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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 781000

19/08/2022

Q-2001756044/2022



District Sub-Registrar-IV
Registrar U/S of
Registration 1008
Alipore, South 24 Parganas
14

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made this the 14th day of June Two Thousand Twenty Two (2022) BETWEEN

(1) SRI SANKAR LAL PAUL, (PAN-EDGPP9396R & Aadhaar No. 4888-1979-3019) & (2) SRI DIPAK KUMAR PAUL, (PAN-CQHPP 2905C & Aadhaar No. 4297-3652-7612) both sons of Late Sridam Chandra Paul, by faith-Hindu, Nationality-Indian, by occupation-Retired, residing at 50, Prasanna Das Road, P.S. Kasba now Garfa, P.O. Haltu, Kolkata-700078, (3) SMT. INDRANI GHOSH, (PAN-AIHPG7655A & Aadhaar No. 3471-4187-5489) wife of Sri Tushar Ghosh, by faith-Hindu, Nationality- Indian, 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 'OWNERS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the 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-AIHPG 7655A & 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 Kinuram Khan was the owner and possessor of the landed property under District 24-Parganas, Pargana - Khaspur, S.R. Office, Alipur, Touzi no. 3 to 5 and 12, Police Station - formerly Kasba, Presently - Garfa, Mouza - Kalikapur, J.L. No. 20, R.S. No. 2, appertaining to C.S. Khatian No. 140, Dag no. 21 and R.S. Khatian no. 182, Dag no. 24 Measuring 31 Decimal.

AND WHEREAS one Kalidasi Sau purchased the landed property from said Kinuram Khan measuring 31 decimals under Mouza - Kalikapur, J. L. No. 20, appertaining to C.S. Khatian No. 140, Dag No. 21 and R.S. Khatian No. 182 Dag No. 24 through a Deed of Sale (Saf Kobala) which was registered in the Office of the Alipore Sub Registry Office and was recorded in Book No. I, Volume No. 102 Pages 15 to 18, Being No. 5228 for the year 1960 . Thereafter said Kalidasi Sau being the owner of the said property sold a portion of 8 cottahs 8 chittacks from the said landed property to one Rama Roy @ Sripada in the year 1968 through a Deed of Sale (Saf Kobala)which deed was registered at the office at Alipore Sub Registry office and was recorded in book No. I volume No. 51, Pages 260 to 264, Being No. 2680 for the year 1968.

AND WHEREAS one Sri Sibsankar Das purchased the schedule mentioned property from said Rama Roy through a Deed of Sale (Saf Kobala) which was registered in the office of the Alipore Sub Registry office and was recorded in Book No. I, Being No. 3270 in the year 1983 said Sibsankar Das sold and transferred a portion of land measuring 3 Cottahs 6 Chittacks, on the west side of his landed property under Mouza - Kalikapur, C. S. Khatian No. 140, C.S Dag No. 21, appertaining to R.S. Khatian No. 182, R.S. Dag No. 24, Police Station- Kasba as specifically mentioned in Schedule "A" hereunder written. Thesaid property has been

sold by Sib Sankar Das to the land owners through Deed of Sale (Saf kobala) which was registered in the Office of the Sub Registrar Office at Alipore and was recorded in Book No. IVolume No. 88 Pages 290 to 297, Being No. 3605 for the year 1983.

AND WHEREAS said Sri Sankar Pal and Sri Dipak Kumar Pal mutated their names in the office of Kolkata Municipal Corporation in respect of the said land which has since been known and numbered as Premises No. 647, Kalikapur Road, vide Assessee No. 31-106-07-0647-9, Kolkata - 700078 and also recorded their names in the Office of the B.L.&L.R.O and the said land is recorded as L.R. Dag No. 24, under L.R. Khatian No. 757 & 758 in their names in the recent published L.R. Settlement records of rights as the absolute owners thereof.

AND WHEREAS by a Deed of Sale, dated 20.03.2015, registered in the office of D.S.R.-III at Alipore and recorded in Book No. I, CD Volume No.5, page from 7586 to 7606, Deed No. 02244 for the year 2015, the Owner No.3 herein Smt. Indrani Ghosh purchased ALL THAT piece and parcel of net land measuring 12 Chittak 2 sq.ft. be the same a little more or less together with tile shed structure standing thereon, situated at Mouza-Kalikapur, J.L. No.20, Pargana-Khaspur, R.S. No.2, Touzi No.3-5 & 12, 56, comprised in C.S. & R.S. Dag No.2 appertaining to C.S. Khatian No.12, 32,59,85, corresponding to R.S. Khatian No.11,33, 61, 94 under P.S. formerly Tollygunge then 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 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written, from the then lawful owners Sri Paritosh Dutta, son of Sri Rabin Dutta, Sri Sudhangshu Mandal, son of Late Krishnadhan Mondal, Sri

Nirmal Mandal, son of Sri Nabadwip Mandal and Sri Dilip Mandal, son of Sri Narayan Mondal.

AND WHEREAS the said Indrani Ghosh 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 Premises No.702, Kalikapur Road, vide Assessee No.31-106-07-2599-1, Kolkata-700078, upon payment of rates and taxes thereto and also recorded her name in the office of the B.L. & L.R.O and the said land is recorded as L.R. Dag No.2, under L.R. Khatian No.759 in her name in the recent published L.R. Settlement records of rights as the absolute owner thereof.

AND WHEREAS thus the owner herein Indrani Ghosh herein seized and possessed of the said land measuring 12 Chittak 2 sq.ft. be the same a little more or less together with tile shed structure standing thereon, fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS by a Deed of Gift dated 29th day of November 2021 which was duly registered in the Office of D.S.R-III, Alipore and recorded in Book No. I, Volume No. 1603-2021, Page from 338943 to 338965, being No. 160312202 for the year 2021 Owners No, 3 herein namely Smt. Indrani Ghosh, wife of Sri Tusar Ghosh obtained ALL THAT undivided land measuring 5 Chittak more or less together with undivided 100 sq.ft. of cemented flooring tile shed structure standing thereon, out of 3 Cottah 6 Chittak be the same a little more or less together with 200 sq.ft. tile shed structure standing thereon, situated at Mouza-Kalikapur, J.L. No.20, Pargana-Khaspur, R.S. No.2, Touzi No.3-5 & 12, comprised in C.S. Dag No. 21 appertaining to C.S. Khatian No.140, corresponding to R.S. & L.R. Dag No.24, under R.S. Khatian

No.182 & L.R. Khatian No.757 & 758, being Premises No.647, Kalikapur Road, vide Assessee No. 31-106-07-0647-9, Kolkata-700078, under P.S. formerly Tollygunge then 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 24-Parganas, South, from Owners No. 1 & 2 namely Sri Sankar Lal Paul, (2) Sri Dipak Kumar Paul.

AND WHEREAS by a Deed of Gift dated 29th day of November 2021 which was duly registered in the Office of D.S.R-III, Alipore and recorded in Book No. I, Volume No. 1603-2021, Page from 338966 to 338989, being No. 160312203 for the year 2021 Owners No, 1&2 herein namely Sri Sankar Lal Paul, (2) Sri Dipak Kumar Paul obtained ALL THAT undivided land measuring **5 Chittak** more or less together with undivided 50 sq.ft. of tile shed structure standing thereon, out of 12 Chitak 2 sq.ft. be the same a little more or less together with 200 sq.ft. cemented flooring tile shed structure standing thereon, situated at Mouza- Kalikapur, J.L. No.20, Pargana-Khaspur, R.S. No. 2, Touzi No.3-5 & 56, comprised in C.S., R.S. & L.R. Dag No.2 appertaining to C.S. Khatian No.12, 32,59,85, corresponding to R.S. Khatian No.11,33, 61, 94 & L.R. Khatian No.759, being Premises No.702, Kalikapur Road, vide Assessee No.31-106-07-2599-1, Kolkata-700078, under P.S. formerly Tollygunge then 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 24-Parganas, since South 24-Parganas, from Owner No. 3 namely Smt. Indrani Ghosh, wife of Sri Tusar Ghosh.

AND WHEREAS thus Owners herein became the joint owners of net total land measuring about 04K-02CH-6 SQ.FT. be the same a little more

or less, and mutated the said land into single Premises being K.M.C. Premises No.647, Kalikapur Road, (vide Assessee No. 31-106-07-0647-9) Kolkata-700078, Ward No.106, P.S. Garfa, Br.-XII, District of South 24-Parganas and having unfitted right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Owners are desirous of constructing a multi storied building on the said land, but due to insufficiently fund, the Owners 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 **OWNERS**: 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 ALL THAT piece and parcel of land measuring 04K-02CH-6.00 Sq.ft more or less together with structure standing thereon, situated at Mouza- Kalikapur, J.L. No.20, Pargana-Khaspur, R.S. No.2, Touzi No.3-5, 12 &

56, comprised in C.S. Dag No. 21, R.S. & L.R. Dag No. 2 & 24 appertaining to C.S. Khatian No.12 & 140, corresponding to R.S. Khatian No.11,33, 61, 94 & 182 & L.R. Khatian No.759,757 & 758, being Premises No.647, Kalikapur Road, Kolkata-700078, under P.S. formerly Tollygunge then 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 24-Parganas, since 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, staircase, ways, landing, 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 Owners shall be entitled to get four flats total flats area measuring about **2200 sq.ft. built up area**, Two flats on **3rd floor** (North – East side) measuring about **1100 sq.ft. built up area** and other Two flats on **4th floor** (South – East side) measuring about **1100 sq.ft.** more or less built up area and two shop rooms on the Ground floor, each shop measuring about **75 sq.ft.** built up area more or less and one shop measuring about **160 sq.ft.** built up area on the Ground floor and a sum of **Rs.1,00,000/- (Rupees one 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.1,00,000/-**

1.7 DEVELOPER'S ALLOCATION: shall mean and include, save and except the said Owner's allocation, the remaining flats and Shop, Car Parking 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 Owners 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, commercial space and car parking spaces 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 Owners 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 Owners deliver the original title deed and all other relevant papers and documents to the Developer for selling and transferring the Flats, commercial Spaces and car parking spaces in the proposed building and the Developer herein retains the said original papers and documents in her 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, rent and transfer to anybody else.

ARTICLE-VII: OWNER'S DECLARATION

7.1 During the continuance of this agreement, the Owners herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their 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 Owners till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owners 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 Owners 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 04K-02CH-6.00 Sq.ft more or less together with structure standing thereon, situated at Mouza-Kalikapur, J.L. No.20, Pargana-Khaspur, R.S. No.2, Touzi No.3-5, 12 & 56, comprised in C.S. Dag No. 2&21, R.S. & L.R. Dag No. 2 & 24 appertaining to C.S. Khatian No.12 &140, corresponding to R.S. Khatian No.11,33, 61, 94 & 182 & L.R. Khatian No.759,757 & 758, being Premises No.647, Kalikapur Road, Kolkata-700078, under P.S. formerly Tollygunge then 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 24-Parganas (South), together with the all easements rights and appurtenances thereto, being butted and bounded as follows:-

On the North : Garfa Mouza.

On the South : 610 Purbachal Main Road,

On the East : 100 sq.ft. Prince Anwar Shah Connector.

On the West : Land of R.S. Dag No. 2

SECOND SCHEDULE ABOVE REFERRED

(Owner's Allocation)

ALL THAT The Owners shall be entitled to get four flats total flats area measuring about 2200 sq.ft. built up area, Two flats on 3rd floor (North - East side) measuring about 1100 sq.ft. built up area and other two flats

on 4th floor (South – East side) measuring about 1100 sq.ft. more or less built up area and two shop rooms on the Ground floor, each shop measuring about 75 sq.ft. built up area more or less and one shop measuring about 160 sq.ft. built up area on the Ground floor and a sum of Rs.1,00,000/-(Rupees one Lakh) only as and by way of Non-Refundable money, paid by the Developer to the owner in the following manner :-

ii) That the time of this Agreement Rs.1,00,000/-

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT save and except the said Owner's allocation, the remaining flats and Shops, Car Parking 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 and Developer shall have exclusive roof right of the said proposed building.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

1. Construction will be with R.C.C structure frame work.
2. All the materials to be used will be brand new and first class quality and the workmanship will be of proper standard.
3. Aluminium window with steel grill with glass panes and other necessary fittings will be provided in the window.
4. All doors will be of ISI Mark of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet, Flash door to be fitted at the main door of the said flat.

5. Flooring will be of 2' x 2' size Tiles .

6. In the kitchen black stone slab cooking platform with steel sink and glazed tiles up to 3' ft height from the side of black stone slab.

7. In the Toilet, white glazed tiles on the wall up to 6' ft. height with white Indian pan / Commode, and standard taps in Toilet, one shower point, two tap in kitchen i.e. one in the sink and one under the sink and one wash basin point either in kitchen or in toilet and One Gyzer Point.

8 Concealed electrical wiring with standard copper wires as per Architectural lay out in the manner hereunder written:-

Bed room – Two light point, one fan point and one 5 Amp plug, Dining – One 15 amp plug point, two light point, one fan point.

Kitchen, - one light point, one (5AMP) Power point, one exhaust fan point and one 15 AMP Point.

Toilet - One light point and one exhaust fan point

9. Putty on the walls inside the flat.

10. Outer walls will be Snowsem.

11. Concealed pipe line with low down cistern in the toilet.

12. All pipe line will be of plastic high density.

13. Lift.

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. *Jashov Ghosh*
BBA, Santi Pally
KOL- 700107

Sankar Lal Paul
Debon Kumar Paul

Indrani Ghosh
OWNER

2. *Abu Saifur*
Alipore Police Court
70027

ISHANI CONSTRUCTION
Indrani Ghosh
Proprietor

DEVELOPER

Drafted by

Abu Saifur
A.P.

Advocate

Alipore Police Court,

Kolkata -700027.

16/09/20

RECEIVED from the within named Developer the sum of **Rs.1,00,000/-** (Rupees One 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>
Paid by	cheque.		Rs. 1,00,000/-
			<u>Rs.1,00,000/-</u>

(Rupees One Lakh) only

WITNESSES:-

1. Jyoti Ghosh
334, Santi Pally
Kot - 107

Sankar Lal Paul,
Dipankar Kumar Paul,







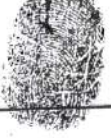
Indrani Ghosh
OWNERS

2.











[Handwritten signature]

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











Name.....
Signature.....

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left hand					
right hand					

Name... SANKAR DAL PAUL
Signature... Sankar dal Paul

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

Name... DIPAK KUMAR PAUL,
Signature... Dipak Kumar Paul

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left hand					
right hand					

Name... INDRANI GHOSH
Signature... Indrani Ghosh

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

GRN Details

GRN: 192022230048844941 Payment Mode: Online Payment
GRN Date: 13/06/2022 13:32:53 Bank/Gateway: State Bank of India
BRN : IK0BSPRAK9 BRN Date: 13/06/2022 13:33:47
Payment Status: Successful Payment Ref. No: 2001756044/1/2022
[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: 2001756044
Applicant's Name: Mr ALOK SAFUI
Identification No: 2001756044/1/2022
Remarks: - Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001756044/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2001756044/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	1021
			Total	41042

IN WORDS: FORTY ONE THOUSAND FORTY TWO ONLY.



सत्यमेव जयते

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

Query No / Year	2001756044/2022	Office where deed will be registered
Query Date	11/06/2022 1:59:16 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ALOK SAFUI ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9038000926, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 1,00,000/-]	
Set Forth value	Market Value	
	Rs. 2,24,28,003/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur Road, Road Zone : (On P.A.S Connector – On P.A.S Connector) , , Premises No: 647, , 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	4 Katha 2 Chatak 6 Sq Ft		2,23,20,003/-	Width of Approach Road: 100 Ft.,
Grand Total :				6.82Dec	0 /-	223,20,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,08,000 /-	



d Details :

	Name & address	Status	Execution Admission Details :
1	Mr SANKAR LAL PAUL Son of Late Sridam Chandra Paul,50, Prasanna Das Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. edxxxxxx6r, Aadhaar No.: 48xxxxxxxx3019,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Dipak Kumar Paul Son of Late Sridam Chandra Paul,City:- , P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. aqxxxxxx5c, Aadhaar No.: 42xxxxxxxx7612,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs Indrani Ghosh Wife of Mr Tushar Ghosh,36, RAJANIKANTA DAS ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Alxxxxxx6A, Aadhaar No.: 34xxxxxxxx5489,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ISHANI CONSTRUCTION (Sole Proprietorship) ,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 :

Sl No	Name & Address	Representative of
1	Mrs INDRANI GHOSH Wife of Mr TUSHAR GHOSH334, SANTI PALLY, City:- , P.O:- EKTP, 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	ISHANI CONSTRUCTION (as proprietor)

Identifier Details :

Name & address
Mr ALOK SAFUI Son of Mr SANAT KUMAR SAFUI ALIPORE POLICE COURT, 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 Mr SANKAR LAL PAUL, Mr Dipak Kumar Paul, Mrs Indrani Ghosh, Mrs INDRANI GHOSH



Transfer of property for L1		
	From	To. with area (Name-Area)
	Mr SANKAR LAL PAUL	ISHANI CONSTRUCTION-2.27333 Dec
	Mr Dipak Kumar Paul	ISHANI CONSTRUCTION-2.27333 Dec
3	Mrs Indrani Ghosh	ISHANI CONSTRUCTION-2.27333 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR LAL PAUL	ISHANI CONSTRUCTION-133.333 Sq Ft
2	Mr Dipak Kumar Paul	ISHANI CONSTRUCTION-133.333 Sq Ft
3	Mrs Indrani Ghosh	ISHANI CONSTRUCTION-133.333 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-07-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 11-07-2022)
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



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EDGPP9396R

नाम / Name
SHANKAR PAUL

पिता का नाम / Father's Name
SRIDAM CHANDRA PAUL

कार्ड का दिनांक / Date of Birth
01/01/1955

हस्ताक्षर / Signature



Shankar Lal Paul



ভারত সরকার
 Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/80002/03786

To
 শঙ্কর পাল
 Shankar Paul
 779 PURBACHAL MAIN ROAD
 Haktu
 Haktu
 Circus Avenue Kolkata
 West Bengal 700078
 8583086817

20/06/2015
 267518341

MP675183414FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4888 1979 3019

আধার - সাধারণ মানুষের অধিকার



~~ভারত সরকার~~
~~Government of India~~

শঙ্কর পাল
 Shankar Paul
 পিতা : শ্রীদাম চন্দ্র পাল
 Father : Sridam Chandra Paul
 জন্মতারিখ / DOB : 01/01/1955
 পুরুষ / Male



4888 1979 3019

আধার - সাধারণ মানুষের অধিকার

Shankar Paul

आयकर विभाग
INCOME TAX DEPARTMENT
DIPAK KUMAR PAUL
SREEDAM CHANDRA PAUL
15/09/1951
Panhandle Account Number
CQHPP2905C
Dipak Kumar Paul
Signature

भारत सरकार
GOVT. OF INDIA



Dipak Kumar Paul



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No 1215/80002/31200

To:
দীপক কুমার পাল
Dipak Kumar Paul
15/1
SUKANTA SARANI
Haltu
Haltu Circus Avenue Kolkata
West Bengal 700078
9339306570

09/07/2015

Ref 29798 / 11G / 4075861 / 4075948 / P



SE849348053FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4297 3652 7612

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

দীপক কুমার পাল
Dipak Kumar Paul
পিতা : শ্রীদাম চন্দ্র পাল
Father : Shridam Chandra
Paul
জন্মতারিখ / DOB : 15/09/1951
পুরুষ / Male



4297 3652 7612

আধার - সাধারণ মানুষের অধিকার

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

11S / 4U / 386T



Unique Identification Authority of India

ঠিকানা: 15 / 1, পূর্বাঙ্গ সরনী, Address 15/1, SUKANTA
হালতু, কোলকাতা, হালতু, পশ্চিম বঙ্গ, SARANI, Haltu Kolkata Haltu,
700078 West Bengal 700078

4297 3652 7612

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Dipak Kumar Paul

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AIHPG7655A



23072019

नाम / Name
INDRANI GHOSH

पिता का नाम / Father's Name
JAHARLAL GANGULY

जन्म की तारीख
Date of Birth
21/12/1971

Indrani Ghosh
Signature

Indrani Ghosh.



ভারত সরকার
Unique Identification Authority of India

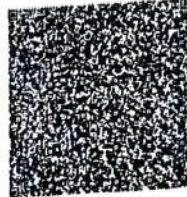
তালিকাভুক্তির নম্বর/ Enrolment No.: 0648/00021/47857

Download Date: 14/02/2015

To
ইন্দ্রানী ঘোষ
Indrani Ghosh
C/O Tushar Ghosh
1st-FR
334 Santipally
Rubypark
E.K.T
Kolkata West Bengal - 700107
9051642049

Generation Date: 10/02/2015

Signature valid



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

3471 4187 5489

VID : 9189 0107 0160 8681

আমার আধার, আমার পরিচয়



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

Major Information of the Deed

Deed No :	I-1604-06310/2022	Date of Registration	14/06/2022
Query No / Year	1604-2001756044/2022	Office where deed is registered	
Query Date	11/06/2022 1:59:16 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ALOK SAFUI ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9038000928, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
	Rs. 2,24,28,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,121/- (Article:48(g))	Rs. 1,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :



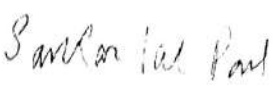
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur Road
Road Zone : (On P.A.S Connector -- On P.A.S Connector) , , Premises No: 647, , Ward No: 106 Pin Code : 700078

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	4 Katha 2 Chatak 6 Sq Ft		2,23,20,003/-	Width of Approach Road: 100 Ft.,
Grand Total :				6.82Dec	0/-	223,20,003 /-	



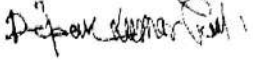
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,08,000 /-	

Card Details :
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr SANKAR LAL PAUL Son of Late Sridam Chandra Paul Executed by: Self, Date of Execution: 14/06/2022 , Admitted by: Self, Date of Admission: 14/06/2022 ,Place : Office	 14/06/2022	 LTI 14/06/2022	 14/06/2022

50, Prasanna Das Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: edxxxxxx6r, Aadhaar No: 48xxxxxxxx3019, Status :Individual, Executed by: Self, Date of Execution: 14/06/2022 , Admitted by: Self, Date of Admission: 14/06/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Dipak Kumar Paul Son of Late Sridam Chandra Paul Executed by: Self, Date of Execution: 14/06/2022 , Admitted by: Self, Date of Admission: 14/06/2022 ,Place : Office	 14/06/2022	 LTI 14/06/2022	 14/06/2022

City:- , P.O:- Haltu, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aqxxxxxx5c, Aadhaar No: 42xxxxxxxx7612, Status :Individual, Executed by: Self, Date of Execution: 14/06/2022 , Admitted by: Self, Date of Admission: 14/06/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Indrani Ghosh Wife of Mr Tushar Ghosh Executed by: Self, Date of Execution: 14/06/2022 , Admitted by: Self, Date of Admission: 14/06/2022 ,Place : Office	 14/06/2022	 LTI 14/06/2022	 14/06/2022

36, RAJANIKANTA DAS ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx6A, Aadhaar No: 34xxxxxxxx5489, Status :Individual, Executed by: Self, Date of Execution: 14/06/2022 , Admitted by: Self, Date of Admission: 14/06/2022 ,Place : Office




Operator Details :

Name,Address,Photo,Finger print and Signature




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	Name	Photo	Finger Print	Signature
	Mrs INDRANI GHOSH (Presentant) Wife of Mr TUSHAR GHOSH Date of Execution - 14/06/2022, , Admitted by: Self, Date of Admision: 14/06/2022, Place of Admission of Execution: Office	 Jun 14 2022 12:20PM	 LTI 14/06/2022	 14/06/2022
334, SANTI PALLY, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India PIN:- 700107, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx5A, Aadhaar No: 34xxxxxxxxx5489 Status : Representative, Representative of : ISHANI CONSTRUCTION (as proprietor)				

Identifier Détails :

Name	Photo	Finger Print	Signature
Mr ALOK SAFUI Son of Mr SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 14/06/2022	 14/06/2022	 14/06/2022
Identifier Of Mr SANKAR LAL PAUL, Mr Dipak Kumar Paul, Mrs Indrani Ghosh, Mrs INDRANI GHOSH			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SANKAR LAL PAUL	ISHANI CONSTRUCTION-2.27333 Dec
2	Mr Dipak Kumar Paul	ISHANI CONSTRUCTION-2.27333 Dec
3	Mrs Indrani Ghosh	ISHANI CONSTRUCTION-2.27333 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr SANKAR LAL PAUL	ISHANI CONSTRUCTION-133.33333300 Sq Ft
2	Mr Dipak Kumar Paul	ISHANI CONSTRUCTION-133.33333300 Sq Ft
3	Mrs Indrani Ghosh	ISHANI CONSTRUCTION-133.33333300 Sq Ft

14-06-2022
Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:27 hrs on 14-06-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mrs INDRANI GHOSH .,

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 2,24,28,003/-

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

Execution is admitted on 14/06/2022 by 1. Mr SANKAR LAL PAUL, Son of Late Sridam Chandra Paul, 50, Prasanna Das Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 2. Mr Dipak Kumar Paul, Son of Late Sridam Chandra Paul, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 3. Mrs Indrani Ghosh, Wife of Mr Tushar Ghosh, 36, RAJANIKANTA DAS ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by Mr ALOK SAFUI, , Son of Mr SANAT KUMAR SAFUI, ALIPORE POLICE COURT, 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 14-06-2022 by Mrs 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 Mr ALOK SAFUI, , Son of Mr SANAT KUMAR SAFUI, ALIPORE POLICE COURT, 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 1,053/- (B = Rs 1,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2022 1:33PM with Govt. Ref. No: 192022230048844941 on 13-06-2022, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOBSPRAK9 on 13-06-2022, 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 40,021/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 16128, Amount: Rs.100/-, Date of Purchase: 10/06/2022, Vendor name S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2022 1:33PM with Govt. Ref. No: 192022230048844941 on 13-06-2022, Amount Rs: 40,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOBSPRAK9 on 13-06-2022, 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 201652 to 201678

being No 160406310 for the year 2022.



(Handwritten signature)

Digitally signed by ANUPAM HALDER
Date: 2022.06.14 14:38:50 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/06/14 02:38:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)