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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 259424

11/05/22
 ce-21296284

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with the document are the part of this document.

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

11 MAY 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 11th day of May, Two Thousand Twenty Two (2022) BETWEEN

Contd.....2

P. P. PARICHHA & ASSOCIATES
[Signature]
 Proprietor

02 MAY 2022

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No.....Rs.-50/- Date.....

B. C. LAHIRI
Advocate

Name:.....

ALIPUR JUDGE COURT
KOL-27

Address:.....

Vendor:.....

Alipur District Court, 24 Pgs. (3)

SUBHANKAR DAS
STAMP VENDOR

Alipur Police Court, Kol-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
11 MAY 2022

Shyamal Gupte
Sd/- P. C. Gupte
Subhargom, Matimpally
P.O. Subhargom,
P.S. Soumbar
Kolkata - 700147
Bansin

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(1) **SMT. CHANDANA DAS, (PAN – ADZPD1331M), AADHAAR NO. 8397 9666 8791**, wife of Late Sudhanya Chandra Das, by faith- Hindu, by Nationality – Indian, by occupation - Housewife, residing at 80, P. Majumder Road, P.O. Haltu, P.S. Kasba, Kolkata – 700 078, District- South 24 Parganas, (2) **SRI SUDIP KUMAR DAS, (PAN- ADPPD1182J), AADHAAR NO. 5908 5433 1080**, son of Late Sudhanya Chandra Das, by faith- Hindu, by Nationality – Indian, by occupation - Business, residing at 80, P. Majumder Road, P.O. Haltu, P.S. Kasba, Kolkata – 700 078, District- South 24 Parganas and (3) **SMT. MALLIKA SARKAR, (PAN- ACUPD7217L), AADHAAR NO. 5403 8793 9501**, wife of Sri Niloy Sarkar and also daughter of Late Sudhanya Chandra Das, by faith- Hindu, by Nationality – Indian, by occupation - Housewife, residing at 3rd Floor, 13A, Vivekananda Sarani, P.O. Haltu, P.S. Survey Park, Kolkata – 700 078, District- South 24 Parganas, hereinafter jointly called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

P.P. PARICHHA & ASSOCIATES, a Proprietorship concern having its registered office at 16/2, Vivekananda Sarani, Garfa Doctor Bagan, P.S. Survey Park, Kolkata – 700 078, represented by its sole Proprietor namely **SRI PATIT PABAN PARICHHA, (PAN- AJKPP5051H), AADHAAR NO. 6255 3848 8689**, son of Late Ramesh Chandra Parichha, by faith-Hindu, by occupation- Business, By Nationality – Indian, residing at 13A, Vivekananda Sarani, Garfa Doctor Bagan, P.O. Haltu, P.S. Survey Park, Kolkata – 700 078, District- South 24 Parganas, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his, heirs, successors-in-office, administrators, executors, legal representatives and assigns) of the **OTHER PART**.

WHEREAS in the year 1982, one Sri Bimal Chandra Das, purchased a plot of Sali land more or less measuring about 2 Cottahs 3 Chittacks 7 Sq.ft. from one Smt. Bijan Bala Pal, wife of Sri Haralal Pal, by way of a Deed of Conveyance (Bengali Kobala) dated 12.05.1982, which was registered in the office of the S.R. Alipore, 24 Parganas and recorded in Book No. I, Volume No. 80, Pages 251 to 257, Being No. 2949 for the year 1982 and the said land was lying and situated a District, the then 24 Parganas now South 24 Parganas, S.R. Office then Alipore now Sealdah, Touzi No. 145, R.S. No. 233, J.L. No. 13, Mouza- Kasba, R.S. Khatian No. 437, Dag No. 4283, corresponding to L.R. Dag No. 4283, L.R. Khatian Nos. 3412, 3413 and 3414.

AND WHEREAS thereafter the said Bimal Chandra Das, became the absolute owner, seized, occupied and well – possessed the property measuring about more or less 2 Cottahs 3 Chittacks 7 Sq.ft. and mutated his name in the records of the Assessment Collection Department of K.M.C. and the property is known and numbered as K.M.C. Premises No. 148, Purbachal Kalitala Road, Ward No. 106, under Assessee No. 311061501488.

AND WHEREAS while seized and possessed of the aforesaid property the said Bimal Chandra Das died as unmarried intestate on 21.12.1989, leaving behind his mother namely (i) Hemlata Das (since deceased) and his elder brother (ii) Sudhanya Chandra Das (since deceased) as his legal heirs and successors o his all movable and immovable properties as per Hindu Succession Act. 1956.

AND WHEREAS after demise of said Bimal Chandra Das, his mother Hemlata Das and elder brother Sudhanya Chandra Das being the absolute joint owners of K.M.C. Premises No. 148, Purbaachal Kalitala Road, Ward No. 106, under Assessee No. 311061501488 and while they seized and possessed of the aforesaid property, one of co-owner Hemlata Das died intestate on 03.06.1995,

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leaving behind her only son and legal heirs namely Sudhanya Chandra Das of her undivided one and half share of property being the K.M.C. Premises No. 148, Purbachal Kalitala Road, Ward No. 106, under Assessee No. 311061501488.

AND WHEREAS after the demise of Bimal Chandra Das and Hemlata Das, the said Sudhanya Chandra Das, while became the absolute owner of K.M.C. Premises No. 148, Purbachal Kalitala Road, Ward No. 106, under Assessee No. 311061501488, who died intestate on 31.10.2017 leaving behind his wife i) Smt. Chandra Das, one daughter (ii) Mallika Sarkar (Das) and one son (iii) Sudip Kumar Das, became the absolute owners land measuring about more or less 2 Cottahs 3 Chittacks 7 Sq.ft. in the District the then 24 Parganas now South 24 Parganas, S.R. Office the then Alipore now Sealdah, Touzi No. 145, R.S. No. 233, J.L. No. 13, Mouza- Kasba, R.S. Khatian No. 437, Dag No. 4283, corresponding to L.R. Dag No. 4283, L.R. Khatian Nos. 3412, 3413 & 3414, being the K.M.C. Premises No. 148, Purbachal Kalitala Road, Ward No. 106, under Assessee No. 311061501488.

AND WHEREAS in the year 1982, the said SMT. CHANDANA DAS, wife of Sri Sudhanya Chandra Das, purchased a plot of Sali land measuring more or less 5 Cottahs 0 Chittack 00 Sq.ft. lying or situate in the District of then 24 Parganas now South 24 Parganas, Pargana- Kalikata, Sub- Registry Office then Alipore, now A.D.S.R. Sealdah, D.S.R. Alipore, Police Station formerly Tollygunge then Kasba now Garfa, of Mouza – Kasba, previously under Kasba Dhakuria Anchal Panchayet then Jadavpur Municipality at present within the Kolkata Municipal Corporation Ward No.106, Touzi No. 145, R.S. No.233, J.L. No. 13, comprised in R.S. Dag No. 4283, appertaining to R.S. Khatian No. 437, from the then Owner namely Smt. Bijan Bala Pal, wife of Sri Haralal Pal, for a valuable consideration mentioned therein, by virtue of Deed of Conveyance (Bengali Kobala) dated 15.05.1982, the said Deed of Conveyance was registered in the Office of Sub-Registrar Alipore, 24 Parganas and recorded in Book No. I, Volume No. 62, in Pages 106 to 112, Being No. 2244, for the year 1982.

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AND WHEREAS thereafter the said Smt. Chandana Das after getting the possession of the said land the actual land area are found after physical measurement measuring 04 Cottahs 10 Chittacks 24 Sq.ft. out of total land area as per deed measuring 5 (five) Cottahs and the rest portion of the land encroach to road and mutated her name in the records of the Assessment Collection Department of K.M.C. and the property is known and numbered as **K.M.C. Premises No. 147, Purbachal Kalitala Road, Ward No. 106**, under Assessee No. 311061501476 and paid taxes regularly.

AND WHEREAS thereafter the said Smt. Chandana Das, has constructed one RTS measuring 100 Sq. ft. on the said land and said Smt. Chandana Das, became the absolute owner of **ALL THAT** piece and parcel of Bastu land measuring more or less **4 Cottahs 10 Chittacks 24 Sq.ft.** together with RTS measuring 100 Sq.ft. standing thereon, lying or situate in the District of then 24 Parganas now South 24 Parganas, Pargana- Kalikata, Sub- Registry Office then Alipore, now A.D.S.R. Sealdah, D.S.R. Alipore, Police Station formerly Tollygunge thereafter Kasba now Garfa, of Mouza – Kasba, previously under Kasba Dhakuria Anchal Panchayet then Jadavpur Municipality at present within the Kolkata Municipal Corporation Ward No.106, Touzi No. 145, R.S. No.233, J.L. No. 13, comprised in R.S. Dag No. 4283, appertaining to R.S. Khatian No. 437, under L.R. Dag No. 4283, appertaining to L.R. Khatian No. 3413, presently known as **K.M.C. Premises No. 147, Purbachal Kalitala Road, Ward No. 106**, P.O. Haltu, P.S. formerly Kasba now Garfa, Kolkata – 700 078, District- South 24 Parganas and Assessee No. 311061501476.

AND WHEREAS thereafter the said Sri Sudip Kumar Das, Smt. Mallika Sarkar and Smt. Chandana Das, have applied for change of character of their land from Sali to Bastu before the Govt. of West Bengal, Office of the Block Land & Land Reforms Officer, District – South 24 Parganas and she got the conversion vide certificate as per Memo No. 17/1931/ BLLRO/Kol/21 dated 15.12.2021, Memo No.

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17/1932/ BLLRO/Kol/21 dated 15.12.2021 and Memo No. 17/1933/ BLLRO/Kol/21 dated 15.12.2021 vide L.R. Dag No. 4283, appertaining to L.R. Khatian No. 3412, 3414 and 3413 respectively.

AND WHEREAS by a Deed of Gift dated 13.04.2022, said Smt. Chandana Das, gifted undivided 10% share of the undivided and impartible share of the total land measuring 4 Cottahs 10 Chittack 24 Sq.ft. be the same or a little more or less equivalent to undivided 335.4 Sq.ft. equals to 7 Chittacks 20.4 Sq.ft. be the same or a little more or less and undivided 10% share of the undivided and impartible share of the total RTS measuring 100 Sq.ft. equals to 10 Sq.ft. being portion of **K.M.C. Premises No. 147, Purbachal Kalitala Road, Ward No. 106, P.O. Haltu, P.S. formerly Kasba now Garfa, Kolkata – 700 078, District- South 24 Parganas and Assessee No. 311061501476, to her only son namely SRI SUDIP KUMAR DAS and to her only daughter namely SMT. MALLIKA SARKAR and the Deed of Gift was registered in the office of the D.S.R. III, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, Pages from 191978 to 192004, Being No. 160305706 for the year 2022.**

AND WHEREAS by virtue of inheritance and by virtue of aforesaid Deed of Conveyance (Bengali Kobala) dated 15.05.1982 and Deed of Gift dated 13.04.2022, the aforesaid Owners became the absolute Owners of **ALL THAT** piece and parcel of Bastu land measuring more or less 6 Cottahs 13 Chittacks 31 Sq.ft. together with RTS measuring 200 Sq.ft. standing thereon, lying or situate in the District of then 24 Parganas now South 24 Parganas, Pargana- Kalikata, Sub- Registry Office then Alipore, now A.D.S.R. Sealdah, D.S.R. Alipore, Police Station formerly Tollygunge thereafter Kasba now Garfa, of Mouza – Kasba, previously under Kasba Dhakuria Anchal Panchayet then Jadavpur Municipality at present within the Kolkata Municipal Corporation Ward No.106, Touzi No. 145, R.S. No.233, J.L. No. 13, comprised in R.S. Dag No. 4283, appertaining to R.S. Khatian No. 437, under L.R. Dag No. 4283, appertaining to L.R. Khatian No. 3412, 3413 & 3414, presently known as **K.M.C. Premises No. 147, Purbachal Kalitala Road, Ward No. 106, P.O. Haltu, P.S. formerly Kasba now**

Garfa, Kolkata – 700 078, District- South 24 Parganas and Assessee No. 311061501476 and mutated their names as recorded Owners in the records of the Kolkata Municipal Corporation and possessed the same free from all encumbrances on payment or rates and taxes thereof.

AND WHEREAS the Owners herein made a proposal to the Developer for formulating a scheme for development of his said landed Premises described in the Schedule "A" hereunder written and construct a 3 storied residential building thereon consisting several self contained self contained flats and after careful consideration the Owners and the Developer have become satisfy about the benefits and advantages arising out of the said construction the developer has agreed to construct said 3 storied residential building at the said premises of the Owners described in the Schedule "A" hereunder in pursuance of this agreement on certain terms and conditions mentioned hereunder.

DEFINITION

- A. **IN THIS AGREEMENT** unless it be contrary or repugnant to the subject or context the works and expression shall mean:-
1. **OWNERS** shall mean the Owners above named and their heirs, executors, administrators, legal representatives and/or assigns.
 2. **DEVELOPER** shall mean the developer above named and its partners, their successors-in-office, administrators, executors, legal representatives and assigns.
 3. **SAID PREMISES** shall mean ALL THAT piece and parcel of Bastu land measuring more or less 6 Cottahs 13 Chittacks 31 Sq.ft. together with RTS measuring 200 Sq.ft. standing thereon, lying or situate in the District of then 24 Parganas now South 24 Parganas, Pargana-Kalikata, Sub- Registry Office then Alipore, now A.D.S.R. Sealdah, D.S.R. Alipore, Police Station formerly Tollygunge thereafter Kasba now Garfa, of Mouza – Kasba, previously under Kasba Dhakuria Anchal Panchayet then Jadavpur Municipality at present within the Kolkata Municipal Corporation Ward No.106, Touzi No. 145, R.S. No.233, J.L. No. 13, comprised in

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R.S. Dag No. 4283, appertaining to R.S. Khatian No. 437, under L.R. Dag No. 4283, appertaining to L.R. Khatian No. 3412, 3413 & 3414, presently known as K.M.C. Premises No. 147, Purbachal Kalitala Road, Ward No. 106, P.O. Haltu, P.S. formerly Kasba now Garfa, Kolkata – 700 078, District- South 24 Parganas and Assessee No. 311061501476, more fully described in the Schedule "A" hereunder written.

4. **THE PROPOSED BUILDING** shall mean the building proposed to be constructed at the said Premises of the Owners by the Developer as per the sanctioned building Plan of the concerning Authority.
5. **BUILDING AREA** shall mean total plinth area of constructed area (carpet area + stair case including all structure).
6. **ARCHITECT** shall mean such architect or architects as may be appointed by the Developer from time to time fro the project at the said Premises.
7. **THE OWNERS' PORTION OF THE PROPOSED BUILDING** shall mean and include **ALL THAT (1) Entire Top Floor of the proposed G + 3 storied building consisting of 2 Nos. 3BHK flat as per K.M.C. Sanctioned building Plan. (2) Second Floor front (eastern) side 1 No. 3BHK Flat as per proposed K.M.C. Sanctioned building Plan, (3) 3 Nos. Car Parking Spaces (a) one No. at the North-East front side (b) Two Nos. consecutive at the 3rd bay from Northern side, (4) 50% of the balance area at the Ground Floor back side excluding the common service area.**
8. **THE DEVELOPER'S PORTION OF THE PROPOSED BUILDING** shall mean and include the rest of remaining portion in the proposed G + 3 storied building.
 - (a) The rest or remaining of total developed area comprised in the proposed building (other than the developed area of the Owners' portion of the proposed G + 3 storied building).

- (b) The proportionate share of the top floor roof, proportionate share of the land and others common facilities and amenities of the proposed building to be constructed at the Premises of the Owners described in the Schedule hereunder.
9. **COMMON PORTION** shall mean and included roof terrace passage corridors, stair case, lobbies drive ways, common lavatories, pump room overhead water tank, water and other facilities which will be provided by the Developer which have been set out in the Schedule "E" hereunder written and the area required for establishment, location, enjoyment provisions and/or management of the building.
10. **SINGULAR** shall include the plural vice versa.
11. **MASCULINE** shall include the feminine and vice -versa.
- B. THE OWNERS HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS:-**
- a. That the Owners are the full and absolute Owners of the said Premises free from all encumbrances.
- b. There is feasibility of construction of the proposed building on the land comprised in the said Building on the land comprised in the said Premises in place and stead of the existing structures thereat.
- c. The Owners are fully and sufficiently entitled to enter into this Agreement.
- d. The Owners are desirous of constructing the proposed building on the land comprised in the said Premises in that place instead of the existing building thereon and as such approached the Developer of the same.
- e. The Developer is carrying on business, inter alias, as of construction contractor/Real Estate promoters and Developers and Real Estate Investors.

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- f. Certain terms and conditions have been agreed by and between the parties hereto relating to demolition of the existing structure at the said premises and structure of the proposed building thereof and transfer which the parties have agreed to record into written.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The Owners agree to appoint and do hereby appoint the Developer as the constructor for development of the said Premises as between the Owners and the Developer on the terms and conditions herein after contained where the Developer shall do the following jobs :-
 - a. Signing complete plan by Owners for submitting to the Kolkata Municipal Corporation (if necessary).
 - b. Relation of Owners belonging to other flat.
 - c. Deliver of possession of the flats to the Owners.
 - d. To sell the other flats to third parties.
1. The said appointment of the Developer shall not be revocable by the Owners for any reason whatsoever save as elsewhere herein contained. The Owners do hereby also agree to develop and transfer convey and assign to the Developer the Developer's portion of the proposed building on the terms and conditions herein after contained.
2. The development transfer and/or assignment shall be in favour of the developer and/or its nominee or nominees and/or its and/or their respective transferee or transferees and/or their respective assigns.
3. The Development shall be completed by such number of conveyances and/or other transfer documents as may be required by the Developer and or such portions and/or undivided share in the land comprised in the said premises and/or the proposed building as the Developer may at its absolute discretion think fit and proper so long as the Developer gets.

4. The Owners do hereby nominate appoint the Developer as his true and lawful attorney for the purpose of construction and transferring, selling, conveying and/or assigning the Developer's portion of the proposed building and for the said purpose for signing and executing all writings, agreement, conveyance and or other transfer documents and perfecting such deeds, documents and writings by registration their or and the Owners do hereby further agree to grant in favour of the Developer such other power and/or authorities as may from time to time be required by the Developer for the purpose aforesaid.
5. All cost of stamp duty and registration charges payable on such writings, agreements, conveyances and/or other transfer documents shall be borne and paid by the Developer and/or its transferees and/or their respective assignees.
6. The Owners shall, in the manner as be required by the Developer, joint as Vendors and/or confirming party in any and/or all the agreements, conveyances and/or other documents of transfer that the Developer may decide to enter into with any person or persons what desire to acquire flats or portions in the proposed building.
7. As after the date hereof the Developer shall be deemed to be in joint possession of the said premises along with the Owners.
8. To apply for and obtain temporary and/or permanent connection for electricity, gas, water, power and/or other connection and/or lines for essential service and/or any part thereof.
9. All costs charges and expenses for carrying out the rights and or entitlements of the Developer in terms hereof as aforesaid shall be borne and paid by the developer to carry out effectually the rights and or entitlement of the developer hereunder.
10. The Owners shall forthwith on being required by the Developer sign execute and deliver all plans papers and or documents as be required by the Developer to enable the Developer to carry out effectually the rights and/or entitlements of the developer hereunder.

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11. The Owners shall also grant and extend all co-operation and/or assistance as may reasonable be required and/or demanded by the developer from time to time to enable the Developer to carry out the rights authorities and/or entitlements of the Developer in term hereof.
12. The Owners further agree to grant in favour of the Developer and/or nominee or nominees of from time to time such other power and/or authorities as may be necessary and be reasonable required by the Developer for more fully effectuating the rights authorities and/or entitlements of the developer in terms of these presents.
13. The specification of construction of the proposed building shall be generally those are normal in a residential building.
14. The Developer shall pay and liable to pay the cost for construction of the Owners' portion of the proposed building and the Owners or any other portion of the proposed building the developer shall bear and pay the same without raising any objection whatsoever and the developer agree to indemnify and keep indemnified the Owners for payment of the same as and when the same shall be demanded by the Authority Concerned.
15. It is clarified that in consideration of the developer developing and construction at its costs the Owners' portion of the proposed building the Owners have agreed to transfer the Developer's portion of the proposed building.
16. All costs of construction of the Owners' portion of the proposed building shall be incurred by the Developer on the Owners and all such payments shall be deemed to be payable towards the consideration herein and would fully discharges the Developer from the liability towards payment of consideration of the Owners' position of the proposed building is completed.
17. On completion of construction of the proposed building the Owners shall become entitled to exclusive use and occupation of the developed area comprised in the Owners' portion of the

proposed building and the Developer shall put the Owners in undisputed exclusive possession thereof.

18. The Developer and the Owners have entered into this agreement purely on a principal basis and nothing stated herein shall be deemed or constructed as a partnership between the developer and the Owners in any manner constitute as association of persons.
19. That in the common portion as described in schedule of this agreement all the flat owners shall have equal rights and no other person excepting the flats Owners shall have no right over the same whatsoever and the said common space shall be kept open.
20. The Developer shall complete the construction of the proposed building within 18 (Eighteen) months from the date of commencement of construction of the proposed building but subject to force major reasons and/or other reasons beyond the control of the Developer in which event the construction of the proposed building shall reasonably stand extended from time to time.
21. The Owners herein shall pay upto date tax with clearance certificate in respect of the schedule land.
22. The owners herein declare that they have not entered into any agreement or taken any advance from the third party.
23. The Developer shall be bound to handover the delivery of the said owners' allocation of the said G + 3 storied building to the Owners at first and thereafter they shall have right to deliver the possession of the Developer's allocated flats, to the nominees of the Developer.
24. The Developer shall not be assigned this agreement unto any person organization or firm without the written consent of the Owners herein.

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25. The Owners shall have full right and liberty to checkup all the building materials, sanitary goods, electrical fittings and fixtures etc. to be used in the said building and if it will be found that any sub-standard building materials etc. are to be used at the instance of the Owners the Developer shall be bound to alter and or replace the said sub-standard material by placing standard materials.
26. The Owners shall not be liable under any circumstances if any accident or mishaps shall be occurred during the construction period of the said building the Developer shall be solely liable for the same and they shall make or pay compensation if it requires.
27. In case the Developer fails to delivery possession of the entire of Owners' allocated flats mentioned before within the said stipulated period of 18 (Eighteen) months then an in such event, the Developer shall be liable to pay liquated damages at the rate of Rs. 8,000/- (Rupees Eight Thousand only) per month for the entire period of delay.
28. The Developer shall strictly follow the building Rules and Regulations of the Kolkata Municipal Corporation in respect of the sanction of the said building plan shall not deviate the said plan in respect of the construction of the said building.
29. All costs, charges and expenses including Architects fees shall be paid discharged and borne by the Developer and the Owners shall have no liability in this context.
30. **ARBITRATION :**
All disputes and differences between the parties hereto arising out of this agreement regarding the construction or interruption of any of the terms and conditions herein or determination of any liability or otherwise touching these presents shall be referred to a sole arbitrator to be nominated by both the parties with regard to appointment of the sole Arbitrator, each party shall nominate their own, arbitrators and the same be deemed to be reference rents within the meaning of the arbitration and conciliation Act. 1996 and/or the Act

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as may be enacted and the statutory Amendments or modification thereunder and the award given by such Arbitrators shall be binding and conclusive on the parties.

31. The Developer shall be deemed to be the Agent of the Owners and as such Agent shall be solely and exclusively responsible for construction of the said building.

THE SCHEDULE "A" ABOVE REFERRED TO

(Description of the total property)

ALL THAT piece and parcel of Bastu land measuring more or less 6 Cottahs 13 Chittacks 31 Sq.ft. together with RTS measuring 200 Sq.ft. standing thereon, lying or situate in the District of then 24 Parganas now South 24 Parganas, Pargana- Kalikata, Sub- Registry Office then Alipore, now A.D.S.R. Sealdah, D.S.R. Alipore, Police Station formerly Tollygunge thereafter Kasba now Garfa, of Mouza - Kasba, previously under Kasba Dhakuria Anchal Panchayet then Jadavpur Municipality at present within the Kolkata Municipal Corporation Ward No.106, Touzi No. 145, R.S. No.233, J.L. No. 13, comprised in R.S. Dag No. 4283, appertaining to R.S. Khatian No. 437, under L.R. Dag No. 4283, appertaining to L.R. Khatian No. 3412, 3413 & 3414, presently known as K.M.C. Premises No. 147, Purbachal Kalitala Road, Ward No. 106, P.O. Haltu, P.S. formerly Kasba now Garfa, Kolkata - 700 078, District- South 24 Parganas and Assessee No. 311061501476, which is butted and bounded by:-

North	:	10 feet wide K.M.C. Road,
South	:	10 feet wide K.M.C. Road,
East	:	13 feet wide K.M.C. Road,
West	:	Premises No. 129/3G & 129/1D, North Purbachal Kalitala Road.

THE SCHEDULE "B" ABOVE REFERRED TO

(Owners' Allocation)

ALL THAT (1) Entire Top Floor of the proposed G + 3 storied building consisting of 2 Nos. 3BHK flat as per K.M.C. Sanctioned building Plan. (2) Second Floor front (eastern) side 1 No. 3BHK Flat as per proposed K.M.C. Sanctioned building Plan, (3) 3 Nos. Car Parking Spaces (a)

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one No. at the North-East front side (b) Two Nos. consecutive at the 3rd bay from Northern side,

(4) 50% of the balance area at the Ground Floor back side excluding the common service area,

The Owners' Allocation shall include proportionate share in the land and common facilities and amenities or pro-rata basis along with fittings and fixtures as mentioned in the "SCHEDULE- D" hereunder written. The Owners have to absolute right to sell, lease, transfer, let out or self-use or in any manner deal with the same as the absolute Owners thereof.

THE SCHEDULE "C" ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT remaining built up area save and except owners' allocation mentioned in Schedule "B" hereinabove together with proportionate share of land of the said Premises of the Owners and other facilities and amenities of the proposed building to be constructed at the said premises described in the Schedule "A" herein above.

THE SCHEDULE "D" ABOVE REFERRED TO

(Common Portion)

1. Common parts, passages, driveways and main entrances to the premises and the building.
2. Common Durwans living area (if any).
3. Common boundary walls and main gates.
4. Drainage and sewerage and all pipes and other installed for the same (except only those as are installed within the exclusive area of any unit and/or exclusive for its use).
5. Electrical installations and its room and/or motor room (if any) and electrical wiring and other fittings (excluding only those are installed within the exclusive area of any unit and/or exclusively for its use)
6. Stair Case, Stair case landing and/or mid landings on all floors in the building.

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7. Lobbies on all floors of the building.
8. Water pumps, water pump room, water reservoir, water tanks and all common plumbing installation for carriages of water.
9. Such other common parts, areas, equipments, installations, fittings, fixtures of the Premises and the building as are necessary for passage to and/or user of the units in common by co-owners but expressly excluding the and the parapet walls of the building and the car parking space as may be demarcated by the Developer herein from time to time if any of the open land of the premises from exclusive use of any unit Owners or occupier.

THE SCHEDULE "E" ABOVE REFERRED TO

(The Common Expenses)

1. All costs of maintenance, operation, replacing, repairing white washing painting, decorating, redecorating, rebuilding, reconstruction, lighting the common portions in the building.
2. The salary of all persons employed for the common purposes including durwans, security, sweepers, plumbers, electricians etc.
3. All charges and deposit for supplies of common utilities to the co-owners in common.
4. Municipal Tax, water tax and other levies in respect of the premises and the building have those separately assessed.
5. Costs of formation and operation of the Association.
6. Costs of running maintenance, repair and replacement of pumps and other common installations including license fees, taxes and other levies (if any).
7. Electricity charges for the electrical energy consumed for the operation of the common services.
8. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.

9. The office expenses incurred for maintaining an office for common purpose.
10. All other expenses, taxes, rates and other levies etc. as are deemed by Developer to be necessary or incidental or liable to be paid by the co-owners in common including such account as be fixed for creating a fund for replacement, renovation, painting and/or partition repairing of the common portions.

SPECIFICATION OF CONSTRUCTION
(For Owners' Allocation)

**FOUNDATION
BRICK WORK
WINDOW
DOOR
KITCHEN**

: R.C.C. Column foundation with super structure.
: 200mm, 125 mm, 75mm thick with mortar 1:5.
: Aluminium windows which glass panel and grill with paint.
: Door made of Flash Door and Frame made wood with fittings.
: Floor antiskid vitrified and Black stone kitchen platform with a cylinder space, sink, tap water connection and 3'ft. height glazed tiles.

TOILET

: Floor ceramic tiles and Wall 6'ft. height Glazed Tiles. European Commode.

S & P fittings

: All S & P C.P. fittings shall be Essco made & ceramic fittings by Hindware made.

FLOORING

: All carpet flooring including common staircases would be made by marble/Tiles.

ELECTRIFICATION

: Electrical wiring will be casting with standard wire high Power voltage with following connection to be made by Finolex/Havels wire.

Bed Room- 2 light points, 1 fan point, 1 A.C. point, 5 amp panel one extra plug point, concealed T.V. point.

Dining cum drawing- 5 light points, 3fan points, 15 amp & 5 amp plug points, concealed T.V. point, (washing machine/fridge points)

Kitchen- two light point, one exhaust fan point, one water connection point, one 15 amp plug point. one chimney point.

Attached Toilet- 2 light point, one exhaust fan point. One Gyezer point, Basin point in all toilets, one exhaust fan point.

Toilet- 2 light point, one Geezer point and one extra plug point. Sanitation standard Indian type Pan to be provided toilet, toilet tap, shower & one porcelain to be provided in dinging space.

Painting- Inside Putty, out side colour wash.

:: 19 ::

IN THE WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals
this day, month and year first above written.

SIGNED, SEALED & DELIVERED
By the parties at Kolkata
In the presence of:

WITNESSES:

1) Kartick Majumdar
11, Avenue South
Kolkata - 700075.

2) Shyamal Gayen,
Subhanga, Nalpur
Kolkata - 700147

Drafted by:
Parag Chatterjee
010383183,
Advocate
Alipore Criminal Court
Kolkata - 700 027.

Typed by:

Shyamal Gayen
Shyamal Gayen
22, Janata Road,
Kolkata - 700 075.

Dip Kumar Das
Mallika Sarkar
Chandra Das

SIGNATURE OF THE OWNERS/FIRST PARTY

P. P. PARICHHA & ASSOCIATES

Patit Paban Parichha
Proprietor

SIGNATURE OF THE DEVELOPER/
SECOND PARTY

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME CHANDANA DAS

SIGNATURE Chandana Das

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME MALLIKA SARKAR (DAS)

SIGNATURE Mallika Sarkar

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SUDIP KUMAR DAS

SIGNATURE Sudip Kumar Das

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME PATIT PABAN PARICHAHA
SIGNATURE Patit Paban Parichaha

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME _____
SIGNATURE _____

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME _____
SIGNATURE _____



ভারতীয় বিনিমিত্ত পরিচয় প্রাধিকারণ
ভারত সরকার

Unique Identification Authority of India
Government of India

ভুক্তিকর্তৃক আইডি / Enrollment No.: 1040/19601/11455

To
Sudip Kumar Das
শুদীপ কুমার দাস
80
P. MAJUMDER ROAD
Hallu S.O
Hallu, Kolkata
West Bengal - 700078



KH016310932FT
1631093



আপনার

সংখ্যা / Your No.:

5908 5433 1080

— সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

শুদীপ কুমার দাস
Sudip Kumar Das
পিতা : সুব্রত দাস
Father: SUDHANAYA CH. DAS

জন্ম তারিখ / DOB: 25/12/1980
সঙ্গ / Male

5908 5433 1080



— সাধারণ মানুষের অধিকার

ভুক্তি
পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা নাও
করুন।

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

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

Unique Identification Authority of India

ঠিকানা: P-0, পি মাজুমদার রোড, হালু
কলকাতা, পশ্চিমবঙ্গ
Address: 80, P. MAJUMDER
ROAD, Hallu S.O, Hallu,
Kolkata, West Bengal,
700078

5908 5433 1080



1847
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDIP KUMAR DAS

SUDHANYA CHANDRA DAS

25/12/1980

Permanent Account Number
ADRPD11823

Sudip Kumar Das

Signature



2004-2010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लॉटारें :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

*If this card is lost / someone's lost card is found,
please inform it to us
Income Tax PAN Service Unit, NSDL
3rd Floor, Safayra Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.*

TEL: 2020 2721 8081



आधार

ভারত সরকার

Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1178/05205/00591

To
চন্দনা দাস
Chandana Das
80
P MAJUMDER ROAD
HALTU
Haltu S.O
Kolkata West Bengal - 700078
9836617676

Download Date: 26/01/2018

Generation Date: 2 1/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

8397 9666 8791

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

চন্দনা দাস
Chandana Das
জন্মতারিখ/DOB: 10/01/1957
মহিলা/ FEMALE



8397 9666 8791

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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- 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 .



ভারত সরকার
Unique Identification Authority of India

Address:
80, P MAJUMDER ROAD, HALTU,
Haltu S.O, Kolkata,
West Bengal - 700078

ঠিকানা:
৮০, পি মজুমদার রোড, হালতু, হালতু,
কোলকাতা,
পশ্চিমবঙ্গ - ৭০০০৭৮

8397 9666 8791

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

Permanent Account Number Card

ABZRD133IM

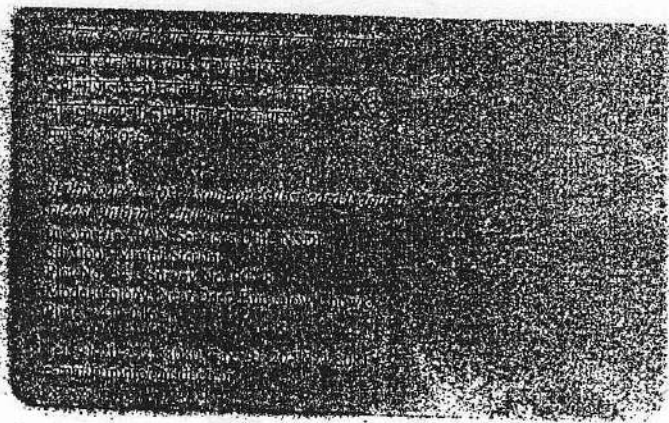
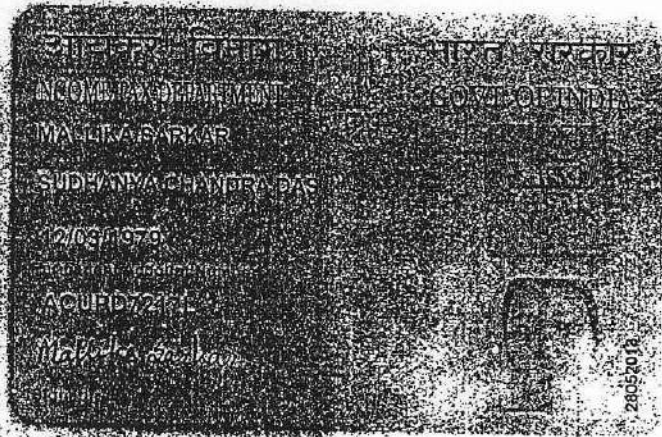
CHANDANADA

NARENDA KUMAR NUMBER

10/01/1987



If this card is lost, please report it to the
 Income Tax Officer, Chandanada, Pune.
 If this card is found, please return it to the
 Income Tax Officer, Chandanada, Pune.
 Chandanada, Pune-411 016.



Mallika Sarkar



भारतीय विभाजन पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrolment No.: 1193/63073/03326

To: Mallika Sarkar
 W/O Niloy Sarkar
 3rd Floor,
 13A, Vivekananda Sarani
 Near Garfa High School
 PO. Haktu
 Kolkata
 Kolkata
 West Bengal - 700078
 Mobile : 9432351952

Date: 06/12/2011

Ref. No : 00001510-00161653-00184695-



UB 07357491 5 IN

आपका आधार क्रमांक / Your Aadhaar No. :

5403 8793 9501

आधार — आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



Mallika Sarkar
 Year of Birth : 1979
 Female

5403 8793 9501



आधार — आम आदमी का अधिकार



Government of India



निर्देश

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करें।

INSTRUCTIONS

- Aadhaar is proof of identity, not of citizenship.
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भारतीय विभाजन पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: W/O Niloy Sarkar, 3rd Floor., 13A, Vivekananda Sarani, Near Garfa High School, PO. Haktu, Kolkata, West Bengal, 700078

1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

Mallika Sarkar


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PATIL PABAN PARICHHA
RAMESH CHANDRA PARCHHA

05/10/1957
Permanent Account Number
AJKPP5051H

Patil Paban Parichha
Signature





ভারত সরকার
Unique Identification Authority of India

তালিকাভুক্তির আইডি / Enrollment No. : 2010/66662/02203

08/12/2016

To
PATIT PABAN PARICHHA
পতিত পাবন পরিচা
S/O: Ramesh Chandra Parichha
13 A, VIVEKANANDA SARANI
Haltu
Haltu, Circus Avenue, Kolkata,
West Bengal - 700078
9433087892



KA129953505FH

12995350



আপনার আধার সংখ্যা / Your Aadhaar No. :

6255 3848 8689

আমার আধার, আমার পরিচয়



পতিত পাবন পরিচা
PATIT PABAN PARICHHA
পিতা : রমেশ চন্দ্র পরিচা
Father : RAMESH CHANDRA PARICHHA

জন্মতারিখ / DOB: 05/10/1957

পুরুষ / Male

6255 3848 8689



আমার আধার, আমার পরিচয়

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



तानिकाङ्कित नम्बर/Enrolment No.: 2017/25009/22835

Shyamal Kumar Gayen (श्यामल कुमार गायन)
S/O: Poresh Chandra Gayen, NATUN PALLY
KALIBARI ROAD, Rajpur Sonarpur(M), South 24
Parganas,
West Bengal - 700147

उपना

- आधार परिचय प्रमाण, नागरिकत्व प्रमाण नय
- परिचय प्रमाण अनलाइन अथेन्टिकेशन द्वारा नाउ करुन
- एटा एक इलेक्ट्रोनिक प्रक्रियाय तैरी पत्र

INFORMATION

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आपनार आधार संख्या/Your Aadhaar No.:

9733 0420 3056



आमार आधार, आमार परिचय



1547



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Signature valid

Digitally signed by DS UNIQUE IDENTIFICATION AUTHORITY OF INDIA 01
Date: 2018.09.19 15:42:56 IST

- आमार सारा देणे मल्ल
- आधार आधारेर अन्य आपनार एकवारइ तानिकाङ्कित करार आवश्यकता आहे।
- अनुग्रह करे आपनार वर्तमान मोबाइल नम्बर एवं ई-मेल ठिकाना पत्रीकृत करुन। एते उविनाते आपनार विभिन्न सुविधा पावना सहज हवे।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



श्यामल कुमार गायन
Shyamal Kumar Gayen
उत्पत्ति तिथि/ DOB: 15/04/1977
पुरुष / MALE



ठिकाना:

श्री/श्री: पुरुष चन्द्र गायन,
नतुन पली कलिबारी रोड,
राजपुर सोनारपुर (एम),
दक्किन २४ पुरगना,
पश्चिम बङ्ग - 700147

Address:

S/O: Poresh Chandra Gayen,
NATUN PALLY KALIBARI ROAD,
Rajpur Sonarpur(M), South 24
Parganas,
West Bengal - 700147

9733 0420 3056

9733 0420 3056

आमार आधार, आमार परिचय

• MERA AADHAAR, MERI PEHACHAN

Major Information of the Deed

Deed No :	I-1603-06977/2022	Date of Registration	11/05/2022
Query No / Year	1603-2001296284/2022	Office where deed is registered	
Query Date	30/04/2022 6:08:24 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shyamal Gayen 22, Janata Road, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9874954060, Status :Deed Writer		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Rs. 2/-	Market Value Rs. 2,75,47,368/-	
Stampduty Paid(SD)	Rs. 40,020/- (Article:48(g))	Registration Fee Paid Rs. 53/- (Article:E, E)	
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: Purbachal Kalitala Road, Road Zone : (Purbachal Kalitala -- Purbachal Kalitala) , , Premises No: 147, , 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	6 Katha 13 Chatak 31 Sq Ft	1/-	2,74,93,368/-	Width of Approach Road: 13 Ft.,
Grand Total :				11.3117Dec	1 /-	274,93,368 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor :200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	



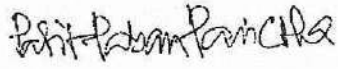
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
	Name Photo Finger Print Signature
1	<p>Smt Chandana Das Wife of Late Sudhanya Chandra Das Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office</p>   <p>11/05/2022 LTI 11/05/2022</p> <p>Signature: <i>Chandana Das</i></p> <p>11/05/2022</p> <p>80, P Majumer Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: adxxxxxx1m, Aadhaar No: 83xxxxxxx8791, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office</p>
2	<p>Shri Sudip Kumar Das Son of Late Sudhanya Chandra Das Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office</p>   <p>11/05/2022 LTI 11/05/2022</p> <p>Signature: <i>Sudip Kumar Das</i></p> <p>11/05/2022</p> <p>80, P Majumer Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx2j, Aadhaar No: 59xxxxxxx1080, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office</p>
3	<p>Smt Mallika Sarkar Wife of Shri Niloy Sarkar Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office</p>   <p>11/05/2022 LTI 11/05/2022</p> <p>Signature: <i>Mallika Sarkar</i></p> <p>11/05/2022</p> <p>13A, Vivekananda Sarani, City:- , P.O:- Haltu, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: acxxxxxx7I, Aadhaar No: 54xxxxxxx9501, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office</p>



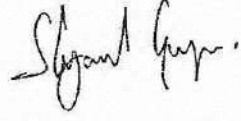
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	P P PARICHHA AND ASSOCIATES 16/2, Vivekananda Sarani, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: AJxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Patit Paban Parichha (Presentant) Son of Late Ramesh Chandra Parichha Date of Execution - 11/05/2022, , Admitted by: Self, Date of Admission: 11/05/2022, Place of Admission of Execution: Office	 May 11 2022 2:00PM	 LTI 11/05/2022	 11/05/2022
13A, Vivekananda Sarani, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1H, Aadhaar No: 62xxxxxxxx8689 Status : Representative, Representative of : P P PARICHHA AND ASSOCIATES (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Shyamal Gayen Son of Late P C Gayen Subhasgram, Natunpally, City:- , P.O:- Subhasgram, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147			
	11/05/2022	11/05/2022	11/05/2022
Identifier Of Smt Chandana Das, Shri Sudip Kumar Das, Smt Mallika Sarkar, Shri Patit Paban Parichha			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Chandana Das	P P PARICHHA AND ASSOCIATES-3.77056 Dec
2	Shri Sudip Kumar Das	P P PARICHHA AND ASSOCIATES-3.77056 Dec
3	Smt Mallika Sarkar	P P PARICHHA AND ASSOCIATES-3.77056 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Chandana Das	P P PARICHHA AND ASSOCIATES-66.66666700 Sq Ft
2	Shri Sudip Kumar Das	P P PARICHHA AND ASSOCIATES-66.66666700 Sq Ft
3	Smt Mallika Sarkar	P P PARICHHA AND ASSOCIATES-66.66666700 Sq Ft

Endorsement For Deed Number : I - 160306977 / 2022

On 11-05-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

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

Presented for registration at 12:45 hrs on 11-05-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Patit Paban Parichhá .

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 2,75,47,368/-

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

Execution is admitted on 11/05/2022 by 1. Smt Chandana Das, Wife of Late Sudhanya Chandra Das, 80, P Majumer Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 2. Shri Sudip Kumar Das, Son of Late Sudhanya Chandra Das, 80, P Majumer Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 3. Smt Mallika Sarkar, Wife of Shri Niloy Sarkar, 13A, Vivekananda Sarani, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife

Indetified by Shri Shyamal Gayen, , , Son of Late P C Gayen, Subhasgram, Natunpally, P.O: Subhasgram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Business

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

Execution is admitted on 11-05-2022 by Shri Patit Paban Parichha, PROPRIETOR, P P PARICHHA AND ASSOCIATES (Sole Proprietoship), 16/2, Vivekananda Sarani, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Shri Shyamal Gayen, , , Son of Late P C Gayen, Subhasgram, Natunpally, P.O: Subhasgram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/05/2022 5:53PM with Govt. Ref. No: 192022230019286981 on 03-05-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT5764452 on 03-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 39,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 259424, Amount: Rs.50/-, Date of Purchase: 02/05/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/05/2022 5:53PM with Govt. Ref. No: 192022230019286981 on 03-05-2022, Amount Rs: 39,970/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT5764452 on 03-05-2022, Head of Account 0030-02-103-003-02

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2022, Page from 246195 to 246231
being No 160306977 for the year 2022.



Digitally signed by DEBASISH DHAR
Date: 2022.05.11 14:53:00 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2022/05/11 02:53:00 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)