment Mode: Online Payment
GRN Date: 16/12/2021 19:44:48 Bank/Gateway: State Bank of India
BRN : IK0BKVDPI5 BRN Date: 16/12/2021 19:12:11
Payment Status: Successful Payment Ref. No: 2002646680/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Srijib Sundar Adhya
- Address: 101/2, S C Road, How-2
Mobile: 9804182673
- Depositor Status: Others
Query No: 2002646680
Applicant's Name: Mr SUBIR KUMAR ROY
Identification No: 2002646680/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002646680/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	20000
2	2002646680/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	7
			Total	20007

IN WORDS: TWENTY THOUSAND SEVEN ONLY.

(1) SRI BISWAJIT CHAKRABARTI, (PAN: ADMPC3129P, AADHAAR No.9770 0266 0516, Mob. No.9331079761), son of Late Sibapada Chakraborty, by faith - Hindu, by occupation - Consultant, (2) SRI SURAJIT CHAKRABARTI (PAN: ACHPC5652R, AADHAAR No.2995 0222 5847, Mob. No.9831678455), son of Late Sibapada Chakraborty, by faith - Hindu, by occupation - Retired Associate Professor, and (3) SMT. PURABI BHATTACHARYA (PAN: ADZPB7610F, AADHAAR No.5328 4475 1289, Mob. No.9836259151), Daughter of Late Sibapada Chakraborty, by faith - Hindu, by Occupation - Retired School Teacher, all are residing at P-693, Lake Town, Block-A, P.O. & P.S. Lake Town, Kolkata-700089, District - 24 Parganas (North), hereinafter jointly and collectively called and referred to as the ^{JOINTLY} OWNERS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives, administrators and assigns) of the FIRST PART.

Biswajit Chakraborty
Surajit Chakraborty
Purabi Bhattacharya

AND

M/S. RP JEET REALTORS PVT. LTD., (PAN: AAKCR4661B, Mob. No. 9831084051), a Company incorporated under the Companies Act, 1956, having its registered Office at 75, Hem Chandra Naskar Road, P.O. & P.S. Beliaghata, Kolkata - 700 010, Dist. 24-Parganas (South), represented by its Directors, (1) SRI RANAJIT CHAUDHURI, (PAN: ACIPC6043M, AADHAR No. 3491 9740 7973, Mob. No. 9831084051), s/o Late Ramaprasad Chaudhuri and (2) SRI YUDHAJIT CHAUDHURI, (PAN: AJLPC0843M, AADHAR No.5769 5854 9750, Mob. No. 9051202550), s/o Sri Ranajit Chaudhuri, hereinafter called the "DEVELOPER / CONFIRMING PARTY" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, successors, administrators, legal representatives, successor-in- office and assigns) of the SECOND PART / OTHER PART.

WHEREAS the land measuring about 143 acres within South Dum Dum Municipality in Dihi Panchannagram within Mouza Kankuri and at Vill. Patipukur was acquired by the Govt. of West Bengal for making a township scheme and thereby to dispose of the same to Co-operative Housing Societies Ltd. which are registered societies. Upon acquisition of such landed properties, the Govt. of West Bengal had executed one agreement

on 16.01.1951 with one Co-operative Housing Society Ltd. but the said Co-operative Housing Society Ltd. since did not do any act over the said landed property, the Govt. of West Bengal had cancelled the said agreement dated 16.01.1951 and subsequently on 24.01.1959, the Govt. of West Bengal had taken the said landed property in its khas possession and thereupon the said landed property was given to development authority, Govt. of West Bengal and the said authority had created road, jhil, park etc. within the said 143 acre of land upon filling up the low land and further created several small plots of land inside the said total landed property.

AND WHEREAS upon creation of such plots of land one Someswar Gupta had purchased one of such plots measuring more or less 2 cottahs 14 chittaks 30 sq ft. from the West Bengal Unnayan Development Department on 30.07.1963 and the said West Bengal Development Authority had transferred the said landed property in favour of Someswar Gupta, the said deed of sale which has been registered in the Sub-Registration Office at Cossipur, Dum Dum and has been registered in Book No.1,

Volume No.85 at Pages 223 to 227, Being No.6401 for the year 1963. Said Someswar Gupta upon purchase of the aforesaid landed property had been in khas possession of the said landed property by exercising all his right of ownership over the said landed property.

AND WHEREAS said Someswar Gupta having felt inconvenient in possessing and maintaining the said property effectively and properly had transferred the aforesaid landed property in favour of one Anjali CHAKRABARTI, the mother of the present owners and effected delivery of possession of the aforesaid landed property in favour of Anjali CHAKRABARTI and the said Deed of Sale through which Anjali CHAKRABARTI acquired right, title and interest over the aforesaid property had been registered in the Sub-Registration Office at Cossipur, Dum Dum and has been recorded in Book No.I, Volume No.48, at Pages 103 to 106, Being No.3072 for the year 1964.

AND WHEREAS said Anjali CHAKRABARTI upon purchase of the said property she constructed a two storied

residential building on the land of the said premises and was in possession thereof and during such possession said Anjali CHAKRABARTI had executed and registered her last Will and Testament on 19.12.1997 and thereby she bequeathed the aforesaid land and structure of the said premises by making proper allotment of floors of the said premises in favour of her two sons and daughter namely Sri Surajit Chakrabarti, Sri Biswajit Chakrabarti and Smt. Purabi Bhattacharye, the owners herein.

It is pertinent to mention here that in the said last Will and Testament of Anjali CHAKRABARTI, Sri Biswajit CHAKRABARTI was exclusively bequeathed the entire 1st floor and one garage space, one small room in the back portion of the garage and a covered space in the front side of south-east portion of the ground floor of the said premises as remain erected on the land bearing Holding No.555, premises No. 693, Block-A, Lake Town, P.O. & P.S. Lake Town, Kolkata-700089, Ward No.30 within the local limits of South Dum Dum Municipality corresponding to R.S. Dag No.693 in Mouza - Patipukur, J.L.

No.24, District - 24 Parganas (North) with proportionate undivided and impartible share of land in the aforesaid property being Holding No.555. Said Anjali CHAKRABARTI in her said last Will and Testament further absolutely bequeathed the entire open roof (terrace of 1st floor) a toilet, a store room and small covered space in the front side of the north-east portion a room in the ground floor in the aforesaid premises in favour of her other son Sri Surajit Chakrabarti with proportionate undivided and impartible share of land in the aforesaid property being Holding No.555 and further in the said Will said Anjali CHAKRABARTI had bequeathed absolutely the entire ground floor's flat on the back portion of the said building in favour of her daughter Smt. Purabi Bhattacharya, The probate of the said Will has been obtained by the named executors of the said Will from the Hon'ble High Court in testamentary and intestate jurisdiction in P.L.A. No.343 of 2015.

AND WHEREAS upon obtaining probate of the said Will said Sri Biswajit Chakrabarti and Sri Surajit Chakrabarti became the joint owners of the aforesaid premises. The each of the said

owners have their undivided interest in the land and structure of the aforesaid premises as bequeathed in favour of them by the testrix under the said last Will and Testament of Anjali CHAKRABARTI on 19.12.1997.

AND WHEREAS the owners herein upon becoming joint owners of the land and structure of the said premises in the manner aforesaid have been paying regularly the municipal rates and taxes to the South Dum Dum Municipality upon mutation of their names and the owners herein assure and undertake that there is no outstanding amount of taxes in respect of the said property and the owners further assure and undertake that if any municipal rates and taxes remain unpaid such arrear amount of taxes shall be liquidated by the owners at their own initiation prior to the date of execution of this agreement.

AND WHEREAS the owners herein while were in exclusive possession of the said property became desirous of developing the land of the said premises by construction of G+5 (six)

storeyed building but such of their intention could not be fulfilled owing to their lack of time and knowledge in this regard and thereby the party of the first part herein made contact with the party of the Second Part herein and thereby approached the Second Part to undertake the construction job of the said premises and the party of the second part on being such approached, had taken detailed discussion with the party of the 1st part and further inspected the site of the said property and on being satisfied accepted the said offer of the 1st part and thereby the party of the 1st part and 2nd part have entered into this agreement on the following terms and conditions :-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. The owner/1st part has engaged the party of the 2nd part as Builder/Developer for construction of a proposed building on the land of the said premises No. 693, Block-A, Lake Town, P.O. & P.S. Lake Town, Kolkata-700089, Ward No.30 within the local limits of South Dum Dum Municipality corresponding to R.S. Dag No.693 in Mouza - Patipukur, J.L. No.24, District - 24

Parganas (North) and the party of the 2nd part has accepted the said engagement as constructor.

2. That all the cost of construction of the said proposed building will be incurred and borne by the Developer from its own fund.

3. That the three storeyed structure as is in existence at the said premises is in dilapidated condition and it has been agreed upon that the developer shall demolish the existing structure of the said premises and shall dispose of all the building materials and debris as would come out upon demolition of the said structure of the said premises and upon realization of the cost of demolition if there remains any excess amount of sale proceeds, the developer shall spend such money for shifting the owners in a residential accommodation with car parking space and for paying the monthly rent of the owners' residential accommodation wherein the owners shall be provided residential accommodation during the period of accommodation. Two 3

bedrooms flats with one car parking space for each flat and a two bedroom flat in Lake Town, Sreebhumi area to be provided with arrangements for shifting luggage to and fro.

4. That the allocation of the parties herein has been agreed upon to the extent of 50% and 50% respectively of the owners for ground to 4th floor and 30% and 70% for the 5th floor and the developer. The owners shall get 50% of the total constructed area in the said proposed building and the allocation of the owners herein have been more particularly detailed and specified in Schedule "B" hereunder written and the developer shall get 50% of the total constructed area in the proposed building along with proportionate land interest of the said building shall be regarded to be the allotted portion of the developer.

5. That the owners shall put their signatures on the building plan for submitting the same at the office of the South Dum Dum Municipality for obtaining sanction of the same from the

concerned department of South Dum Dum Municipality. The owners shall put their signatures on the additional /revised plan if any, and/or other applications and documents as would be required to be submitted at the office of the South Dum Dum Municipality for the purpose of obtaining sanction of building plan from the office of the South Dum Dum Municipality.

6. That the proposed construction shall be constructed and completed within a period of eighteen months from the date of sanction of building plan from the office of the South Dum Dum Municipality and owing to unavoidable circumstances on the part of the developer to complete the said proposed construction within the said time for completion of the construction, the said period may be extended on mutual consent of the parties for another Six months.

7. The developer shall be entitled to dispose of its allotted portion to any intending buyer/buyers at its own sweet will and discretion by accepting the amount of consideration and for the said purpose the developer shall be entitled to enter into agreement for sale upon accepting the amount of earnest money

and upon receipt of full amount of consideration, the developer shall be entitled to execute and register deed of sale in favour of such intending buyer/buyers under and by virtue of a registered power of attorney in respect of share of the Developer which the owners undertake to execute and register in favour of the developer simultaneously with the execution of this agreement at the cost and expenses of the developer. The allocation of the developer herein has been more particularly detailed and specified in Schedule "C" hereunder written.

8. That the party of the 1st part herein declare, assure and undertake that they are the absolute owners of the land and structure of the said premises detailed in schedule "A" below and they have good and marketable title in the said premises and the premises is not under any litigation nor over the said property there is any order of attachment, liens etc.

9. That the party of the 1st part herein further assure that excepting them there is no other co-owner in respect of the said premises and the party of the 1st part herein are legally entitled to enter into this agreement with the party of the 2nd part herein

and they further assure that no Deed of Transfer or any other development agreement or any other agreement has been executed by them in favour of any person or parties.

10. That the developer shall raise construction on the said proposed building strictly in consistence with the sanctioned building plan and the developer shall not make any deviation to the sanctioned building plan. The developer shall complete the proposed construction within 24 (twenty four) months from the date of obtaining sanction of building plan from the office of the South Dum Dum Municipality as aforesaid.

11. That the developer shall be entitled to get in his allocation the entire constructed area of the said proposed building excepting the allotted portion of the owners.

12. That the developer is hereby authorized and empowered in relation to said construction, so far as may be necessary to apply and obtain quotas, entitlement and other allocation of or for cement, steel, bricks and other materials allocable to the owners for the construction of the said proposed building and similarly to apply for and obtain temporary and/or permanent connection

of water, electricity, power, gas and other input and facilities required for the construction of enjoyment of the building plan for which the owners shall execute a development power of attorney in favour of the Developer and/or his nominee or nominees and all such power of attorney and other authorities shall be executed as shall be required by the Developer for the purpose of construction and allied jobs and the owners shall also sign all such applications and other documents as shall be required for the purpose or otherwise for in construction of proposed building from time to time and owners shall sign on the building plan before submitting the same to the Municipal authority.

13. That the owner will execute and register a Development Power of Attorney in favour of the developer simultaneously with the execution of this agreement to enable the developer to take all necessary action for and on behalf of the owners for commencing the work, construction and completion of the said proposed Housing Project and entering into agreement for sale of the flats or apartment and floor spaces of the developer's

allocation as per Schedule-'C' in the said building but all such power of attorney shall be executed and registered by the owners at the cost and expenses of the developer.

14. That the owners shall not interfere with or obstruct in any manner in the execution and completion work of development and construction job on the land of the said premises unless it is not according to the law or sanctioned building plan and as per specification of construction.

15. That the owners shall pay all arrear municipal taxes due and payable in respect of the said property. After the completion of the proposed building and upon sale of whole portion of the said newly constructed building, the purchasers of all the portions of the said building shall be liable to pay all outgoing expenses of all portions of the said including payment of Municipal taxes proportionately.

16. That the owners shall not do any act, deed or thing whereby enjoyment of any common facilities among the several flats owners in the building may be obstructed.

17. That the allocation of the Developer and the owners has been specifically mentioned in Schedule- "B" and Schedule "C" respectively. The developer shall raise the construction of the proposed building in accordance with the specification of construction as has been mentioned in separate sheet and the same shall be regarded to be the part of this agreement.

18. The Developer shall be entitled to fix its sign board on the said property, for advertisement of sale of flat/flats and inserting in news paper and other advertising media after sanction of the building plan without any objection from the landowners. The developer will choose the name of the new building.

19. The developer absolutely shall appoint any Architects for supervising the structural constructions of the foundation, basements, pillars, structures, terms and conditions slabs, concrete underground/overhead reservoirs, electrical and plumbing fixtures and materials for constructions sewers and sewerage system etc. and shall have the right to do so but exclusively at his (developer) costs and expenses. The

landowners shall not be liable responsible in any manner whatsoever regarding the construction materials used by the developer.

20. The developer shall have his full right to dispose of his allotted portion of the said building in favour of the intending buyers and the owners shall have no objection in respect of the same and the entire consideration money against the disposal of the Developer's allocation of the said building shall be appropriated by the developer himself. The consideration money whichever shall be realized by the developer for the disposal of his allotted portion of the said Building, shall be regarded the income of the developer and the owners shall not be accountable for such money received by the developer before any authority namely income tax and other statutory authorities.

21. That upon demise either of the parties to this agreement, this agreement shall not be cancelled or terminated, the respective heirs of the deceased party will step in the shoes of the deceased party and the said heirs of the deceased party shall be bound to fulfill the terms of this agreement. The owners

undertake to effect delivery of possession of the said property in free condition and without any encumbrances so that the developer can undertake the development job of the said premises.

22. The developer and his men, agents, engineers, architects, masons, Labours, contractors will have free access at the said premises and will take all necessary steps/action necessary for implementation of the project by development of the land of the said premises, posting of banners and advertisement in the papers inviting buyers of the allotted portion of the developer.

23. That sale proceeds of the developer's allocation and proportionate land interest with regard to the developer's allocation will be considered as consideration of the flats/apartment and other miscellaneous expenses incurred by the developer.

24. The parties of the both part have entered into this agreement purely on principle-to-principle basis and nothing stated herein shall be deemed or constructed as partnership or a

joint venture between the owner and developer. Each party shall keep other indemnified from and against the same.

25. After execution and registration of the document in respect of Developer's allocation and completion of scheme as are required by the law the owners shall have right, title and interest into the said immovable property in respect of the common portions of the building for enjoyment of their allotted portion along with other flat owners of the building. The developer shall be at liberty to allot and/or transfer the developer's allotted portions including proportionate land interest in favour of other person/persons without any reference to the owners.

26. The apartments in the said housing project excepting those are allotted to the owners shall be booked and sold by the developer to the intending purchasers. The developer is entitled to accept money from the intending purchasers by way of advance for the sale of flat or flats or proportionate land interest of the building from the intending purchasers. The owners shall not be entitled to interfere with and to raise an objection whatsoever thereto.

27. All disputes and differences by and between the parties hereto and their representatives as to this agreement or its clauses or as to the meaning scope and effect there or as to the rights, benefits and privileges of the parties hereto as to any matter touching these presents shall be referred to the arbitration of two arbitrators to be appointed by the parties hereto. The arbitration proceedings shall be governed under the provisions of Arbitration and conciliation Act 1996 and the rules framed there under for the time being in force.

28. That simultaneously with the execution of this agreement, the owners shall handover all the originals of the documents relating to the title of the owners in the said property and the owners further undertake to give inspection to the developer other copies of documents relating to the said property to the developer in case of necessity. The owners further assure that the said property is free from all encumbrances. From the date of delivery of possession of the apartment by the developer, the owners of the respective flats shall pay the proportionate Municipal taxes and any other impositions, maintenance charges

and other expenses relating to the said housing project proportionately as may be determined by all the flat owners or by the Association of the Apartment owner to be formed. All the apartment owners shall form the association of the Apartment owner under the provisions of W.B.A.O. Act 1972.

29. From the date of delivery of possession of the apartment, the developer/allottee of respective flats and the owners shall pay the proportionate share of the Municipal taxes in respect of their allotted portions and other impositions, maintenance charges relating to the said housing project. Since the date of execution of this agreement to the date of completion of the said housing project all such liabilities are to be borne by the developer.

30. It is further agreed upon that if the owners intend to transfer their allotted portion of the proposed building, the developer shall dispose of the said portion of the owners in the

newly constructed building by carrying on negotiation with the intending buyer.

31. The developer shall construct the said building in accordance with the building rules of the office of the South Dum Dum Municipality and the developer shall bear whole cost of construction of the said proposed building.

32. That it is agreed upon that if for any reason the owners cannot execute and register a Development Power of Attorney in favour of the developer conferring rights upon the developer to transfer the allotted portion of the developer in the said building in favour of the intending buyers by executing and registering deed of sale, the owners undertake to execute and register deed of sale in favour of intending buyers with regard to the allotted portion of the developer in the said proposed building and also proportionate land interest of the said building by joining as vendor in the deed of sale.

33. That it is agreed upon in between the parties that the parties to this agreement and their respective transferees shall use for beneficial enjoyment of the said proposed building, the common passage, common entrance, stair-case, stair-case landing and open spaces surrounding the said proposed building and also the terrace of the said proposed building and those portions shall be regarded to be the common portions of the proposed building.

34. That it is pertinent to mention here that owners / 1st part have been residing in the said old existing structure of the said premises. The party of the 2nd part before undertaking demolition job of the existing structure of the said premises shall shift the 1st part / owners in a rented accommodation and they should be provided residential accommodation during the whole period of construction in the manner aforesaid.

35. That if any additional floor/s be constructed by the developer over the roof of the 4th floor of G+4 storied building by obtaining sanction of additional floor plan from the South Dum Dum Municipality at the own cost and expenses of the developer in such an event the allocation of the owners and

developer in the aforesaid additional floor shall be 30% : 70% respectively.

SCHEDULE-"A" ABOVE REFERRED TO :

(Description of the whole property)

ALL THAT the piece and parcel of land measuring more or less 2 cottahs 14 chittaks 30 sq ft. alongwith two storied structure bearing Holding No.555, premises No. 693, Block-A, Lake Town, P.O. & P.S. Lake Town, Kolkata-700089, Ward No.30 within the local limits of South Dum Dum Municipality corresponding to R.S. Dag No.693 in Mouza - Patipukur, J.L. No.24, District - 24 Parganas (North). 800 SQ.FT DWELLING HOUSE 50 (FIFTY) YEARS OLD. ^{^ L R PLOT 1792} *Ranjit Choudhary* *Yes + ...*

SCHEDULE-"B" ABOVE REFERRED TO :

(Allotted portion of the owners)

The owners shall be allotted 50% of the proposed building i.e. two car parking spaces on the ground floor, 50% of the 1st floor, entire 3rd floor and entire 4th floor alongwith proportionate land interest of the said premises. .

SCHEDULE-"C" ABOVE REFERRED TO :

(Allotted portions of the developer)

The Developer shall be allotted rest constructed area of the said proposed building along with proportionate land interest of the said premises i.e. rest portion of the ground floor and car parking spaces, 50% (front portion) of the 1st floor, entire 2nd floor and entire 5th floor except the allotted portion of owners in respect of the proposed building alongwith proportionate land interest of the said premises.

SCHEDULE-"D" ABOVE REFERRED TO :

(Common portions of the proposed building)

1. The foundations, columns, beams, supports, girders, entrance and exists, common passage open to sky, corridors, stair, staircase of the building, boundary walls and main gate, stair case and stair case landing.
2. Common passage, common areas as per plan.
3. Water pump, overhead water tank and underground water reservoirs, water pumps and other common plumbing installation pump room, ventilation duct, two pumps, one sewerage.

4. Electrical wiring, motors, fittings and fixtures for lighting the stair cases lobby and other common areas (excluding those as are installed for any particular flat) installation fixtures, fittings etc. and roof.
5. Drains and sewerage line of the building.
6. Such other common parts, areas equipment, installation fixtures, fittings, covered and open space in or around the said building as are necessary for passage to or about the occupy of the flats and as are assessments of necessary of the building.
7. Lift and lift room as per plan with annual maintenance contract.
8. Generator, generator room with A.M.C.
9. Fire extinguisher with A.M.C.

BASIC SPECIFICATION OF CONSTRUCTION :

a) Main feature :

1) The building shall be designed on R.C.C. foundation and Structure with R.C.C.column,beams and slabs;

2) Electrical wiring and switches i.e. provisions for fan, lights, A.C., calling bell, Geyser and all plug points on board in each room and shall a light in each verandah, toilet, kitchen within the units with fan and light fittings on other electrical gadgets and on 5 Amp. Plug point on switchboard is provided at the height of 1 feet from floor in each living room, toilets, provided a light point and a 15 Amp. For use of emersion Heater, plug point for the use of heater and a light point in the kitchen are provided. The electricity

line shall be wiring with first class materials and connect with the main meter in the ground floor. The developer in the common area shall provide a covered space for electric meters for all the occupiers. Concealed wiring, telephone & TV lines from ground floor.

- 3) Provisions for exhaust fans in toilets.
- 4) Provision for setting of electric chimney in the kitchen.
- 5) A small normal fan (not exhaust) in the kitchen.
- 6) Kitchen plug points should be above the kitchen counter, 3, 15A plug points at different positions.
- 7) We want 2, 15A points for Geysers in two toilets.

- 8) One 15A plug point in our master bedroom for ironing
- 9) 15A points for fridge and washing machine.

FLOORS AND WINDOWS :

1. All doors shutters will be flush door made of seasoned wood (Company Brand) excluding main doors of flats and house which should be made of teak wood.
2. All windows are made with anodized aluminium window - openable for 4th floor and sliding for the rest .
3. All doors' frame will be Malaysia shal wood.
4. All doors and windows painted with synthetic enamel paint.

5. All toilet P.V.C. Door with P.V.C. frame.
6. The grill shall be fixed in each widow.(box grill)

FLOORING :

1. All flooring with skirting shall be finished with silver colour cast - in-marble / vitrified 2'x2' slabs.
2. The vertical walls shall be of glazed ceramic tiles dado upto 6' ft., quality fixtures such as basin, commode, taps showers made of stainless steel.
3. Kitchen should have glazed ceramic tiles dado over kitchen counter upto 3'6" height and kitchen counter of black stone with stainless steel sink. Fixtures should be so placed that modular kitchen can be installed. .

SANITARY AND PLUMBING :

1. Soil pipes in the bathroom and kitchen and aqua guard line beside Kitchen room, concealed pipeline, T.V., Phone line.
2. All full toilets will be provided with fancy typed commode C.P. shower rose , only will be provided commode pan, all pipe lines in toilets and kitchen will be supreme pipes, sanitary fittings are of brass C.P. and P.V.C. finished the medium porcelain basin(white) will be provided in dining- cum- drawing room adjacent to bathroom.
3. All bath rooms shall be provided with the following fittings :
 - a) Two bathrooms in the each flat, one in the north and one in the south.
 - b) Choice able one number of wash basin with pedestal, one number of EMC and cistern in each toilet.
 - c) CP taps (one number of each toilet, esscco typed brand)
 - d) One COMOD pan in good quality.
 - e) One geezer line, hand shower line.

WALLS :

General finishing of the interior brick walls shall be cement sand Plastered (8" - 5" - 3") will be provided on the walls to be required thickness over which plaster of putty will be applied the ceiling plaster (1 : 4) and putty will be applied .

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

Signed, sealed & delivered in presence of :-

1) Mithun Das
Vill + P.O. - Alampur
P.S. - Nodakhali
Dis - 24 Pgs (South)
Pin - 743818

1. Biswajit Chakrabarti
2. Surajit Chakrabarti
3. Puraki Bhattacharyya

2) Santanu Sen
46, Anandchanditala
3rd Lane,
Udaypur, NIMTA
KOL - 49.

Signature of the OWNERS

Ranjit Chakrabarti
Yud S - r

Signature of the DEVELOPER

Drafted and prepared in my office

Sanjit Kn. Sil
Sealdah Court
Advocate. F/886/2008



भारत सरकार
GOVERNMENT OF INDIA



बिष्वजिৎ चक्रवर्ती
Biswajit Chakrabarti
जन्मतारिख/DOB: 13/06/1948
पुंलिंग/ MALE
Mobile No: 9331079761



9770 0266 0516

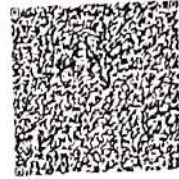
আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
এস/ও: শিবাপদ চক্রবর্তী, পি 693 লেক টাউন ব্লক
এ, সাউথ দমদম (এম), উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700089

Address :
S/O: Shilapada Chakraborty, p 693 lake -
town block A, South Dumdum (m), North
24 Parganas,
West Bengal - 700089



Generation Date 31/05/2016



1947
1800 300 1947

mailto:uidai@gov.in

www.uidai.gov.in

P.O. Box No 1947 -
Bengaluru-560 001

B. Chakrabarti



ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2017/80209/00404

To
 বিস্বজিৎ চক্রবর্তী
 Biswajit Chakrabarti
 S/O Shibapada Chakraborty
 p 693 lake town block A
 South Dumdum (m)
 Lake Town
 North 24 Paraganas North 24 Parganas
 West Bengal 700089
 9331079761
 372273895
 MA722738959FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9770 0266 0516

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India
 বিস্বজিৎ চক্রবর্তী
 Biswajit Chakrabarti
 জন্মতারিখ / DOB : 13/06/1948
 পুরুষ / Male



9770 0266 0516

আমার আধার, আমার পরিচয়

B. Chakrabarti



ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2017/80209/00404

To
 বিশ্বজিৎ চক্রবর্তী
 Biswajit Chakrabarti
 S/O Shibapada Chakraborty
 p 693 lake town block A
 South Dumdum (m)
 Lake Town
 North 24 Paraganas North 24 Parganas
 West Bengal 700089
 9331079761
 372273895
 17/06/2016
 MA722738959FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9770 0266 0516

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India
 বিশ্বজিৎ চক্রবর্তী
 Biswajit Chakrabarti
 জন্মতারিখ / DOB : 13/06/1948
 পুরুষ / Male



9770 0266 0516

আমার আধার, আমার পরিচয়

B. Chakrabarti

रथाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACHPC5652R



नाम /NAME

SURAJIT CHAKRABARTI

पिता का नाम /FATHER'S NAME

SIBAPADA CHAKRABARTI

जन्म तिथि /DATE OF BIRTH

01-07-1951

हस्ताक्षर /SIGNATURE

S. Chakrabarti

S. Chakrabarti

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

S. Chakrabarti



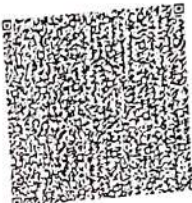
भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार

Government of India

Enrollment No. 0632/24194/03111

To
Purabi Bhattacharyya
W/O. Debesh Kumar Bhattacharjee
693, lake town block A
South Dumdum (m)
Lake Town
North 24 Paraganas North 24 Parganas
West Bengal 700089
9836259151
ME641621487FH

22/06/2016
164162148



आपका क्रमांक / Your No. :

5328 4475 1289

मेरा पहचान, मेरी पहचान



भारत सरकार
Government of India
Purabi Bhattacharyya
DOB : 01/03/1946
Female



5328 4475 1289

मेरा पहचान, मेरी पहचान

Purabi Bhattacharyya



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No 0635/11128/62080

To
Ranjit Chaudhuri

75,
HEM CHANDRA NASKAR ROAD,
BELEGHATA,
VTC: Belehata H.O.,
District: Kolkata,
State: West Bengal, PIN Code: 700010,
Mobile: 9831084051

51125258



KF511252587F1



आपका आधार क्रमांक / Your Aadhaar No. :

3491 9740 7973

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Ranjit Chaudhuri
DOB: 21/01/1963
Male

3491 9740 7973

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 29/05/2021

Address: 75, HEM CHANDRA NASKAR
ROAD, BELEGHATA, Belehata H.O.
Kolkata, West Bengal, 700010



3491 9740 7973



1947



help@uidai.gov.in



www.uidai.gov.in

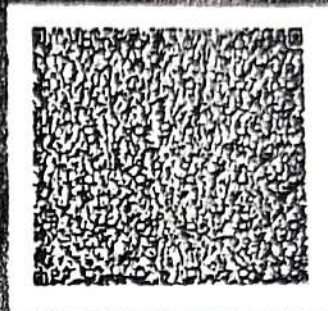
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card
ACIPC6043M



विवेक नाम

LANAJIT CHAUDHURI

पिता का नाम / Father's Name

RAMAPRASAD CHAUDHURI

जन की तिथि / Date of Birth
21/01/1963

हस्ताक्षर / Signature

52098



भारत सरकार
GOVERNMENT OF INDIA



যুধাজিত চৌধুরী
Yudhajit Chaudhuri
পিতা : রঞ্জিত চৌধুরী
Father : Ranjit Chaudhuri
জন্ম সাল / Year of Birth : 1990
পুরুষ / Male



5769 5854 9750

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৭৫, হেম চন্দ্র নস্কর রোড,
বেলেঘাটা, বেলেঘাটা, কোলকাতা,
পশ্চিমবঙ্গ, 700010

Address:
75, HEM CHANDRA
NASKAR ROAD,
BELEGHATA, Belegkata
H.O, Belegkata, Kolkata,
West Bengal, 700010

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

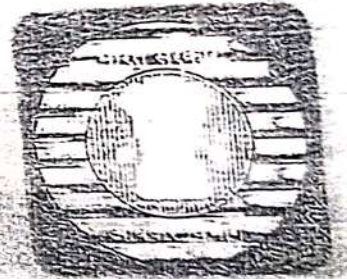
YUDHAJIT CHAUDHURI

RANAJIT CHAUDHURI

12/03/1990

Permanent Account Number

AJLPC0843M



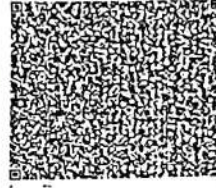
Y. Rajit Chaudhuri
Signature



ভারত সরকার
Unique Identification Authority of India
Government of India

আধার কার্ডের আইডি / Enrollment No. : 2730/00594/54863

To
Santanu Sen
সন্তানু সেন
C/O Narendra Nath Sen
46
olaichanditala 3rd lane
near ekta club, udaypur
nimta
Nimta
Nimta, North 24 Paraganas, North 24 Parganas,
West Bengal - 700049
9830145658
82031810
KA820318109FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

5489 6003 0433

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

সন্তানু সেন
Santanu Sen
জন্মতারিখ / DOB: 28/12/1973
পুরুষ / Male

5489 6003 0433

আমার আধার, আমার পরিচয়

✓ Santanu Sen -

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADZPB7610F



नाम /NAME

PURABI BHATTACHARJEE

पिता का नाम /FATHER'S NAME

SIBAPADA CHAKROBORTY

जन्म तिथि /DATE OF BIRTH

01-03-1946

हस्ताक्षर /SIGNATURE











Purabi Bhattacharjee

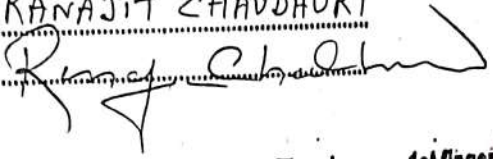
B. Das












आयकर आयुक्त, प.वं.-XI

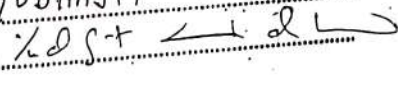
COMMISSIONER OF INCOME-TAX. W.B. - XI

Purabi Bhattacharjee

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

Name RANAJIT CHAUDHURI
 Signature 

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











Name YUDHAJIT CHAUDHURI
 Signature 

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












Name
 Signature

		Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
	Left Hand					
	Right Hand					

Name Binujit Chakrabarti
 Signature Binujit Chakrabarti

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name Surejit Chakrabarti
 Signature S. Chakrabarti

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name PURABI BHATTACHARYA
 Signature Purabi Bhattacharya

Major Information of the Deed

Deed No :	I-1904-06677/2022	Date of Registration	13/04/2022
Query No / Year	1904-2002646680/2021	Office where deed is registered	
Query Date	16/12/2021 6:40:16 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUBIR KUMAR ROY Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001. Mobile No : 8240223199, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,34,80,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, , Holding No:555 JI No: 24, Pin Code : 700089

Sch No	Plot Number	Khallan Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1792 (RS :-)		Bastu Bastu	2 Katha 14 Chatak 30 Sq Ft		1,31,25,000/-	Property is on Road
Grand Total :				4.8125Dec	0/-	131,25,000 /-	

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.	0/-	3,64,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	0 /-	3,64,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri BISWAJIT CHAKRABARTI Son of Late SIBAPADA CHAKRABORTY , P-693, LAKE TOWN, BLOCK A,, City:- , P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx9P, Aadhaar No: 97xxxxxxxx0516, Status :Individual, Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Pvt. Residence</p>
2	<p>Shri SURAJIT CHAKRABARTI Son of Late SIBAPADA CHAKRABARTI , P-693, LAKE TOWN, BLOCK A,, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx2R, Aadhaar No: 29xxxxxxxx5847, Status :Individual, Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Pvt. Residence</p>
3	<p>Smt PURABI BHATTACHARYA Daughter of Late SIBAPADA CHAKRABORTY , P-693, LAKE TOWN, BLOCK A,, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx0F, Aadhaar No: 53xxxxxxxx1289, Status :Individual, Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>MS RP JEET REALTORS PVT LTD ,75, HEM CHANDRA NASKAR ROAD,, City:- , P.O:- BELIAGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri RANAJIT CHAUDHURI (Presentant) Son of Late RAMAPRASAD CHAUDHURI ,75, HEM CHANDRA NASKAR ROAD,, City:- , P.O:- BELIAGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx3M, Aadhaar No: 34xxxxxxxx7973 Status : Representative, Representative of : MS RP JEET REALTORS PVT LTD (as REPRESENTATIVE)</p>
2	<p>Shri YUDHAJIT CHAUDHURI Son of Shri RANAJIT CHAUDHURI ,75, HEM CHANDRA NASKAR ROAD,, City:- , P.O:- BELIAGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AJxxxxxx3M, Aadhaar No: 57xxxxxxxx9750 Status : Representative, Representative of : MS RP JEET REALTORS PVT LTD (as REPRESENTATIVE)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTANU SEN Son of Late NARENDRA NATH SEN 46, OLAICHANDITALA 3RD LANE, City- Kolkata, P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049			

Identifier Of Shri BISWAJIT CHAKRABARTI, Shri SURAJIT CHAKRABARTI, Smt PURABI BHATTACHARYA, Shri RANAJIT CHAUDHURI, Shri YUDHAJIT CHAUDHURI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri BISWAJIT CHAKRABARTI	MS RP JEET REALTORS PVT LTD-1.60417 Dec
2	Shri SURAJIT CHAKRABARTI	MS RP JEET REALTORS PVT LTD-1.60417 Dec
3	Smt PURABI BHATTACHARYA	MS RP JEET REALTORS PVT LTD-1.60417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri BISWAJIT CHAKRABARTI	MS RP JEET REALTORS PVT LTD-266.66666667 Sq Ft
2	Shri SURAJIT CHAKRABARTI	MS RP JEET REALTORS PVT LTD-266.66666667 Sq Ft
3	Smt PURABI BHATTACHARYA	MS RP JEET REALTORS PVT LTD-266.66666667 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, Holding No:555 JI No: 24, Pin Code : 700089

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1792		Seller is not the recorded Owner as per Applicant.

On 17-12-2021

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

Presented for registration at 19:10 hrs on 17-12-2021, at the Private residence by Shri RANAJIT CHAUDHURI

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 1,34,89,500/-

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

Execution is admitted on 17/12/2021 by 1. Shri BISWAJIT CHAKRABARTI, Son of Late SIBAPADA CHAKRABORTY, P-693, LAKE TOWN, BLOCK A., P.O: LAKE TOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Others, 2. Shri SURAJIT CHAKRABARTI, Son of Late SIBAPADA CHAKRABARTI, , P-693, LAKE TOWN, BLOCK A., P.O: LAKE TOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Retired Person, 3. Smt PURABI BHATTACHARYA, Daughter of Late SIBAPADA CHAKRABORTY, , P-693, LAKE TOWN, BLOCK A., P.O: LAKE TOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Retired Person

Indetified by Mr SANTANU SEN, , Son of Late NARENDRA NATH SEN, , 46, OLAICHANDITALA 3RD LANE, P.O: NIMTA, Thana: Nimta, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Others

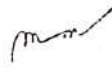
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 17-12-2021 by Shri RANAJIT CHAUDHURI, REPRESENTATIVE, MS RP JEET REALTORS PVT LTD (Public Limited Company), ,75, HEM CHANDRA NASKAR ROAD,, City:- , P.O:- BELIAGHATA, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Indetified by Mr SANTANU SEN, , Son of Late NARENDRA NATH SEN, , 46, OLAICHANDITALA 3RD LANE, P.O: NIMTA, Thana: Nimta, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Others

Execution is admitted on 17-12-2021 by Shri YUDHAJIT CHAUDHURI, REPRESENTATIVE, MS RP JEET REALTORS PVT LTD (Public Limited Company), ,75, HEM CHANDRA NASKAR ROAD,, City:- , P.O:- BELIAGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Indetified by Mr SANTANU SEN, , Son of Late NARENDRA NATH SEN, , 46, OLAICHANDITALA 3RD LANE, P.O: NIMTA, Thana: Nimta, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Others


Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 18-12-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 7/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/12/2021 7:46PM with Govt. Ref. No: 192021220138352781 on 16-12-2021, Amount Rs: 7/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BKVDPI5 on 16-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by online = Rs 20,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2021 7:46PM with Govt. Ref. No: 192021220138352781 on 16-12-2021, Amount Rs: 20,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BKVDPI5 on 16-12-2021, Head of Account 0030-02-103-003-02

M-m

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 13-04-2022

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 : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 94/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 525, Amount: Rs.100/-, Date of Purchase: 03/12/2021, Vendor name: A Mukherjee

M-m

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2022, Page from 482773 to 482835
being No 190406677 for the year 2022.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.04.13 15:48:23 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/04/13 03:48:23 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)