

0208005001/2020

I-5063/20



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

Slr — F 437561

2001426563

12/11/2020  
 12:35PM  
 [Handwritten initials]

Signature of Land Owners

Kolgan Kumar Sinha  
 Nitika Pr. Sinha

Aloke Sinha

Signature of Developer

Kolgan Kumar Sinha  
 Nitika Pr. Sinha

Aloke Sinha

... is admitted to reg  
 ... sheet (s)  
 ... sheet (s) attached  
 to this document are parts of it  
 [Signature]  
 Dist. Sub-Registrar  
 Kanwa

12 NOV 2020

DEVELOPMENT AGREEMENT :-

THIS Development Agreement is made on this 12<sup>th</sup> day of November, 2020

Between

Sl. No. 2890 Date 22/11/2020



Sold to.....

Address.....

Value of Stamp.....

Date of Purchase.....

Stamp Purchased From Katwa Treasury

STAMP VENDOR

MADHU SUDAN MALICK

KATWA CIVIL COURT  
Lic No.-2/1937

06 NOV 2020

Signature

22/11/20



Additional District Sub-Registrar  
Katwa, Dist.-Burdwan

12 NOV 2020

THIS document is to be destroyed after 12 years of its date of issue.

NEWS

Signature of Land Owners

Kalyan Kumar Sinha

UJJWAL K. SINHA

Aloke Sinha

Signature of Developer

Kalyan Kumar Sinha

UJJWAL K. SINHA

Aloke Sinha

1. Mr. Kalyan Kumar Sinha S/o Late Harihar Sinha, (PAN AKDPS4480K)
2. Mr. Ujjwal Kumar Sinha S/o Late Harihar Sinha, (PAN AKDPS4490H)
3. Mr. Alope Sinha S/o Late Harihar Sinha, (PAN AKDPS4479C)

all are by citizen of India, by faith Hindu, by occupation Business, residing at Katwa Telephone Maidan, P.O – Katwa, P.S, Chowki & A.D.S.R.- Katwa, Dist. Purba Bardhaman, Pin Code - 713130 hereinafter referred to as **OWNERS** (which expression shall unless repugnant to the context shall mean and include the said vendors, their heirs, successors, executors, administrators, legal representatives and or assigns) of the **FIRST PART**.

AND

**R S Construction, (PAN AAYFR0929H) a Partnership Firm having its office at Katwa Telephone Maidan, P.O – Katwa, P.S, Chowki & A.D.S.R.- Katwa, Dist. Purba Bardhaman, Pin Code – 713130, represented by its Partners.**

- 1 Mr. Kalyan Kumar Sinha S/o Late Harihar Sinha, (PAN AKDPS4480K)
2. Mr. Ujjwal Kumar Sinha S/o Late Harihar Sinha, (PAN AKDPS4490H)
3. Mr. Alope Sinha S/o Late Harihar Sinha, (PAN AKDPS4479C)

all are by citizen of India, by faith Hindu, by occupation Business, residing at Katwa Telephone Maidan, P.O - Katwa, P.S & A.D.S.R.- Katwa, Dist. Purba Bardhaman, Pin Code - 713130 hereinafter referred to as **DEVELOPER** (which expression shall unless repugnant to the context shall mean and include the said **DEVELOPER**, their heirs, successors, executors, administrators, legal representatives and or assigns) of the **SECOND PART**.

**AND WHEREAS** Harihar Singha @ Sinha father of owners was Previous Owner & possessor of entire land of Plot Nos. 351 & 352 together with other plots in the district - Purba Bardhaman, P.O, P.S, Chouki & A.D.S.R. - Katwa, Mouza - Ghoshhat ( J.L. No.- 22), R.S. Khatian No – 150 wjthin Katwa Municipality under ward No – 12 and his name dully recorded in R.S. R.O.R.



✓

Additional District Sub-Registrar  
Katwa, Dist.-Burdwan

12 NOV 2020

Signature of Land Owners

Kalyan Kumar Sinha

Ujjwal K. Sinha

Aloke Sinha

Signature of Developer

Kalyan Kumar Sinha

Ujjwal K. Sinha

Aloke Sinha

**AND WHEREAS** aforesaid Harihar Singha Purchased the aforesaid property by a registered deed of sale executed and registered on 19/05/1956 at the office of Katwa S.R. Office and entered in Book No.1, Volume No. - 32, pages 100 to 104, being no. 2970 for the year 1956.

**AND WHEREAS** the aforesaid Harihar Singha @ Sinha became the owner and absolutely seized and possessed of the aforesaid land in the Dist - Burdwan, P.S - Katwa, Mouza - Ghoshhat, Plot No - 351 & 352 together with other plots under Katwa Municipality and he died leaving behind his wife Gita Rani sinha and his three sons namely Kalyan Kumar Sinha, Ujjwal Kumar Sinha and Alope Sinha who became owners and possessors the same by virtue of Hindu Succession Act as the legal heirs of Harihar singha @ Sinha.

**AND WHEREAS** aforesaid Gita Rani Sinha become the owner and absolutely seized and possessed of the aforesaid land died leaving behind her three sons namely Kalyan Kumar Sinha, Ujjwal Kumar Sinha and Alope Sinha who became owners and possessors the same by virtue of Hindu Succession Act as the legal heirs of Gita Rani Sinha.

**AND WHEREAS** the aforesaid Kalyan Kumar Sinha, Ujjwal Kumar Sinha and Alope Sinha became the owner and absolutely seized and possessed of the total land admeasuring 21 decimal in the Dist - Purba Bardhaman, P.S - Katwa, Mouza - Ghoshhat, J.L No 22, Plot No - 351, Area 04 decimal and Plot No. 352, Area - 17 decimal., under Katwa Municipality and mutated their names in the record of L.R.R.O.R, in L.R. Khatian. No. 5729, 5730 & 5731 under Ghoshhat Mouza by paying rent regularly and have converted the nature of land from Danga to Bastu and have also amalgamated the said two plots to treat the same as single unit and have mutated their names in the record of Katwa Municipality by paying tax and absolutely seized and possessed the said properties more fully described in the **Scheduled "A"** hereunder.



Additional District Sub-Registrar  
Katwa, Dist.-Burdwan

12 NOV 2020

Signature of Land Owners

Kalyan Kumar Sinha

UJJWAL KR. SINHA

Aloke Sinha

Signature of Developer

Kalyan Kumar Sinha

UJJWAL KR. SINHA

Aloke Sinha

**AND WHEREAS** subsequently the said Owners obtained a Sanctioned Building Plan for construction of a **G + 4** storied building on the said land from the said Katwa Municipality vide plan no 17 BP date 18/04/2018.

**AND WHEREAS** aforesaid Kalyan Kumar Sinha, Ujjwal Kumar Sinha and Aloke Sinha such user and enjoyment, desirous of developing the said land by making construction of a multi stories building over their aforesaid land more fully described in the scheduled "A" hereunder written enter in to Partnership Agreement dated 03/04/2018 and form **R S Construction, (PAN AAYFR0929H) a Partnership Firm having its office at Katwa Telephone Maidan, P.O - Katwa, P.S, Chowki & A.D.S.R.- Katwa, Dist. Purba Bardhaman, Pin - 713130, The OWNERS** handed over the said **A schedule** land in favour of the **R S CONSTRUCTION** for developing of the said land by making construction of a **G+4** storied building in accordance with the sanctioned Building Plan by the Katwa Municipality.

**AND WHEREAS** by virtue of the aforesaid Plan the said **R S CONSTRUCTION** has made and constructing the G+4 storied building on the said land in accordance with the said Sanctioned Building Plan.

**AND WHEREAS** it is required to make an agreement between the land owners and the **R S CONSTRUCTION, the Developer**; it is agreed and enter into this agreement that Flat/Constructed area/portion should be transferred in accordance with the terms and condition described below to avoid litigations which may or may not be arise in future by and between the parties herein.



Additional District Sub-Registrar  
Katwa, Dist.-Burdwan

12 NOV 2020



Signature of Land Owners

Kalyan Kumar Sinha

Vijayal Mr. Sinha

Aloke Sinha

Signature of Developer

Kalyan Kumar Sinha

Vijayal Mr. Sinha

Aloke Sinha

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-**

1. R S CONSTRUCTION will maintain books of accounts for development/constructing of building and pay the G. S. T. to the government as per rule.
2. Every transaction will be carried over/done by R S CONSTRUCTION.
3. R S CONSTRUCTION, the Developer, with the confirmation of the owner may sell/ transfer the Flat/Flats or any portion of the said building to any body.
4. The Developer also empowered to make and construct additional floor in the said building if applied by the owners and approved by the appropriate Authority.
5. R S CONSTRUCTION will pay the owners the value /price of the land at the rate of Rs 9,00,000/- per decimal for 21 decimal of land i.e Rs 1,89,00,000/- (Rupees one crore eighty nine lakh only) and it should be paid by installment, as and when demanded, during the course after selling of more than 50% of the total number of flats.
6. The Profit & Loss Account should be maintained by R S CONSTRUCTION, the "Partnership Firm" and profit or loss shall belong to and be borne by the partners of R S CONSTRUCTION, as now or to be in future as per agreement of Partnership Deed dated 03/04/2018.
7. The owners has liberty to make revised or addition/ alteration building plan which should be approved by the Katwa Municipality and R S CONSTRUCTION should make construction work as per that revised Plan.



Additional District Sub-Registrar  
Katwa, Dist.-Burdwan

12 NOV 2020

Signature of Owners  
Kajjan Kumar Sinha  
U77UWAL KJ. SINHA  
Aloke Sinha

Signature of Developer  
Kajjan Kumar Sinha  
U77UWAL KJ. SINHA  
Aloke Sinha

8. It is also declared/ agreed that if the land owner/ owners desire/ decide to keep any Flat or any portion of the said building with all easementary rights that can be done, but in that case monetary consideration of land will be reduced/ deducted from the total value of land (i,e Rs. 1,89,00,000/- ) proportionately and the owners will not get the full value of land i,e Rs. 1,89,00,000/- (Rupees one crore eighty nine lakh only) in terms of monetary consideration.

**SCHEDULE 'A' REFERRED TO ABOVE  
(LANDED PROPERTY)**

ALL THAT a piece and parcel of land, Measuring about **21 (Twenty One) Decimal approx** be the same a little more or less together with **G+4** storied (total five storied) building constructing there on at Subodh Smriti Road Katwa, Purba Bardhaman, under Katwa Municipality Ward No. - 12, Holding No. 689, P.S. & A.D.S.R. - Katwa, Mouza - Ghoshhat, J.L. No. - 22, R.S Khatian No. 150, L.R. Khatian. Nos. - 5729, 5730 & 5731, R.S. & L.R. Plot No. - 351 (Three Hundred Fifty One) Area - 04 dec. & Plot No. 352 (Three Hundred Fifty Two), Area - 17 dec. along with all easementary rights which is butted and bounded by.

**ON THE NORTH:** Katwa Subodh Smriti Road. **ON THE SOUTH:** Gouri Prasad Hore and others.

**ON THE EAST:** 6 ft. wide Common Passage. **ON THE WEST:** 11 ft. Wide Common Passage.

The relevant sketch Map of showing the aforesaid property is annexed hereto and thereon coloured red border which is the part & parcel of this Development Agreement



Additional District Sub-Registrar  
Katwa, Dist. Burdwan

12 NOV 2020

Signature of Land Owners

Kajfan Kuz Sinha

HITUAL KR. SINHA

Aloke Sinha

Signature of Developer

Kajfan Kuz Sinha

HITUAL KR. SINHA

Aloke Sinha

WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, seals and signature the day, month and year first above written.

Signed Sealed and Delivered by the Owners/Developer at Katwa in the Presence of:

Witnesses:

1) Manik Lal Mukherjee  
S/O Lt. Ram Pada Mukherjee  
Katwa, Purba-Bardhaman

2) Malay Kumari Paul

S/O Uday Paul

Ambar Ghum, Purba Bardhaman

3) Kishalay Saha  
S/O Lt. Sukumari Saha  
Katwa.

Prepared by me and signed in my presence & Identified by me.

Kishalay Saha  
Adv.

Kishalay Saha  
Advocate, Katwa Court

1) Kajfan Kuz Sinha

2) HITUAL KR. SINHA

3) Aloke Sinha

Signature of the Land Owners

1) Kajfan Kuz Sinha

2) HITUAL KR. SINHA

3) Aloke Sinha

Signature of the Developer

(R S CONSTRUCTION)

R S CONSTRUCTION

Partner



*[Handwritten signature]*

Additional District Sub-Registrar  
Kalwa, District of Gandhinagar

12 NOV 2020


# SKETCH MAP

SCHEDULE OF LAND

DIST.- PURBA BARDHAMAN. P.S. - KATWA,  
MOUZA - GHOSH HAT, J.L.NO.- 022, PLOT NO.- 351 & 352,  
KHAT. NO.- 5729,5730 & 5731. HOLD. NO. - 689. UNDER  
KATWA MUNICIPALITY.

PLOT 351 - 04 Dec.

PLOT 352 - 17 Dec

Total - 21 Dec. Which Shown Thus. - 

SCALE 1 : 300.)  
ALL DIMENSIONS ARE IN MM.

WATER TREATMENT PROJECT PEN LAND OF  
KATWA MUNICIPALITY

PROPERTY OF SRI GOURI PRASAD HORE  
AND OTHERS.

OPEN LAND OF KALYAN SINHA AND UJJWAL SINHA AND ALOK SINHA

1.83M WIDE COMMON PATH

AREA 21 Dec.

52915

52160

3.36M WIDE COMMON PATH

OPEN LAND OF ALOKE SINHA AND OTHERS.

*Kalyan Kaur Sinha*

*Ujjwal Prasad*

*Aloke Sinha*

Plot NO - 351
























14640

10.05 m WIDE SUBODH SMRITI ROAD ( BITUMENOUS)

DRAWN BY:-

*Amanulla Mallick*  
Amanulla Mallick  
L.B.S.-Class-I  
No:- 2/KM/2016-17

## SPECIMEN FORM FOR TEN FINGERPRINTS

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
 <i>Kojan Kar Sinha</i>	<i>Kojan Kar Sinha</i>	Left Hand					
		Right Hand					
 <i>Ujjwal K. Sinha</i>	<i>Ujjwal K. Sinha</i>	Left Hand					
		Right Hand					
 <i>Alok Sinha</i>	<i>Alok Sinha</i>	Left Hand					
		Right Hand					
		Left Hand					
		Right Hand					

অত্র দলিলের গ্রহিতা ও দাতাগণের বাম ও ডানহস্তের দশ আঙ্গুলের ছাপ নেওয়া হইবে।  
যাহা অত্র দলিলের সামিল ও একাংশ করূপে গন্য হইবে।



















Additional District Sub-Registrar  
Katwa, Dist.-Burdwan

12 NOV 2020

## SPECIMEN FORM FOR TEN FINGERPRINTS

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
 <i>Kalpan Kue Dink</i>	<i>Kalpan Kue Dink</i>	Left Hand					
		Right Hand					
 <i>Ujjwal K. Sinha</i>	<i>Ujjwal K. Sinha</i>	Left Hand					
		Right Hand					
 <i>Alok Sinha</i>	<i>Alok Sinha</i>	Left Hand					
		Right Hand					
		Left Hand					
		Right Hand					

অত্র দলিলের গ্রহিতা ও দাতাগণের বাম ও ডানহস্তের দশ আঙ্গুলের ছাপ নেওয়া হইবে।  
যাত্রা অত্র দলিলের সামিল ও একাংশ সরুপে গন্য হইবে।



Additional District Sub-Registrar  
Katwa, Dist. Bardhaman  
12 NOV 2020



### SKETCH MAP

SCHEDULE OF LAND  
DIST.- PURBA BARDHAMAN. P.S. - KATWA,  
MOUZA - GHOSH HAT, J.L.NO.- 022, PLOT NO.- 351 & 352,  
KHAT. NO.- 5729,5730 & 5731. HOLD. NO. - 689. UNDER  
KATWA MUNICIPALITY.

(SCALE 1 : 300.)  
ALL DIMENSIONS ARE IN MM.

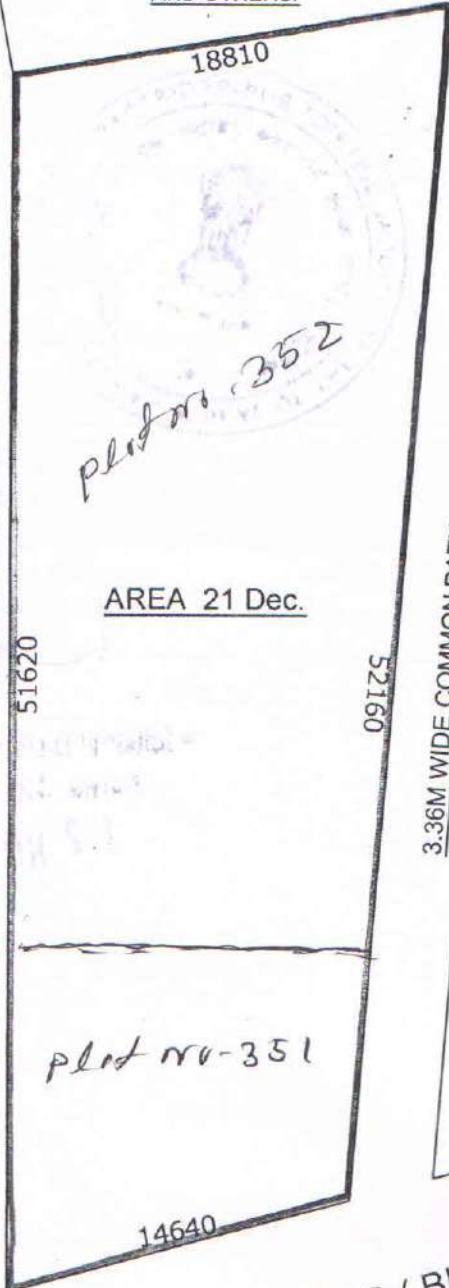
PLOT 351 - 04 Dec.  
PLOT 352 - 17 Dec  
Total - 21 Dec. Which Shown Thus. -

WATER TREATMENT PROJECT PEN LAND OF  
KATWA MUNICIPALITY

PROPERTY OF SRI GOURI PRASAD HORE  
AND OTHERS.

OPEN LAND OF KALYAN SINHA AND UJJWAL SINHA AND ALOK SINHA

1.83M WIDE COMMON PATH



02915

52160

plot no-351

14640

3.36M WIDE COMMON PATH

OPEN LAND OF ALOKE SINHA AND OTERS.

*Kalyan Kumar Sinha*  
*Ujjwal Pr. Sinha*

Aloke Sinha

10.05 m WIDE SUBODH SMRITI ROAD ( BITUMENOUS)

DRAWN BY:-

*Amanulla Mallik*  
Amanulla Mallik  
LBS - Class-I  
No - 2/KM/2015-17



Handwritten signature

Additional District Sub-Registrar  
Katwa, Dist.-Burdwan  
12 NOV 2020



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

GRN: 192020210136378731

Payment Mode Online Payment

GRN Date: 12/11/2020 09:10:31

Bank : State Bank of India

BRN : IK0AULJYO4

BRN Date: 12/11/2020 09:13:34

DEPOSITOR'S DETAILS

Id No. : 2001426563/2/2020  
[Query No./Query Year]

Name : Kishalay Saha

Contact No. :

Mobile No. : +91 8617352572

E-mail :

Address : katwa

Applicant Name : Mr Kishalay Saha

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001426563/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2001426563/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

15041

In Words : Rupees Fifteen Thousand Forty One only

### Major Information of the Deed



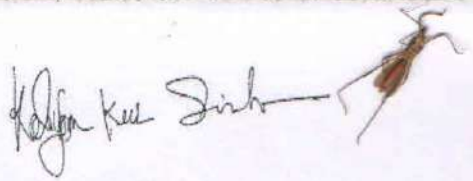


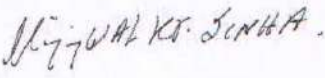



Deed No :	I-0208-05063/2020	Date of Registration	12/11/2020
Query No / Year	0208-2001426563/2020	Office where deed is registered	
Query Date	04/11/2020 9:45:17 PM	0208-2001426563/2020	
Applicant Name, Address & Other Details	Kishalay Saha Katwa,Thana : Katwa, District : Burdwan, WEST BENGAL, Mobile No. : 8617352572, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1,89,00,000/-	Rs. 1,89,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Burdwan, P.S:- Katwa, Municipality: KATWA, Road: Subodh Smriti Road, Road Zone : (Adjecent to Road & upto 100 ft from main road) -- ) , Mouza: Ghoshhat, , Ward No: 12, Holding No:689 JI No: 22, Pin Code : 713130






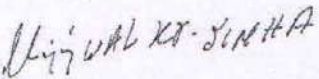


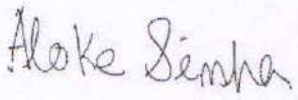
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-351 (RS :-)	LR-5729	Bastu	Bastu	1.334 Dec	18,00,000/-	18,00,000/-	Width of Approach Road: 30 Ft.,
L2	LR-351 (RS :-)	LR-5730	Bastu	Bastu	1.333 Dec	18,00,000/-	18,00,000/-	Width of Approach Road: 30 Ft.,
L3	LR-351 (RS :-)	LR-5731	Bastu	Bastu	1.333 Dec	18,00,000/-	18,00,000/-	Width of Approach Road: 30 Ft.,
L4	LR-352 (RS :-)	LR-5729	Bastu	Bastu	5.667 Dec	45,00,000/-	45,00,000/-	Width of Approach Road: 11 Ft.,
L5	LR-352 (RS :-)	LR-5730	Bastu	Bastu	5.667 Dec	45,00,000/-	45,00,000/-	Width of Approach Road: 11 Ft.,
L6	LR-352 (RS :-)	LR-5731	Bastu	Bastu	5.666 Dec	45,00,000/-	45,00,000/-	Width of Approach Road: 11 Ft.,
<b>TOTAL :</b>					<b>21Dec</b>	<b>189,00,000 /-</b>	<b>189,00,000 /-</b>	
<b>Grand Total :</b>					<b>21Dec</b>	<b>189,00,000 /-</b>	<b>189,00,000 /-</b>	

**and Lord Details :**


SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Kalyan Kumar Sinha (Presentant)</b> Son of Late Harihar Sinha Executed by: Self, Date of Execution: 12/11/2020 , Admitted by: Self, Date of Admission: 12/11/2020 ,Place : Office	 12/11/2020	 LTI 12/11/2020	 12/11/2020
	Katwa Telephone Maidan, P.O:- Katwa, P.S:- Katwa, District:-Burdwan, West Bengal, India, PIN - 713130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/11/2020 , Admitted by: Self, Date of Admission: 12/11/2020 ,Place : Office			
2	<b>Name</b> <b>Mr Ujjwal Kumar Sinha</b> Son of Late Harihar Sinha Executed by: Self, Date of Execution: 12/11/2020 , Admitted by: Self, Date of Admission: 12/11/2020 ,Place : Office	 12/11/2020	 LTI 12/11/2020	 12/11/2020
	Katwa Telephone Maidan, P.O:- Katwa, P.S:- Katwa, District:-Burdwan, West Bengal, India, PIN - 713130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/11/2020 , Admitted by: Self, Date of Admission: 12/11/2020 ,Place : Office			
3	<b>Name</b> <b>Mr Alope Sinha</b> Son of Late Harihar Sinha Executed by: Self, Date of Execution: 12/11/2020 , Admitted by: Self, Date of Admission: 12/11/2020 ,Place : Office	 12/11/2020	 LTI 12/11/2020	 12/11/2020
	Katwa Telephone Maidan, P.O:- Katwa, P.S:- Katwa, District:-Burdwan, West Bengal, India, PIN - 713130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/11/2020 , Admitted by: Self, Date of Admission: 12/11/2020 ,Place : Office			



**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Kalyan Kumar Sinha</b> Son of Late Harihar Sinha Executed by: Self, Date of Execution: 12/11/2020 , Admitted by: Self, Date of Admission: 12/11/2020 ,Place : Office	 12/11/2020	 LTI 12/11/2020	 12/11/2020
	Son of Late Harihar Sinha Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/11/2020 , Admitted by: Self, Date of Admission: 12/11/2020 ,Place : Office			
2	<b>Name</b> <b>Mr Ujjwal Kumar Sinha</b> Son of Late Harihar Sinha Executed by: Self, Date of Execution: 12/11/2020 , Admitted by: Self, Date of Admission: 12/11/2020 ,Place : Office	 12/11/2020	 LTI 12/11/2020	 12/11/2020
	Son of Late Harihar Sinha Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/11/2020 , Admitted by: Self, Date of Admission: 12/11/2020 ,Place : Office			
3	<b>Name</b> <b>Mr Aloke Sinha</b> Son of Late Harihar Sinha Executed by: Self, Date of Execution: 12/11/2020 , Admitted by: Self, Date of Admission: 12/11/2020 ,Place : Office	 12/11/2020	 LTI 12/11/2020	 12/11/2020
	Son of Late Harihar Sinha Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/11/2020 , Admitted by: Self, Date of Admission: 12/11/2020 ,Place : Office			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Kishalay Saha</b> Son of Late Sukumar Saha Katwa Court, P.O:- Katwa, P.S:- Katwa, District:-Burdwan, West Bengal, India, PIN - 713130	 12/11/2020	 12/11/2020	 12/11/2020

Identifier Of Mr Kalyan Kumar Sinha, Mr Ujjwal Kumar Sinha, Mr Aloke Sinha, Mr Kalyan Kumar Sinha, Mr Ujjwal Kumar Sinha, Mr Aloke Sinha

#### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Kalyan Kumar Sinha	Mr Kalyan Kumar Sinha-0.4447 Dec, Mr Ujjwal Kumar Sinha-0.4447 Dec, Mr Aloke Sinha-0.4446 Dec

#### Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Ujjwal Kumar Sinha	Mr Kalyan Kumar Sinha-0.4443 Dec, Mr Ujjwal Kumar Sinha-0.4444 Dec, Mr Aloke Sinha-0.4443 Dec

#### Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr Aloke Sinha	Mr Kalyan Kumar Sinha-0.4443 Dec, Mr Ujjwal Kumar Sinha-0.4443 Dec, Mr Aloke Sinha-0.4444 Dec

#### Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mr Kalyan Kumar Sinha	Mr Kalyan Kumar Sinha-1.889 Dec, Mr Ujjwal Kumar Sinha-1.889 Dec, Mr Aloke Sinha-1.889 Dec

#### Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mr Ujjwal Kumar Sinha	Mr Kalyan Kumar Sinha-1.889 Dec, Mr Ujjwal Kumar Sinha-1.889 Dec, Mr Aloke Sinha-1.889 Dec

#### Transfer of property for L6

SI.No	From	To. with area (Name-Area)
1	Mr Aloke Sinha	Mr Kalyan Kumar Sinha-1.8886 Dec, Mr Ujjwal Kumar Sinha-1.8887 Dec, Mr Aloke Sinha-1.8887 Dec

## Land Details as per Land Record

District: Burdwan, P.S:- Katwa, Municipality: KATWA, Road: Subodh Smriti Road, Road Zone : (Adjecent to Road & upto 100 ft from main road) -- ), Mouza: Ghoshhat, , Ward No: 12, Holding No:689 JI No: 22, Pin Code : 713130

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 351, LR Khatian No:- 5729		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 351, LR Khatian No:- 5730		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 351, LR Khatian No:- 5731		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 352, LR Khatian No:- 5729		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 352, LR Khatian No:- 5730		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 352, LR Khatian No:- 5731		Seller is not the recorded Owner as per Applicant.

Identifier Of Mr Kalyan Kumar Sinha, Mr Ujjwal Kumar Sinha, Mr Aloke Sinha, Mr Kalyan Kumar Sinha, Mr Ujjwal Kumar Sinha, Mr Aloke Sinha

#### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Kalyan Kumar Sinha	Mr Kalyan Kumar Sinha-0.4447 Dec, Mr Ujjwal Kumar Sinha-0.4447 Dec, Mr Aloke Sinha-0.4446 Dec

#### Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Ujjwal Kumar Sinha	Mr Kalyan Kumar Sinha-0.4443 Dec, Mr Ujjwal Kumar Sinha-0.4444 Dec, Mr Aloke Sinha-0.4443 Dec

#### Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr Aloke Sinha	Mr Kalyan Kumar Sinha-0.4443 Dec, Mr Ujjwal Kumar Sinha-0.4443 Dec, Mr Aloke Sinha-0.4444 Dec

#### Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mr Kalyan Kumar Sinha	Mr Kalyan Kumar Sinha-1.889 Dec, Mr Ujjwal Kumar Sinha-1.889 Dec, Mr Aloke Sinha-1.889 Dec

#### Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mr Ujjwal Kumar Sinha	Mr Kalyan Kumar Sinha-1.889 Dec, Mr Ujjwal Kumar Sinha-1.889 Dec, Mr Aloke Sinha-1.889 Dec

#### Transfer of property for L6

SI.No	From	To. with area (Name-Area)
1	Mr Aloke Sinha	Mr Kalyan Kumar Sinha-1.8886 Dec, Mr Ujjwal Kumar Sinha-1.8887 Dec, Mr Aloke Sinha-1.8887 Dec

### Land Details as per Land Record

District: Burdwan, P.S:- Katwa, Municipality: KATWA, Road: Subodh Smriti Road, Road Zone : (Adjecent to Road & upto 100 ft from main road) -- ) , Mouza: Ghoshhat, , Ward No: 12, Holding No:689 JI No: 22, Pin Code : 713130

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L3	LR Plot No:- 351, LR Khatian No:- 5731		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 352, LR Khatian No:- 5729		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 352, LR Khatian No:- 5730		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 352, LR Khatian No:- 5731		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 020805063 / 2020

On 12-11-2020

**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 12:35 hrs on 12-11-2020, at the Office of the A.D.S.R. KATWA by Mr Kalyan Kumar Sinha, one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,89,00,000/-

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

Execution is admitted on 12/11/2020 by 1. Mr Kalyan Kumar Sinha, Son of Late Harihar Sinha, Katwa Telephone Maidan, P.O: Katwa, Thana: Katwa, , Burdwan, WEST BENGAL, India, PIN - 713130, by caste Hindu, by Profession Business, 2. Mr Ujjwal Kumar Sinha, Son of Late Harihar Sinha, Katwa Telephone Maidan, P.O: Katwa, Thana: Katwa, , Burdwan, WEST BENGAL, India, PIN - 713130, by caste Hindu, by Profession Business, 3. Mr Aloke Sinha, Son of Late Harihar Sinha, Katwa Telephone Maidan, P.O: Katwa, Thana: Katwa, , Burdwan, WEST BENGAL, India, PIN - 713130, by caste Hindu, by Profession Business, 4. Mr Kalyan Kumar Sinha, Son of Late Harihar Sinha, Katwa Telephone Maidan, P.O: Katwa, Thana: Katwa, , Burdwan, WEST BENGAL, India, PIN - 713150, by caste Hindu, by Profession Business, 5. Mr Ujjwal Kumar Sinha, Son of Late Harihar Sinha, Katwa Telephone Maidan, P.O: Katwa, Thana: Katwa, , Burdwan, WEST BENGAL, India, PIN - 713130, by caste Hindu, by Profession Business, 6. Mr Aloke Sinha, Son of Late Harihar Sinha, Katwa Telephone Maidan, P.O: Katwa, Thana: Katwa, , Burdwan, WEST BENGAL, India, PIN - 713130, by caste Hindu, by Profession Business

Indetified by Mr Kishalay Saha, , Son of Late Sukumar Saha, Katwa Court, P.O: Katwa, Thana: Katwa, , Burdwan, WEST BENGAL, India, PIN - 713130, by caste Hindu, by profession Advocate

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2020 9:13AM with Govt. Ref. No: 192020210136378731 on 12-11-2020, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AULJYO4 on 12-11-2020, Head of Account 0030-03-104-001-16 Online on 12/11/2020 2:02PM with Govt. Ref. No: 192020210136675781 on 12-11-2020, Amount Rs: 0/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AULYFR7 on 12-11-2020, Head of Account

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2570, Amount: Rs.5,000/-, Date of Purchase: 11/11/2020, Vendor name: M S Mallick

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2020 9:13AM with Govt. Ref. No: 192020210136378731 on 12-11-2020, Amount Rs: 15,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AULJYO4 on 12-11-2020, Head of Account 0030-02-103-003-02 Online on 12/11/2020 2:02PM with Govt. Ref. No: 192020210136675781 on 12-11-2020, Amount Rs: 20,000/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AULYFR7 on 12-11-2020, Head of Account 0030-02-103-003-02



Santanu Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. KATWA

Burdwan, West Bengal

rtificate of Registration under section 60 and Rule 69.

egistered in Book - I

Volume number 0208-2020, Page from 111229 to 111249

being No 020805063 for the year 2020.



Digitally signed by SANTANU BASAK  
Date: 2020.11.18 16:38:15 +05:30  
Reason: Digital Signing of Deed.

(Santanu Basak) 2020/11/18 04:38:15 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. KATWA  
West Bengal.

(This document is digitally signed.)