

0807/22

27865/22

भारतीय गैर न्यायिक

दस
रुपये

TEN
RUPEES

₹.10

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

73AB 658090

13/07/2022
G-2001122A9/2022

[Redacted text]



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 13th day of July 2022 BETWEEN 1. SMT JHARNA DAS (PAN- ADIPD 6246Q) (AADHAAR No. 7807 2260 6718) wife of Late Narendra Chandra Das, by faith Hindu , by occupation- Housewife, by nationality Indian, 2. DR. DEBALEENA DAS.(PAN- BTTPD 8776M) (AADHAAR No. 7049 5420 8970) daughter of Late Narendra Chandra Das, by faith Hindu , by occupation- service, by nationality Indian, and 3. SRI INDRANIL DAS. (PAN- AMQPD 7620R) (AADHAAR No. 9510 0288 5964) son of Late Narendra Chandra Das, by faith Hindu , by

v.c
1920
9-45 pm
13/7/22

4351

- 5 JUL 2022

No.....Rs. **10/-** Date.....

Name.....

Samir Dey

Address.....

Advocate

Vendor.....

Alipur Judge's Court

Kolkata - 27

Alipur Collectorate, 24 Pgs. (9)

**SUBHANKAR DAS
STAMP VENDOR**

Alipur Police Court, Knl-27

- *Tarak Ghatak*



4961

- *Tarak Ghatak*



4962

- *Suband Das*



4963

Sharna Das



District Sub-Registrar
Kolkata - 74
Registrar - GC
Alipur, South 24 Parganas

13 JUL 2022

occupation- service , by nationality Indian, all are residing at Flat No. I/2, 1st floor, 'Sudhirkunj Apartment', 63/15, Gopal Chandra Sur Road, Surer Math, P.S. Dum Dum P.O. Dum Dum , Kolkata-700074 hereinafter called and referred to as the 'OWNERS' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators , representatives and assigns) of the ONE PART.

A N D

M/S. PRIYA CONSTRUCTION (PAN- AAYFP1108N), a partnership firm, having its office at E- 24, Ramgarh , P.S.- Previously Jadavpur, now Netaji Nagar , Kolkata- 700 047 , represented by its partners namely 1. SRI TARAK GHATAK (PAN- AIVPG0971D) (AADHAAR No. 5532 0765 2396.) son of Late Santosh Ghatak, by faith Hindu, by occupation business, by nationality Indian, residing at E-24, Ramgarh, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047 and 2. SRI BIKRAMJIT KUNDU (PAN- AELPK3929F) (AADHAAR No. 3167 7910 7011) son of Late Gourgopal Kundu , by faith Hindu, by occupation business , by nationality Indian , residing at 8, Satyen Bose Road, Babupara, P.O. Siliguri, P.S. Siliguri, District- Darjeeling, West Bengal, Pin- 734004 , hereinafter called and referred to as the 'DEVELOPER' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators , representatives and assigns) of the OTHER PART.

WHEREAS Sri Narendra Chandra Das, was the rightful absolute owner of all that piece and parcel of land measuring about 7 cottahs 5 chittacks 8 Sq.ft. more or less,

equivalent to 12 Decimals more or less, together with a structure standing thereon, lying and situated at District – 24 Parganas , now South 24 Parganas , A.D.S.R.O. Sonarpur , P.S.- Sonarpur , P.O.- Sonarpur, Parganas- Medanmalla, Mouza- Tentulberia, J.L.No. 44, Touzi No. 271, R.S. No.8, C.S. Khatian No. 32, R.S. Khatian No. 31, C.S. Dag No.891, R.S. Dag No. 856 , within the limits of Rajpur Sonarpur Municipality , Ward No. 04, which is butted and bounded as follows- on the North- 16'-0" wide road, on the South- Land & Two Storied Building of Sri. Nityananda Das, on the East – land & building of 1) Nani Gopal (2) Gurupada Das & 3) Rabi Nag, on the West – 1) Sunil Bhattachariya 2) Trideep Chatterjee & 3) Vacant land by way of purchase for valuable consideration from the rightful owners. The Deed of Sale was made between Sri Narendra Chandra Das, as Kobala Grahita (Purchaser) and Sri Adhar Chandra Ghoshal and 8 others as Kobala Data (Vendors), which was registered at the office of Sub-Registrar – Sonarpur , recorded in Book No. I, Volume No. 45 , Pages 289 to 295, Being No. 3445 in the year 1972.

AND WHEREAS Sri Narendra Chandra Das by registered Deed of Sale Being No. 3445 in the year 1972 had purchased all that piece and parcel of land measuring about 7 cottahs 5 chittacks 8 Sq.ft. more or less but the said property is physically measuring about 6 cottahs 4 chittacks 13 sft. more or less which is more fully described in the schedule "A" hereunder written and hereinafter referred to as the 'Said Property'.

AND WHEREAS Sri Narendra Chandra Das recorded his name with B.L.& L.R.O. Sonarpur , L.R. Parcha has been published in his name , L.R. Khatian No. 945, L.R. Dag No. 872 , total area of land 12 Decimals .

AND WHEREAS Sri Narendra Chandra Das decided to develop the aforesaid property by constructing a G + 3 storied building thereon as per sanctioned building plan approved by Rajpur Sonarpur Municipality, having 4 passengers lift facility.

AND WHEREAS Sri Narendra Chandra Das was not equipped with funds and manpower to implement the said Scheme of development on the said property which is more fully described in the schedule "A" hereunder written, so, he had decided to appoint a Developer who will be in a position to develop the said property more-fully described in the schedule "A" hereunder written by constructing a G + 3 storied building thereon, having 4 passengers lift facility as per sanctioned building plan approved by Rajpur Sonarpur Municipality with his men, materials and resources.

AND WHEREAS on 5/10/2016 Sri Narendra Chandra Das entered into a Development Agreement with M/S INFRASTRUCTURE DEVELOPMENT CONSULTANTS, a sole proprietorship firm, having its office at E- 30A, Ramgarh, P.S.- Previously Jadavpur, now Netaji Nagar, Kolkata- 700 047, represented by its proprietor SRI MANASH MOHAN GUHA MAJUMDER (PAN- AGSPG 7621D) (Mob. No.90880 15153) son of Late Moni Mohan Guha Majumder, by faith Hindu, by occupation- business, residing at E- 30A, Ramgarh, P.S.- Previously – Jadavpur, now- Netaji Nagar, Kolkata- 700 047, Kolkata- 700 047, the Developer to develop the aforesaid by constructing a G + 3 storied building thereon as per sanctioned building plan approved by Rajpur Sonarpur Municipality, having 4 passengers lift facility which was registered at the office of D.S.R. –

IV, Alipore , recorded in Book No. I, Volume No. 1604-2016, Pages 176744 to 176770, Being No. 160406468 for the year 2016.

AND WHEREAS on 15/11/2016 Sri Narendra Chandra Das also executed a Development Power of Attorney in favour of Sri Manash Mohan Guha Majumder, proprietor of M/S INFRASTRUCTURE DEVELOPMENT CONSULTANTS , the Developer in respect of the aforesaid property which was registered at the office of D.S.R. -IV, Alipore , recorded in Book No. I, Volume No. 1604-2016, Pages 187389 to 187406, Being No. 160406869 for the year 2016.

AND WHEREAS in the aforesaid Development Agreement and Development Power of Attorney , the area of land has been wrongly mentioned as 6 cottahs 5 chittacks 8 sq.ft. more or less instead of 6 cottahs 4 chittacks 13 sft. more or less.

AND WHEREAS M/S INFRASTRUCTURE DEVELOPMENT CONSULTANTS, the Developer at its own cost mutated the name of Sri Narendra Chandra Das in respect of the aforesaid property with Rajpur Sonarpur Municipality on payment of taxes . It is found that the actual physical measurement of this property is 6 cottahs 4 chittacks 13 sft. more or less and the said property has been numbered as Holding No. 742, Purba Tentulberia , Pin Code-700150 which is more fully described in the schedule "A" hereunder written .

AND WHEREAS in the L.R. Parcha in the name of Sri Narendra Chandra Das , the classification of the land has been mentioned as 'Shali'. So Sri Narendra Chandra Das had applied before the concerned B.L.& L.R.O. for conversion his aforesaid property from 'Shali' to 'Bastu' and it had been learnt that the property more than 10 decimals cannot be converted from the office of B.L.& L.R.O.

AND WHEREAS on 9/6/2017 Sri Narendra Chandra Das gifted /donated all that piece and parcel of land measuring about 1 cottah 4 chittacks 7 sq.ft. equivalent to 2 Decimals more or less together with a 100 sq.ft. tile shed structure standing thereon out of his property , lying and situated at District – 24 Parganas , now South 24 Parganas , A.D.S.R.O. Sonarpur , P.S.- Sonarpur , P.O.- Sonarpur, Parganas- Medanmalla, Mouza- Tentulberia, J.L.No. 44, Touzi No. 271, R.S. No.8, C.S. Khatian No. 32, R.S. Khatian No. 31, C.S. Dag No.891, R.S. Dag No. 856 , L.R. Dag No. 872 within the limits of Rajpur Sonarpur Municipality , Ward No. 04, which is butted and bounded as follows- on the North :- 12ft. wide road, on the South :- Property of Sri Narendra Chandra Das, on the East :- 6ft. wide common passage and property of Nani Gopal Nag and on the West :- rest Property of Sri Narendra Chandra Das to his son Sri Indranil Das by registered Deed of Gift which was registered at the office of District Sub-Registrar – IV, Alipore , recorded in Book No. I, Volume No. 1604-2017 , Pages 78405 to 78427 , Being No. 160402883 for the year 2017. In the Deed of Gift it is wrongly mentioned that it was executed on 9/6/2016 instead of 9/6/2017.

AND WHEREAS after becoming the owner of the 2 Decimals of land, Sri Indranil Das recorded his name with B.L.& L.R.O. Sonarpur. L.R. Parcha has been published in his name , L.R. Khatian No. 379I, L.R. Dag No. 872 and the classification of land is 'Shali'.

AND WHEREAS Sri Indranil Das has got his 2 Decimals of land converted from Shali to Bastu from the office of B.L.& L.R.O. Sonarpur, vide Case No. 970/2017, Memo No. 41/2816/BL-SNP/17, Dt. 13/11/2017.

AND WHEREAS Sri Narendra Chandra Das also has got his 10 Decimals of land converted from Shali to Bastu from the office of B.L.& L.R.O. Sonarpur, vide Case No. 969/2017, Memo No. 41/2815/BL-SNP/17, Dt. 13/11/2017.

AND WHEREAS on 4/1/2018 Sri Indranil Das gifted /donated all that piece and parcel of land measuring about 1 cottah 4 chittacks 7 sq.ft. equivalent to 2 Decimals more or less together with a 100 sq.ft. tile shed structure standing thereon , lying and situated at District – 24 Parganas , now South 24 Parganas , A.D.S.R.O. Sonarpur , P.S.- Sonarpur , P.O.- Sonarpur, Parganas- Medanmalla, Mouza- Tentulberia, J.L.No. 44, Touzi No. 271, R.S. No.8, C.S. Khatian No. 32, R.S. Khatian No. 31, C.S. Dag No.891, R.S. Dag No. 856 , L.R. Khatian No. 3791, L.R. Dag No. 872 within the limits of Rajpur Sonarpur Municipality , Ward No. 04, which is butted and bounded as follows- on the North :- 12ft. wide road, on the South :- Property of Sri Narendra Chandra Das, on the East :- 6ft. wide common passage and property of Nani Gopal Nag and on the West :- Property of Sri Narendra Chandra Das to his father Sri Narendra Chandra Das by registered Deed of Gift which was registered at the office of District Sub-Registrar – IV, Alipore , recorded in Book No. 1, Volume No. 1604-2018 , Pages 2452 to 2475 , Being No. 160400046 for the year 2018.

AND WHEREAS Sri Narendra Chandra Das recorded his name in respect of the 2 decimal of land with the concerned B.L.& L.R.O. and L. R. Parcha in respect of 12 Decimals of land has been published in his name. L.R. Khatian No. 945, L.R. Dag No. 872. The physical measurement of this property is 6 cottahs 4 chittacks 13 sft. more or less.

AND WHEREAS Sri Narendra Chandra Das became the absolute owner of all that piece and parcel of Bastu land measuring about 6 cottahs 4 chittacks 13 sft. more or less , together with a 100 sq.ft. cemented flooring, tile shed structure standing thereon, lying and situated at District –South 24 Parganas , A.D.S.R.O. Sonarpur , P.S.- Sonarpur , P.O.Sonarpur, Parganas- Medanmalla, Mouza- Tentulberia, J.L.No. 44, Touzi No. 271, R.S. No.8, C.S. Khatian No. 32, R.S. Khatian No. 31, C.S. Dag No.891, R.S. Dag No. 856 , L.R. Khatian No. 945, L.R. Dag No. 872 within the limits of Rajpur Sonarpur Municipality , Ward No. 04, being Holding No. 742, Purba Tentulberia, Pin Code-700150 which is butted and bounded as follows- on the North :- 16'-0" wide road, on the South :- Land & Two Storied Building of Sri. Nityanānda Das , on the East :- land & building of 1) Nani Gopal Nag,2) Gurupada Das & 3) Rabi Nag and on the West :- land & building of 1) Sunil Bhattachariya ,2) Trideep Chatterjee, 3) Vacant land. which is more fully described in the schedule "A" hereunder written.

AND WHEREAS on 29/6/2018 Sri Narendra Chandra Das entered into a Development Agrément ,with M/S INFRASTRUCTURE DEVELOPMENT CONSULTANTS the Developer herein in respect of the aforesaid property being Holding No. 742, Purba Tentulberia, Pin Code-700150 which is more fully described in the schedule

“A” hereunder written which was registered at the office of District Sub-Registrar – IV, Alipore , recorded in Book No. I, Volume No. 1604-2018 , Pages 123551to 123588 , Being No. 160404168 for the year 2018.

AND WHEREAS on 29/6/2018. Sri Narendra Chandra Das executed a Development Power of Attorney in favour of SRI MANASH MOHAN GUHA MAJUMDER, proprietor of M/S INFRASTRUCTURE DEVELOPMENT CONSULTANTS the Developer herein in respect of the aforesaid property being Holding No. 742, Purba Tentulberia, Pin Code-700150 which is more fully described in the schedule “A” hereunder written which was registered at the office of District Sub-Registrar – IV, Alipore , recorded in Book No. I, Volume No. 1604-2018 , Pages 134921 to 134939 , Being No. 160404633 for the year 2018.

AND WHEREAS SRI MANASH MOHAN GUHA MAJUMDER being constituted Attorney of Sri Narendra Chandra Das obtained sanctioned building plan being plan Sanction No. 40/CB/04/69, Dated 29/5/2019 duly sanctioned by Rajpur Sonarpur Municipality for constructing a G + 3 storied building with 4 passengers lift on the property being Holding No. 742, Purba Tentulberia, Pin Code-700150 which is more fully described in the schedule “A” hereunder written.

AND WHEREAS Sri Narendra Chandra Das died intestate on 3/6/2019 leaving behind his wife Smt. Jharna Das , one daughter namely Dr. Debaleena Das and one son namely Sri Indranil Das as his only legal heirs and after demise of Sri Narendra Chandra Das

, all the above named legal heirs have become the owners of the property being Holding No. 742, Purba Tentulberia, Pin Code-700150 which is more fully described in the schedule "A" hereunder written by way of inheritance .

AND WHEREAS on 9/8/2019 Smt. Jharna Das, Dr. Debaleena Das and Sri Indranil Das, the owners herein entered into a Development Agreement with M/S INFRASTRUCTURE DEVELOPMENT CONSULTANTS the Developer for constructing the G + 3 storied building with 4 passengers lift on the property being Holding No. 742, Purba Tentulberia , Pin Code-700150 which is more fully described in the schedule "A" hereunder written as per aforesaid sanctioned building plan approved by Rajpur Sonarpur Municipality , keeping all the other terms and conditions same as mentioned in the Development Agreement Dt. 29/6/2018 which was registered at the office of District Sub-Registrar – IV, Alipore , recorded in Book No. I, Volume No. 1604-2019 , Pages 230521 to 230555 , Being No. 160404998 for the year 2019.

AND WHEREAS on 9/8/2019 Smt. Jharna Das, Dr. Debaleena Das and Sri Indranil Das, the owners herein executed a Development Power of Attorney in favour of SRI MANASH MOHAN GUHA MAJUMDER, proprietor of M/S INFRASTRUCTURE DEVELOPMENT CONSULTANTS the Developer in respect of the aforesaid property being Holding No. 742, Purba Tentulberia, Pin Code-700150 which is more fully described in the schedule "A" hereunder written which was registered at the office of District Sub-Registrar – IV, Alipore , recorded in recorded in Book No. I, Volume No. 1604-2019 , Pages 214085 to 214111 , Being No. 160405760 for the year 2019.

AND WHEREAS at present Sri Manash Mohan Guha Majumder , proprietor of M/S INFRASTRUCTURE DEVELOPMENT CONSULTANTS the Developer has been suffering from various ailments and he is not in position to proceed the development work , and after knowing the health condition of Sri Manash Mohan Guha Majumder ,the Developer, the Owners herein requested Sri Manash Mohan Guha Majumder, the Developer to cancel the Development Agreement as well as the Development Power of Attorney, so that they can appoint another Developer who can develop the property being Holding No. 742, Purba Tentulberia , Pin Code-700150 which is more fully described in the schedule "A" hereunder written as per aforesaid sanctioned building plan approved by Rajpur Sonarpur Municipality and the Owners herein are ready and willing to pay Rs. 20,00,000/- (Rupees Twenty lakh) only to Sri Manash Mohan Guha Majumder ,the Developer who has spent the said sum for mutation , conversion of the said property from Sali to Bastu and for obtaining sanctioned building plan etc. Sri Manash Mohan Guha Majumder ,the Developer has accepted the proposal of the Owners herein .

AND WHEREAS on 13 /7/2022 Smt. Jharna Das, Dr. Debaleena Das and Sri Indranil Das, the owners herein and Sri Manash Mohan Guha Majumder, proprietor of M/S INFRASTRUCTURE DEVELOPMENT CONSULTANTS, the Developer have cancelled the aforesaid registered Development Agreement Being No. 160404998 for the year 2019 by a Deed of cancellation of Development Agreement which was registered at the office of District Sub-Registrar – IV, Alipore , South 24 Parganas. Smt. Jharna Das, Dr. Debaleena Das and Sri Indranil Das, the owners herein paid Rs. 20,00,000/- (Rupees Twenty lakh) only to Sri Manash Mohan Guha Majumder.

AND WHEREAS on 19/7/2022 Smt. Jharna Das, Dr. Debaleena Das and Sri Indranil Das, the owners herein and Sri Manash Mohan Guha Majumder, proprietor of M/S INFRASTRUCTURE DEVELOPMENT CONSULTANTS, the Developer have cancelled the registered Development Power of Attorney Being No. 160405760 for the year 2019 by a Deed of cancellation of Development Power of Attorney which was registered at the office of District Sub-Registrar – IV, Alipore , South 24 Parganas.

AND WHEREAS the developer herein is a well-established and reputed building contractor having practical knowledge and experience of construction of multi-storied building, and sound financial position to build multi-storied building having self-sufficient and/or self-contained residential flats/apartments.

AND WHEREAS coming to know such intention of the Owners herein , the Developer herein has approached the owners to appoint their firm as Developer for developing the property being Holding No. 742, Purba Tentulberia , Pin Code-700150 which is more fully described in the schedule "A" hereunder written as per aforesaid sanctioned building plan approved by Rajpur Sonarpur Municipality, in consideration of that the Owners will get entire 1st floor of the building , two car parking spaces measuring about 135 sq. ft. each on the ground floor, Northern side and 150 sq.ft. commercial space (godown/ store) on the ground floor, South -West side of the proposed G+ 3 storied building along with all common facilities and amenities attached therein together with undivided proportionate share of the land of the said property which will be called the Owners' share and/ or Owners' allocation and the Developer will also pay Rs.13,50,000/- (

Rupees Thirteen Lakh fifty thousand) only to the Owners as forfeited money of which Rs. 6,00,000/- (Rupees Six Lakh) only will be paid at the time of execution of the Development agreement and Rs. 7,50,000/- (Rupees Seven Lakh fifty thousand) will be paid after completion of the super structure of the proposed G+ 3 storied building. And the rest portion of the building will be treated as the Developer's share/ Developer's allocation. The Owners herein have accepted the proposal of the Developer herein.

NOW THIS AGREEMENT/ INDENTURE WITNESSETH as follows :-

1. The Developer will construct a G+3 storied building with 4 passengers lift on the said property which is more fully described in the Schedule 'A' hereunder written as per sanctioned building plan being plan Sanction No. 40/CB/04/69, Dated 29/05/2019 duly sanctioned by Rajpur Sonarpur Municipality and if necessary , the Developer can modify the sanctioned building plan as per municipal Building rules .

2. The Owners have agreed to appoint the party of the other part as Developer for execution of the work of development on the said property which is more fully described in the Schedule 'A' hereunder written with their men and materials and resources and the costs and expenses of all the related work in connection with the construction of the said proposed building, including the portion allocable to owners shall be borne by the Developer exclusively and the Owners shall not have any responsibility whatsoever in this respect.

3. The Owners' Allocation:- The Owners will get entire 1st floor of the building , two car parking spaces measuring about 135 sq. ft. each on the ground floor, Northern side and 150 sq.ft. commercial space (godown/ store) on the ground floor, South -West side of the proposed G+ 3 storied building with 4 passengers lift along with all common facilities and amenities attached therein together with undivided proportionate share of the land of the said property being Holding No. 742, Purba Tentulberia which will be called the Owners' share and/ or Owners' allocation.

4. The Developer's Allocation:- That except the Owners' share/allocation in the proposed building , all other flats/shops/garages and/or car parking spaces/ saleable space in the said building will be treated as Developer's share /allocation and the developer will have every right to convey/transfer the flats/shops/garages and/or car parking spaces and other saleable places / spaces in the building so built thereon to the intending purchasers excepting the flats , commercial space (godown/ store) and car parking spaces which are exclusively reserved / allotted for the Owners as per Clause No.3 (three). The common facilities and amenities will remain common to the parties herein or the respective purchaser/s of the same.

5. That the Developer will also pay to the Owners Rs. 13,50,000/- as forfeited money and on the day of execution of this agreement the Developer has paid Rs. 6,00,000/- (Rupees Six Lakh) only and the rest amount of Rs. 7,50,000/- (Rupees Seven Lakh fifty thousand) will be paid by the developer after completion of the super structure of the proposed G+ 3 storied building.

6. It is clearly understood that the Owners will not be liable for any deviation from the sanctioned building plan or defective workmanship or the measuring (regarding Owners' allocation) committed by the Developer. The Developer shall be solely responsible to the Rajpur Sonarpur Municipality and other authorities and/ or to the purchasers affected by such construction.

7. The Developer shall be entitled to enter into agreement with the intending purchaser or purchasers in respect of flats , car parking spaces and other saleable spaces of said building belonging to the developer's share or allocation and shall settle the terms with the prospective buyers of the flats , car parking spaces and other saleable spaces etc. and the Owners will join in the said agreement as confirming party agreeing to transfer the same flats, car parking spaces and other spaces together with proportionate share of land of the premises to the said purchaser/s and the Developer shall also receive the consideration money from the said purchaser/s.

8. The Developer shall at its own cost and expenses complete the construction of the said proposed G+3 storied building with 4 passengers lift as per specification of material as contained in the Schedule "B" hereunder written, within 24 months from the date of execution of this agreement. The developer herein has agreed to construct the building as per Municipal building rules . Be it recorded that the stipulated period of completion of the building may be extended and in that case no other supplementary development will required to be executed.

9. The Land Owners will execute and register a Development Power of Attorney in favour of the Developer for performing all the works and other deeds and things for constructing the proposed building and selling the Developer's share and /or allocation to the intending purchaser or purchasers and to facilitate the formalities of construction, as well as, to raise funds by way of booking flats, loan from financial institutions with respect to developer's allocation only without making any liability on the owner, to execute and register the requisite Deed of Conveyance in favour of the intending flats/shop/garage purchasers in respect of the Developer's share and/or allocation .The Developer will bear all the cost and expenses for registration of the Development Power of Attorney.

10. The Developer on completion of construction of the building will deliver up undisputed, undisturbed, peaceful and habitable possession of the Owners' allocation to the owners herein together with all rights to use and enjoy in common, the common areas and facilities of the said building. And the Developer will deliver up possession and / or execute and register any deed of conveyance in favour of any intending purchaser/s in respect of the Developer's allocation in the building.

11. That the developer will obtain the 'Completion Certificate' from the Rajpur Sonarpur Municipality in respect of the building to be constructed at its own cost and one extract copy of the same will be supplied to the owner, free of cost by the developer and the developer will also issue Possession Letter in respect of the owner's allocation in the building at the time of delivery of possession.

12. The developer shall abide by all laws, bye laws, rules and regulations of the government, statutory bodies and/or Local bodies as the case may be and shall attend to and answer and assume responsibility for any deviation violation and/or breach of said laws, bye laws and regulations.

13. The Developer consulting with the owners herein shall give the name of the building to be constructed and the Developer shall be entitled to frame scheme for management, maintenance and administration of the building upon completion or construction thereof. The Owners hereby agree to abide by all such rules or regulations of such Schemes, which shall in no way, be unjust or contrary to the interest of the Owners.

14. Force majeure reason which are govt. declared riot, war , natural calamity , etc. and non-availability of building materials shall also be the reason not to complete the building within the stipulated period as mentioned before and for those reasons the time for completion of the building may be extended and for which no supplementary development agreement will be required.

15. That the legal heirs and successors of the present owners will remain bound and shall abide by all the terms and conditions mentioned in this agreement in absence of the present Owners during the construction work and completion of sell of the Developer's allocation in the building. Be it specifically mentioned herein that in the absence of any of the present Owners during construction, the legal heirs of the said owner including the other owners shall be bound to execute a fresh Supplementary Development Agreement and

Development Power of Attorney under the same terms and conditions and in the absence of the Developer during the construction period, the owners shall be bound to execute a fresh Supplementary Development Agreement and Development Power of Attorney under the same terms and conditions in favour of the legal heirs of the developer, without demanding anything whatsoever.

16. That the owners will hand over all the original documents relating to the property to the developer at the time of execution of this agreement. After completion of the building and handing over peaceful possession of the owners' allocation to the Owner as well as the Developer's allocation in the building to the intending purchasers, all the original documents relating to the property will be given back to the owners by the Developer. And for this the developer may issue a acknowledge letter of the same.

17. That all disputes and differences between the parties shall be adjudicated by the arbitrator mutually appointed by the parties herein in accordance with the Arbitration and Conciliation Act, 1996 and in case of their disagreement, same shall be referred to an umpire to be appointed by the said arbitrators of both the parties or both the parties will have liberty to move before the competent court of law.

THE SCHEDULE -A - ABOVE REFERRED TO :

All that piece and parcel of Bastu land measuring about 6 cottahs 4 chittacks 13 sq.ft. more or less, together with a brick built, tile shed, cemented flooring 100 sq.ft.

residential structure standing thereon, lying and situated at District –South 24 Parganas , A.D.S.R.O. Sonarpur , P.S.- Sonarpur , P.O Sonarpur, Parganas- Medanmalla, Mouza- Tentulberia, J.L.No. 44, Touzi No. 271, R.S. No.8, C.S. Khatian No. 32, R.S. Khatian No. 31, C.S. Dag No.891, R.S. Dag No. 856 , L.R. Khatian No. 945, L.R. Dag No. 872 within the limits of Rajpur Sonarpur Municipality , Ward No. 04, being Holding No. 742, Purba Tentulberia, Pin Code- 700150 which is butted and bounded as follows-

On the North :- 16'-0" wide road,

On the South :- Land & Two Storied Building of Sri. Nityananda Das ,

On the East :- land & building of 1) Nani Gopal Nag,2) Gurupada Das & 3) Rabi Nag .

On the West :- land & building of 1) Sunil Bhattachariya ,2) Trideep Chatterjee, 3) Vacant land.

SCHEDULE " B " ABOVE REFERRED TO :

(The Schedule of detailed specification of the building)

1. G + 3 storied building with lift for 4 passengers.
2. R.C.C. Framed structure .
3. Outside wall & Ceiling finished with cement plaster.
4. All the floors should be finished with white cut piece marbles.
5. Doors, wooden frame with flush door shutter.
6. Windows fully glazed aluminium window with grills

7. Inside wall and ceiling finished with Plaster of Paris with a final coating of Putty.
8. Outside wall finished with cement based paint (weather coat).
9. Toilet floor should be finished with digital vitrified tiles and the side wall upto 6'-6'' height finished with glaze tiles .
10. Electrification – Concealed wiring with copper wire, with standard brand switches (ISI Brand)
11. Connection including supplying of common meter and exclusive fittings like tube light point, 1 No. fan point and 1 No. plug point.
12. Bed Room – 2 Nos. light point, 1 No. fan point ,2 No. plug point and 1No. AC Point.
13. Drawing / Dining – 3 Nos. light point, 2 Nos. fan point, 1No. AC Point, 2 No. 15 amp. Plug point along with concealed cable connection.
14. -Toilet - 1 No. light point with 15 amp geyser connection & 1 plug point, 1 No. Exhaust fan point.(with a proper Exhaust Fan hole)
Verandah - 1.No. light point, 1 No. plug point.
Kitchen - 1 No. light point and 1 No. Exhaust fan point with 15 AMP Plug point, 1 No. plug point for Aquaguard.
Stair Room - 1 No. light point for every landing .

15. Plumbing works :

- a. Municipal water connection with underground reservoir and pump- - motor-pump for lifting water on the overhead tank.
- b. 3000 lt. Overhead tank (Patton) .
- c. toilet – 2 Nos. CP.P Tap toilet (ISI brand) and 1 No. shower point,
- d. Kitchen – 1 No. C.P. (ISI brand) tap point.

16. Separate meter connection is to be provided for each flat owner.

17. Sanitary works :

- a) Septic tank .
- b) Toilet – 1 commode, with low level P.V.C. cistern (ISI brand) in each bathroom.
- c) Waste water connection to surface drain.

18. Stair- room (ground floor) opening covered with collapsible gate .

19. Kitchen : Granite stone cooking slab, steel sink and 2'- 0' height glazed tiles over the cooking slab fitting.

20. Stair case with landing would be tile finish.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hand and seals on the day month and year first above written .

SIGNED, SEALED & DELIVERED

In presence of :-

WITNESSES

1. Deepen Bhawmik.
12/26 Padma Pukur
Road. KOL-92.

2. Manoj Kumar Gula Khat.
E-30A, Rampara.
Kolkata - 700047.

1. Harun Das
2. Debaleen Das
3. Indranil Das

SIG. OF THE OWNERS

PRIYA CONSTRUCTION
Tarak Ghatak Bikramjit Kundu
PARTNER

SIG. OF THE DEVELOPER.

Drafted and prepared by me as
per direction of the parties herein

Samir Deo

SAMIR DEY, ADVOCATE, WB-942/1993
Alipore Judges' Court
Kolkata- 700027

RECEIVED of and from within mentioned Developer the within mentioned amount of Rs. 6,00,000 /- (Rupees Six Lakh) only being the part of the forfeited amount as mentioned above as per memo mentioned below:-

MEMO OF CONSIDERATION

1. By 3 cheques of Rs. 2,00,000 of each, being -- Rs. 6,00,000 /-
Nos. 535677, 535678 and 535679, all
drawn on Canara Bank, Siliguri
College Bna Branch, Siliguri, Dt. 27/4/2022.

Rs. 6,00,000 /-

(Rupees Six Lakh) only

WITNESSES :-

1. Deepen Bhowmik.
12/28 Padma Pukur
Road. KOL-92,

2. Manoj Kumar Ghosh
E-38A, Rangas
Kolkata - 700042.





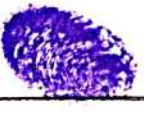
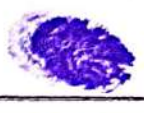
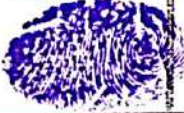



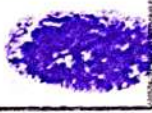
1. Charu Das
2. Debaleena Das
3. Indranil Das

SIG. OF THE OWNERS

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					


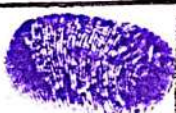

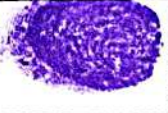
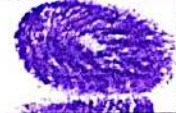

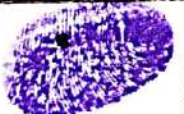




Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 <i>Jharva Das</i>	left hand					
	right hand					


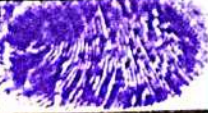


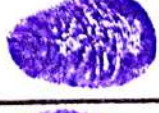
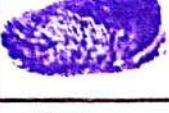
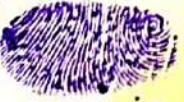




Name JHARVA DAS

Signature Jharva Das

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 <i>Deba Leena Das</i>	left hand					
	right hand					

Name DEBALEENA DAS

Signature Deba Leena Das

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 <i>Indranil Das</i>	left hand					
	right hand					


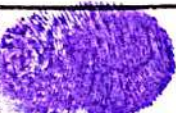
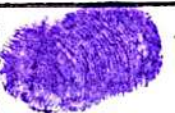

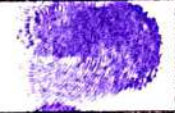





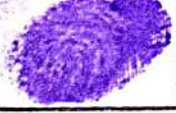
Name INDRANIL DAS

Signature Indranil Das

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					


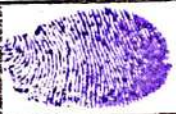

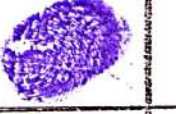
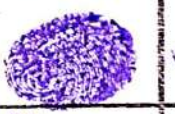

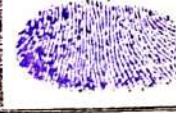

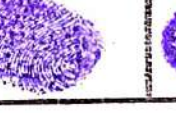

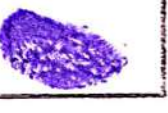
Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name BIKRAMJIT...KUNDU.

Signature Bikramjit Kundu

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name TARAK GHATAK

Signature Tarak Ghatak

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature







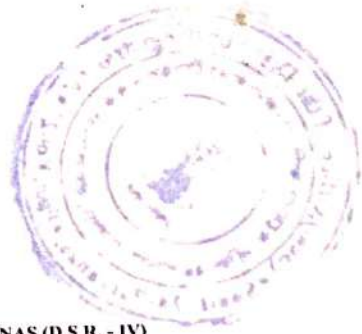
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas









Signature / LTI Sheet of Query No/Year 16042001188249/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt JHARNA DAS 63/15, GOPLA CHANDRA SUR ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700074	Land Lord			<i>Jharndal</i> 12/7/2022
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Dr DEBALEENA DAS 1ST FLOOR, 63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No: 1/2, 63/15, City:- , P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	Land Lord			<i>Debalena Das</i> 13/7/2022



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri INDRANIL DAS 63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No: 1/2, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700074	Land Lord			<i>Indranil Das</i> 13/07/2022
4	Shri TARAK GHATAK E-24, RAMGARH, City:- , P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	Represent ative of Developer [PRIYA CONSTR UCTION]		Finger Print	Signature with date
					<i>Tarak Ghatak</i> 13/7/2022
5	Shri BIKRAMJIT KUNDU 8, SATYEN BOSE ROAD, BABUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004	Represent ative of Developer [PRIYA CONSTR UCTION]	Photo	Finger Print	Signature with date
					<i>Bikramjit Kundu</i> 13/07/2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr DEEPTEN BHOWMICK Son of Mr RATAN BHOWMICK 12/26, PADMA PUKUR ROAD, City:- , P.O:- REGENT ESTATE, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700092	Smt JHARNA DAS, Dr DEBALEENA DAS, Shri INDRANIL DAS, Shri TARAK GHATAK, Shri BIKRAMJIT KUNDU			<i>Deepten Bhowmick</i> 13-07-2022

(Anupam Halder)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal





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

GRN Details

GRN: 192022230015442161 Payment Mode: Online Payment
GRN Date: 27/04/2022 10:29:05 Bank/Gateway: State Bank of India
BRN : IK0BQRPVO7 BRN Date: 27/04/2022 10:32:12
Payment Status: Successful Payment Ref. No: 2001188249/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: TARAK GHATAK
Address: RAMGARH PIN 700047
Mobile: 9836509674
Depositor Status: Others
Query No: 2001188249
Applicant's Name: Mr AVIJIT RAHA
Identification No: 2001188249/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001188249/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2001188249/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	13521
			Total	23542

IN WORDS: TWENTY THREE THOUSAND FIVE HUNDRED FORTY TWO ONLY

extended upto
07/08/2022



सत्यमेव जयते

Exclusion

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

Query No / Year	2001188249/2022	Office where deed will be registered
Query Date	19/04/2022 5:29:19 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	AVIJIT RAHA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 13,50,000/-]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 62,32,379/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,021/- (Article:48(g))	Rs. 13,521/- (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: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Tentulberia road, Mouza: Tentulberia, , Ward No: 004, Holding No:742 JI No: 44, , Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-872 (RS :-)	LR-945	Bastu	Bastu	6 Katha 4 Chatak 13 Sq Ft	1/-	62,05,379/-	Width of Approach Road: 16 Ft.,
Grand Total :					10.3423Dec	1/-	62,05,379 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	



Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Smt JHARNA DAS Wife of Late NARENDRA CHANDRA DAS,63/15, GOPLA CHANDRA SUR ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADxxxxxx6Q, Aadhaar No.: 78xxxxxxx6718, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Dr DEBALEENA DAS Daughter of Late NARENDRA CHANDRA DAS,1ST FLOOR, 63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No: 1/2, 63/15, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BTxxxxxx6M, Aadhaar No.: 70xxxxxxx8970, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Shri INDRANIL DAS Son of Late NARENDRA CHANDRA DAS,63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No: 1/2, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AMxxxxxx0R, Aadhaar No.: 95xxxxxxx5964, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	PRIYA CONSTRUCTION (Partnership Firm) .E-24, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 PAN No. ABxxxxxx9Q, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri TARAK GHATAK Son of Late SANTOSH GHATAKE-24, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALxxxxxx1D , Aadhaar No.: 55xxxxxxx2396	PRIYA CONSTRUCTION
2	Shri BIKRAMJIT KUNDU Son of Late GOURGOPAL KUNDU8, SATYEN BOSE ROAD, BABUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx9F , Aadhaar No.: 31xxxxxxx7011	PRIYA CONSTRUCTION



Identifier Details :**Name & address**

Mr DEEPTEN BHOWMICK
Son of Mr RATAN BHOWMICK
12/26, PADMA PUKUR ROAD, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Smt JHARNA DAS, Dr DEBALEENA DAS, Shri INDRANIL DAS, Shri TARAK GHATAK, Shri BIKRAMJIT KUNDU

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt JHARNA DAS	PRIYA CONSTRUCTION-3.44743 Dec
2	Dr DEBALEENA DAS	PRIYA CONSTRUCTION-3.44743 Dec
3	Shri INDRANIL DAS	PRIYA CONSTRUCTION-3.44743 Dec

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 19-05-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 19-05-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) 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.
10. It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumii.gov.in.
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. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. GARIA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-07865/2022	Date of Registration	14/07/2022
Query No / Year	1604-2001188249/2022	Office where deed is registered	
Query Date	19/04/2022 5:29:19 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	AVIJIT RAHA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 13,50,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 62,32,379/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,031/- (Article:48(g))	Rs. 13,553/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Tentulberia road, Mouza: Tentulbedia, , Ward No: 004, Holding No:742 JI No: 44, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-872 (RS :-)	LR-945	Bastu	Bastu	6 Katha 4 Chatak 13 Sq Ft	1/-	62,05,379/-	Width of Approach Road: 16 Ft.,
Grand Total :					10.3423Dec	1 /-	62,05,379 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	

Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Smt JHARNA DAS Wife of Late NARENDRA CHANDRA DAS 63/15, GOPLA CHANDRA SUR ROAD, City:- , P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx6Q, Aadhaar No: 78xxxxxxxx6718, Status :Individual, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Pvt. Residence</p>
2	<p>Dr DEBALEENA DAS Daughter of Late NARENDRA CHANDRA DAS 1ST FLOOR, 63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No: 1/2, 63/15, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BTxxxxxx6M, Aadhaar No: 70xxxxxxxx8970, Status :Individual, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Pvt. Residence</p>
3	<p>Shri INDRANIL DAS Son of Late NARENDRA CHANDRA DAS 63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No: 1/2, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx0R, Aadhaar No: 95xxxxxxxx5964, Status :Individual, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>PRIYA CONSTRUCTION E-24, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: ABxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri TARAK GHATAK (Presentant) Son of Late SANTOSH GHATAK E-24, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx1D, Aadhaar No: 55xxxxxxxx2396 Status : Representative, Representative of : PRIYA CONSTRUCTION</p>
2	<p>Shri BIKRAMJIT KUNDU Son of Late GOURGOPAL KUNDU 8, SATYEN BOSE ROAD, BABUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9F, Aadhaar No: 31xxxxxxxx7011 Status : Representative, Representative of : PRIYA CONSTRUCTION</p>

Applicant Details :

Name	Photo	Finger Print	Signature
DEEPTEN BHOWMICK Son of Mr RATAN BHOWMICK 26, PADMA PUKUR ROAD, City:- , O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092			

Identified by Smt JHARNA DAS, Dr DEBALEENA DAS, Shri INDRANIL DAS, Shri TARAK GHATAK, Shri BIKRAMJIT KUNDU

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt JHARNA DAS	PRIYA CONSTRUCTION-3.44743 Dec
2	Dr DEBALEENA DAS	PRIYA CONSTRUCTION-3.44743 Dec
3	Shri INDRANIL DAS	PRIYA CONSTRUCTION-3.44743 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt JHARNA DAS	PRIYA CONSTRUCTION-33.33333333 Sq Ft
2	Dr DEBALEENA DAS	PRIYA CONSTRUCTION-33.33333333 Sq Ft
3	Shri INDRANIL DAS	PRIYA CONSTRUCTION-33.33333333 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Tentulberia road,
 Mouza: Tentulberia, , Ward No: 004, Holding No:742 JI No: 44, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 872, LR Khatian No:- 945		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160407865 / 2022

08-07-2022

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 62,32,379/-

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 13-07-2022

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

Presented for registration at 21:45 hrs on 13-07-2022, at the Private residence by Shri TARAK GHATAK ..

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

Execution is admitted on 13/07/2022 by 1. Smt JHARNA DAS, Wife of Late NARENDRA CHANDRA DAS, 63/15, GOPLA CHANDRA SUR ROAD, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession House wife, 2. Dr DEBALEENA DAS, Daughter of Late NARENDRA CHANDRA DAS, 1ST FLOOR, 63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No: 1/2, 63/15, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Service, 3. Shri INDRANIL DAS, Son of Late NARENDRA CHANDRA DAS, 63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No: 1/2, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Service

Indetified by Mr DEEPTEN BHOWMICK, , , Son of Mr RATAN BHOWMICK, 12/26, PADMA PUKUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Service

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

Execution is admitted on 13-07-2022 by Shri TARAK GHATAK,

Indetified by Mr DEEPTEN BHOWMICK, , , Son of Mr RATAN BHOWMICK, 12/26, PADMA PUKUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Service

Execution is admitted on 13-07-2022 by Shri BIKRAMJIT KUNDU,

Indetified by Mr DEEPTEN BHOWMICK, , , Son of Mr RATAN BHOWMICK, 12/26, PADMA PUKUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Service

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 14-07-2022

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.

Certified that required Registration Fees payable for this document is Rs 13,553/- (B = Rs 13,500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 13,521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/04/2022 10:32AM with Govt. Ref. No: 192022230015442161 on 27-04-2022, Amount Rs: 13,521/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQRPVO7 on 27-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 10,021/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4351, Amount: Rs.10/-, Date of Purchase: 05/07/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/04/2022 10:32AM with Govt. Ref. No: 192022230015442161 on 27-04-2022, Amount Rs: 10,021/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQRPVO7 on 27-04-2022, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2022, Page from 248670 to 248710
being No 160407865 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.07.22 12:47:21 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/07/22 12:47:21 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)