

The others Expenses as per article III clause 5 , will be payable to the developers by the owner at the time of taking possession of the owner's allocation in new construction after complete of the developmental work.

That if it is found that the as per physical measurement of the areas of owner's allocation areas more than actual areas mentioned above then the said owner herein pay the cost of the said excess areas as per market rate / or agreed price to the said developer herein at the time of possession of the owner's allocation. If the above areas are lower then vise versa.

IT must be noted that the following expenses will be adjusted from the owners allocation

- a) Total consideration money which is paid by the said developer herein to the said owner herein as a Security Deposit as per this agreement.
- b) The cost of excess areas if the owners will take excess area from the said Developer.
- c) Outstanding municipal tax, cost of amalgamation charge, and liabilities of CESC if any other liabilities which is not reveal to the said Developer before the date of signing of this Agreement.
- d) The cost of extra work if done in the owner's allocation.
- e) That the GST is applicable to this project. GST charges have to be borne by Owner for his portions as per Govt. rules and regulations.

#### **ARTICLE "VII" DEVELOPER'S ALLOCATION**

1. In consideration of the development work and / or construction of the proposed commercial cum residential building complex at the costs and expenses of the Developer, the Developers shall get and be entitled to remaining portions except owners allocation as per sanction plan from the Local Kamarhati Municipality of the proposed commercial cum residential building complex including undivided proportionate share of the land of the demise premises no at **CHOUDHURY PARK** at premises no. 10, Kumud Ghosal Road, Ariadaha, Kolkata-700057, Police Station-Belghoria, District North 24 Parganas, more fully and particularly described in the First Schedule hereunder written including the common areas, facilities and amenities of the said building complex.

2. After the allotment of the said owner allocation as referred to hereinabove the Developer shall be entitled to hold, occupy, possess and enjoy the total built up area of the said Multi Storied building complex to its exclusive use and / or occupation and further be entitled to deal with and / or dispose of the same in any way / any manner and to appropriate the entire amount of the consideration by or the owners above named and / or any other person or party on its behalf or otherwise whatsoever. The Developer allocation as follows.

#### **ARTICLE "VIII" PERIOD OF COMPLETION**

That the time is the essence of the instant contract and the Developer at its own cost and expenses shall complete the entire project within **48 ( Forty Eight )** months from the date of sanction of the building plan from the Kamarhati Municipality and other authority or authorities unless the Developers are prevented by any restrained order issued by any competent court or due to acts beyond and control of the Developer for Natural Calamity, acts by God.

#### **ARTICLE "IX" DEVELOPERS OBLIGATION**

1. It is agreed and made clear that the owners herein shall not in any manner be liable and / or responsible for the costs, charges and expenses for the development of the said premises and / or construction of the proposed commercial cum residential building complex and in this respect, the Developer hereby agreed to keep the owners absolutely indemnified and harmless.

2. The Developer herein shall keep the owners absolutely indemnified and harmless against all action claims and demands which may arise due to any deviation and / or violation of the West Bengal Municipal act and rules, the Contract Labour Abolition Act, Workmen Compensation Act 1923 and rules thereof any the West Bengal Building (Regulation of Promotion of Construction and Transfer of Promoters) Act. 1993.
3. The Developer herein shall solely be responsible or liable for the payment of all salaries, wages, charges and remunerations of all Contractors, Masons, Labours, Supervisors, Architects, Engineers, Security Guards and other employees and staffs as may be retained appointed and / or employed by the Developer and in this regard, the owners shall not in any manner be responsible.

#### **ARTICLE "X" OWNER'S OBLIGATION AND COVENANTS**

1. The owner shall render their best co-operation and assistance to the Developers in the matter of development of the said land or construction of the proposed commercial cum residential building complex as may from time to time be necessary or required.
2. The owner will Sign in all papers such as Deed of Conveyance ,Agreement for sale , Building Plan , and other necessary Documents related to the Development Work.
3. The owner shall not in any manner object or obstruct the carrying out of the Development of the said premises and / or construction of the said commercial cum residential building complex and to do any act, deed, matter or development of the said premises and / or construction of the proposed building complex by the Developers.
4. The owner will clear all the Municipal Taxes , Khajna , Any outstanding of CESC if So before the date of Execution of Development Agreement and also supply the **BLRO mutation in the Name of the Present owners with "Bastu " classification.**
5. Regarding construction of the building if any technical changes require Architect / Engineer decision will be final.
6. That if the death case of the owners in that event his legal heirs and representatives bound to sign and execute further Development Agreement with the said developer herein and also sign and execute Power of Attorney in favour of the Developers or their nominated person or persons positively.
7. That the said Developer herein shall hand over the Xerox copy of the Sanction Building Plan to the said Owner herein within the one month from the starting of the said new multi storied building project. the Owners herein can verify the original & Xerox copy of the said plan at the time of handed over the Xerox copy of the said Sanction Building Plan.

#### **ARTICLE "XI" RATES AND TAXES**

From the date of Signing of this Development Agreement the Developer will be paid all rates and taxes and all outgoings till completion of the project before the date of signing of this Agreement all the taxes and outgoings will be paid by the Owners herein.

#### **ARTICLE "XII" DOCUMENTATION**

ALL fees costs charges and expenses for preparation of the proposed transfer Deeds and all other Deeds and documents shall be borne by the Developer and / or transferee of the flats/shops/garages etc. and other spaces of the proposed commercial cum residential building complex and such fees, costs and expenses shall have to be related to the developer allocated share not in any way relating to owner allocated area.

#### **ARTICLE "XII" MISCLANIOUS**

1. The name of the said multi storied building project is **CHOUHURY PARK ENCLAVE.**



**FIRST SCHEDULE REFERRED TO ABOVE  
(DESCRIPTION OF THE PROPERTY)**

**ALL THAT** piece and parcel of Bastu land measuring about 11 Cottahs 2 Chittacks more or less with Cemented flooring one storied pucca building measuring about 500 Sq.Ft. standing thereon and all easement rights over the said property comprised in R.S. Dag No. 5961, under R.S. Khatian No 3965, J.L. No.1, R.S. No.12, Touzi No. 173 Mouza – Ariadaha-Kamarhati, Pargana Kolikata, at present under the jurisdiction of Additional District Sub Registrar at Belghoria within the municipal limit of Kamarhati Municipality, under Ward no. 13 (old) 15 (new), Holding no. 147 (old) 555,557 and 562 (new), situated and lying at Choudhury Park at premises no. 10, Kumud Ghosal Road, Ariadaha, Kolkata-700057, Police Station- Belghoria, District North 24 Parganas and undivided 3/8<sup>th</sup> share of bastu and Bagan land measuring about 6 Cottahs 8 Chittacks 28.125 Sq.Ft more or less together with R.T. Shed structure measuring about 600 Sq.Ft. standing thereon out of area of land measuring about 17 Cottahs 7 Chittacks more or less with structure standing thereon and all easement rights over the said property comprised in of R.S. Dag Nos. 5956/6160 and 5961, under Khatian Nos. 903/1 and 3965, J.L. No.1, R.S. No.12, Touzi No. 173 Mouza – Ariadaha-Kamarhati, Pargana Kolikata, at present under the jurisdiction of Additional District Sub Registrar at Belghoria within the municipal limit of Kamarhati Municipality, holding no. 565,566 and 567 under ward no. 13 (old) 15 (new) , situated and lying at Choudhury Park at premises no. 10, Kumud Ghosal Road, Ariadaha, Kolkata-700057, Police Station- Belghoria, District North 24 Parganas out of total area of Land measuring about 43 Cottahs 3 Chittacks 0 Sq.Ft. more or less together with building standing thereon and all easement rights over the said property comprised in of R.S. Dag Nos. 5956/6160 and 5961, under R.S. Khatian Nos. 903/1 and 3965, J.L. No.1, R.S. No.12, Touzi No. 173 Mouza – Ariadaha-Kamarhati, Pargana Kolikata, at present under the jurisdiction of Additional District Sub Registrar at Belghoria within the municipal limit of Kamarhati Municipality, holding nos. 429, 546, 549,555,557, 562, 565,566 and 567 under ward no. 13 (old) 15 (new) , situated and lying at Choudhury Park at premises no. 10, Kumud Ghosal Road, Ariadaha, Kolkata-700057, Police Station- Belghoria, District North 24 Parganas, butted and bounded in the manner following:-

**BOUNDARY OF LAND MEASURING ABOUT 11 COTTAHS 2 CHITTACKS**

**ON THE NORTH** : By Property of Parikishit Choudhury.  
**ON THE SOUTH** : By Property of Tapan Choudhury & ors.  
**ON THE EAST** : By Neel Apartment & Village welfare Society.  
**ON THE WEST** : By Property of Tapan Choudhury & ors.

**BOUNDARY OF UNDIVIDE LAND MEASURING ABOUT 17 COTTAHS 7 CHITTACKS**

**ON THE NORTH** : By Falguni Abasik Parimel.  
**ON THE SOUTH** : By Pond of Tapan Choudhury & Others.  
**ON THE EAST** : By Property of Tapan Choudhury & ors and Prantar Choudhury.  
**ON THE WEST** : By Falguni Abasik Parimel and Kumud Ghosal Road.

**SECOND SCHEDULE ABOVE REFERRED TO**  
(Specification)

<u>Sl. No.</u>	<u>Particulars</u>	<u>Details</u>
1.	<b>Foundation:-</b>	Designed for multi storied building with R.C.C. frame structure with. All external walls shall be 8" thick and all partition walls inside the flat shall be of 4" walls with wire net.
2	<b>Elevation:-</b>	A unique blending of oriental and Modern architecture
3	<b>Staircase:-</b>	Staircases finished with Mar war Marble flooring. M.S. Railing upto a height of 3'0 from floor level.
4	<b>External finish:-</b>	Cement plastering with some ornamental decorative cement base paint finish (Weather Coat).
5	<b>Internal finish:-</b>	Putty on Plaster wall surface with 2 coat cement primer.
6	<b>Flooring:-</b>	All flooring finished with vitrified 600x600 m.m. tiles with some restricted colors ( 3-4 Colours decided by the Developers) with skirting of 4" height.
7	<b>Doors:-</b>	Inside Quality Flush Door of 30mm. Thick, Painted with one coat of Primer fitted with 1No 8" haps Bolt at front side , 1 no tower Bolt back side top 8" & in middle 4" , one buffer and one ring 1.5" Dia in the back side . Main Entrance Door shall be of 35 mm. Thick flush door with Teak ply at front, finished with polishing both side, fitted with 1No 10" hash Bolt in front , one tower Bolt back side top 8" & in middle 4" , buglary chain ,eye hole, door stopper , buffer and one ring in the back side. PVC door will be provided in the toilet with one tower bolt & Handle in the front side and one tower bolt in the back side. All frame except toilet should be sal wood make . PVC frame will provide in the toilet. No door will be provided at kitchen as it is open.
8	<b>Windows:-</b>	Sliding Type anodized aluminum window with Glass panes, 4mm thick
9	<b>Grill:-</b>	M.S. Grill in windows, railing in verandah up to 3'- 0" height from the floor level and Railing upon the staircase.
10	<b>Paints:-</b>	External exposed surface of window Grills will be finished with good quality of paints.
11	<b>TOILET:-</b>	Marble flooring with colour Concept glazed Tiles ( 300 mm X 450mm )(Ceramic) dado of 6' - 6" height from the floor level in toilets. One white Anglo Indian Commode & one white EPWC Commode with White PVC Cistern & one white corner basin (in any one toilet . ) shall be provided. Two bib cock , one over head shower will be provided in main toilet by the developer and in attached toilet, no shower and hand shower. All C.P. fittings will be branded as per ISI approved. All Toilet lines will be concealed . All ceramic item will be Hindustan Hindware / Nycer make.
12	<b>Kitchen:-</b>	Specious 'L' type cooking platform with Black stone and Green Marble finish with Stainless Steel Sink, Wall tiles (Size 200 mm X 300 mm ) 4'-0" height from Cooking table. Two Bib Cock will be provided in the Kitchen.



13	Electrical	All electrical wiring in concealed conduits with copper wires. Convenient provision and distribution of light and power plugs. Line will be provided by the developer. The total electrical points provided for two bed room flat is 22 (6 Amp - 20 & 15 Amp - 2) points & for three bed room flat total points provided, 28 nos (6 Amp - 26 & 15 Amp - 2). Standard ISI switches will be provided & all wires will be FINOLEX / HAVELLS/ANKHER.
14	Lift	Standard quality Lift facilities will be provide.
15	Garage	Open garage in the ground floor, neat cement flooring with common electrical point.

#### Extra Work

Other than aforesaid specifications, for interior decoration (inside Flat) on request of the owner extra cost will be involved for decorative work.

#### Additional Alteration/ Modification

In case of Addition/ Alteration/ Modification (only internally) if desired an estimate will be submitted by us to him/her for the same estimate agreed upon the proposed owner to be paid extra.

### THE SCHEDULE "C" REFERRED TO ABOVE

#### (Common Area)

1. The entire land or space lying vacant within the said premises.
2. The common space of the said building.
3. The foundation column, girders, beams, supports main walls main gate of the premises and the land lying to the Building.
4. The installation for common services such as the drainage systems in the premises water supply arrangements in the premises and electrical connection and other civil connection and other Civil amenities of the said premises.
5. The reservoir on the roof of the top floor of the building, pump, room, motor, and all apparatus and installations in the premises for the common use.
6. Total sanitary system of the said building.
7. Ultimate roof of the said premises.
8. All other areas, facilities and amenities in the premises, which ever intended for common use.
9. Common passage leading from main road to the building to be utilized by the Vendors and/or occupiers of flat of both the Building constructed upon the property mentioned in First and Second Schedule written hereunder.
10. Boundary wall and the main gate.
11. Such other common parts, areas, equipments, installations, fixtures, fittings and spares in or about the said building as are necessary for use of the said flat space in common.
12. Staircase of all the floors of the said building and the ultimate roof of the said premises.
13. Staircase landings on all the floors of the said building.

- 14. Common passage including the main entrance of the floor leading to the floor and roof of the building.
- 15. Water pump and water tank, overhead tank and water supply line.
- 16. Lift facilities of the said building.
- 17. Electric service line and electric main line wiring electric meter for pump installation in the building.

**IN WITNESS WHEREOF** the Owner and the Developer have hereunto set and subscribed their respective hands and seals on the day, month and year first above written:

**SIGNED, SEALED & DELIVERED** by both the parties at Kolkata in presence of :

**WITNESSES :**

- 1 Ripankar Datta  
110/10, Karmud Ghosal Road  
KOL- 57

Uttam Paul  
3 A, Sreegopal Mallick  
Rd, Kol- 57

Prantar Choudhury

Signature of the Owner

2.

NIRMAN PROPERTIES  
Bimal Chakrabarti  
Partners

Signature of the Developer

**MEMO OF CONSIDERATION**

**RECEIVED** the sum of Rupees 5,00,000/- ( Five Lakhs) only from the above named Developer as advance or earnest money on the day, month and year first above written in the manner as following :

Date	Bank Name	Cheque No.	Amount
20.06.2019	Axis Bank, Dakshineswar	098861	4,50,000/-
20.06.2019	Axis Bank, Dakshineswar	For TDS	0,50,000/-
		<b>Total</b>	<b>5,00,000 /-</b>

(Rupees Five Lakhs ) Only .

**WITNESSES:**

1. *Dipankar Datta*

2. *Uttam Pal*

*Pranta Chitmy*

Signature of the Owner

Drafted & prepared by me.

*Sandipan Bera*  
(SANDIPAN BERA)























ADVOCATE

BARRACKPORE COURT

ENROLLMENT NO. W.B-618/2007



PAGE NO.-  
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. NO.	Signature of the Executants/ Presentents						
	 <i>Prantan Choudhury</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
							
	 <i>Binod Chakrabarti</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-002849109-1

Payment Mode Online Payment

GRN Date: 20/06/2019 14:28:16

Bank : State Bank of India

BRN : CKJ7686632

BRN Date: 20/06/2019 14:28:59

DEPOSITOR'S DETAILS

Id No. : 15260000950357/3/2019

[Query No./Query Year]

Name : AURA SERVICE XPRESS

Contact No. :

Mobile No. : +91 8296777712

E-mail :

Address : BEL KOL 83

Applicant Name : Mr SANDIPAN BERA

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 3



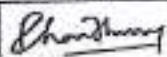

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15260000950357/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	15260000950357/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	5021

Total

44942

In Words : Rupees Forty Four Thousand Nine Hundred Forty Two only

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACOPC0404E	
	नाम / NAME PRANTAR CHOUDHURY	
	पिता का नाम / FATHER'S NAME ANJAN KUMAR CHOUDHURY	
	जन्म तिथि / DATE OF BIRTH 12-12-1975	
हस्ताक्षर / SIGNATURE		 असल संख्या, १६-३३ COMMISSIONER OF INCOME-TAX, W.B. - XI

*Prantar Choudhury*






NIRMAN PROPERTIES

*Bimal Chakraborty*

Partners

1945 1999 2004 PERMANENT ACCOUNT NUMBER  
ACPPC8383D



1991 NAME  
BISWARUP CHAKRABORTY

1994 OR 1998 FATHER'S NAME  
SUNIL CHAKRABORTY

1994 OR 1998 DATE OF BIRTH  
12-02-1970

1999 SIGNATURE  
*Biswarup Chakraborty*

*Biswarup*  
1999 SIGN. U.S. XI  
COMMISSIONER OF INCOME TAX, W.B. - XI

*Biswarup Chakraborty*



### Major Information of the Deed

Deed No :	I-1526-02557/2019	Date of Registration	21/06/2019
Query No / Year	1526-0000950357/2019	Office where deed is registered	
Query Date	19/06/2019 10:46:52 AM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANDIPAN BERA 10, Mahadeb Ghosal Road, Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700057, Mobile No. : 9088533889, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value		Market Value	
Rs. 6/-		Rs. 2,79,34,298/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,021/- (Article:48(g))		Rs. 5,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Kumud Ghosal Road, Mouza: Ariadaha Premises No: 10, , Ward No: 15, Holding No:555 JI No: 1, Pin Code : 700057

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5961	RS-3965	Bastu	Bastu	11 Katha 2 Chatak	1/-	1,72,43,751/-	Property is on Road

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Kumud Ghosal Road, Mouza: Ariadaha Premises No: 10, , Ward No: 15, Holding No:565 JI No: 1, Pin Code : 700057

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-5956/6160	RS-903	Bastu	Bagan	3 Katha	1/-	46,50,000/-	Property is on Road
L3	RS-5961	RS-3965	Bastu	Bastu	3 Katha 8 Chatak 28.125 Sq Ft	1/-	54,85,547/-	Property is on Road
<b>TOTAL :</b>					<b>10.7895Dec</b>	<b>2 /-</b>	<b>101,35,547 /-</b>	
<b>Grand Total :</b>					<b>29.1457Dec</b>	<b>3 /-</b>	<b>273,79,298 /-</b>	




#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete

S2	On Land L2	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
S3	On Land L3	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>1100 sq ft</b>	<b>3 /-</b>	<b>5,55,000 /-</b>	

**Land Lord Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr PRANTAR CHOUDHURY</b> Son of Late Anjan Choudhury Executed by: Self, Date of Execution: 21/06/2019 , Admitted by: Self, Date of Admission: 21/06/2019 ,Place : Office			
		21/06/2019	LTI 21/06/2019	21/06/2019
Choudhury Park, 10, Kumud Ghosal Road, P.O:- ARIADHAHA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACOPC0404C, Status :Individual, Executed by: Self, Date of Execution: 21/06/2019 , Admitted by: Self, Date of Admission: 21/06/2019 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>NIRMAN PROPERTIES</b> 110/10 , Kumud Ghosal Road, P.O:- ARIADHAHA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057 , PAN No.:: AAQFN4518A, Status :Organization, Executed by: Representative			



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr BISWARUP CHAKRABORTY</b> (Presentant ) Son of Late Sunil Kumar Chakraborty Date of Execution - 21/06/2019, , Admitted by: Self, Date of Admission: 21/06/2019, Place of Admission of Execution: Office	<b>Photo</b>  Jun 21 2019 12:21PM	<b>Finger Print</b>  LT: 21/06/2019	<b>Signature</b>  21/06/2019
22/1, Mahadeb Ghosal Road, P.O:- ARIADHA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACPPC8383D Status : Representative, Representative of : NIRMAN PROPERTIES (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SANDIPAN BERA</b> Son of Mr Panchanan Bera 10, Mahadeb Ghosal Road, P.O:- ARIADHA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057	 21/06/2019	 21/06/2019	 21/06/2019
Identifier Of Mr PRANTAR CHOUDHURY, Mr BISWARUP CHAKRABORTY			

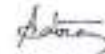
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANTAR CHOUDHURY	NIRRMAN PROPERTIES-18.3563 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANTAR CHOUDHURY	NIRRMAN PROPERTIES-4.95 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANTAR CHOUDHURY	NIRRMAN PROPERTIES-5.83945 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANTAR CHOUDHURY	NIRRMAN PROPERTIES-500.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANTAR CHOUDHURY	NIRRMAN PROPERTIES-300.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANTAR CHOUDHURY	NIRRMAN PROPERTIES-300.00000000 Sq Ft

**Endorsement For Deed Number : I - 152602557 / 2019**

**On 20-06-2019**

**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 2,79,34,298/-



**Saikat Patra**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Belghoria**  
**North 24-Parganas, West Bengal**

**On 21-06-2019**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 (g) of Indian Stamp Act 1899.



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

Presented for registration at 11:20 hrs on 21-06-2019, at the Office of the A.D.S.R. Belghoria by Mr BISWARUP CHAKRABORTY ..

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

Execution is admitted on 21/06/2019 by Mr PRANTAR CHOUDHURY, Son of Late Anjan Choudhury, Choudhury 10, Kumud Ghosal Road, P.O: ARIADHA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business

Identified by Mr SANDIPAN BERA, , Son of Mr Panchanan Bera, 10, Mahadeb Ghosal Road, P.O: ARIADHA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Adv

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

Execution is admitted on 21-06-2019 by Mr BISWARUP CHAKRABORTY, PARTNER, NIRMAN PROPERTIES (Partnership Firm), 110/10 , Kumud Ghosal Road, P.O:- ARIADHA, P.S:- Belgharia, District-North 24-Parganas, Bengal, India, PIN - 700057

Identified by Mr SANDIPAN BERA, , Son of Mr Panchanan Bera, 10, Mahadeb Ghosal Road, P.O: ARIADHA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Adv

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,021/- ( B = Rs 5,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W Online on 20/06/2019 2:28PM with Govt. Ref. No: 192019200028491091 on 20-06-2019, Amount Rs: 5,021/-, Ba State Bank of India ( SBIN0000001), Ref. No. CKJ7686632 on 20-06-2019, Head of Account 0030-03-104-001-16

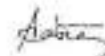
**Payment of Stamp Duty**

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3265, Amount: Rs. 100/-, Date of Purchase: 18/06/2019, Vendor name: Ranjita Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W Online on 20/06/2019 2:28PM with Govt. Ref. No: 192019200028491091 on 20-06-2019, Amount Rs: 39,921/-, Ba State Bank of India ( SBIN0000001), Ref. No. CKJ7686632 on 20-06-2019, Head of Account 0030-02-103-003-02



Saikat Patra

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1526-2019, Page from 84346 to 84381  
being No 152602557 for the year 2019.



*Saikat Patra*

Digitally signed by SAIKAT PATRA  
Date: 2019.06.21 13:19:35 +05:30  
Reason: Digital Signing of Deed.

(Saikat Patra) 21-06-2019 13:18:41  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

(This document is digitally signed.)