

573

L

0568/2020

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

V.C. Case No:- 91 for 2020

F 238922

10/2/20  
7.20  
e - 0/16825

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

*[Signature]*

Additional District Sub-Registrar,  
Garia South 24 Parganas

6 FEB 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 5<sup>th</sup> day of February 2020

(Two Thousand Twenty)

BETWEEN

2138 Date 05-02-2020  
Sold to Subhendu in Hata for  
of High court col  
Rupees 1000



*[Signature]*  
Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kolkata

2138 in 52201-100 Free document no

THIKANA REALITY

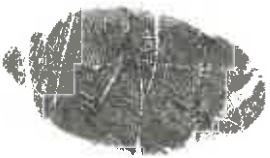
*[Signature]*

Proprietor

*[Signature]*



V.E.T.I-280



V.E.T.I-281

Dilip Nath Mukhopadhyay



V.E.T.I-282



Sandhya Mukherjee

To Dilip Nath Mukhopadhyay

7/8 B.M. Mondal Rd

Kolkata - 75

Retired

Additional District Sub-Registrar,  
Garia South 24 Parganas

05 FEB 2020

**DILIP NATH MUKHOPADHYAY, (PAN: ABKPN3518R)**, son of Late Atal Behari Nath Mukhopadhyay, by occupation – Retired, by Nationality – Indian, residing at – 7/8, Brajamohan Mondal Road (Purba Rajpur), P.O. – Santoshpur, P.S. – Survey Park, Kolkata - 700075, hereinafter called and referred to as the **LAND OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives, administrators and assigns) of the **FIRST PART.**

**AND**

**THIKANA REALITY**, a proprietorship firm having its registered office at Srinagar Main Road, P.O. – Panchasayar, P.S. – Sonarpur, Kolkata - 700094 and represented by its proprietor namely **SRI GOPAL DAS, (PAN AIFPD6346P)** Son of Late Madhusudan Das, by Occupation -Business, residing at B1 Sreenagar, Dhalua Road, P.S.- Sonarpur, District South 24 Parganas, Kolkata- 700152, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives assigns) of the **SECOND PART:**

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :**

**ARTICLE - I : DEFINITIONS**

1. **THE OWNER** : The owner shall mean legal title holder of the land as well as the constructed on this plot of land unless excluded by or repugnant : to the subject or context their heirs, legal representatives , executors and/or assigns.
2. **THE DEVELOPER** : The Developer unless by or repugnant to the subject or context be deemed to mean and include its heirs, successors-in-interest, legal representatives, executors, administrators, assigns and nominees.
3. **THE SAID PROPERTY** : The said property shall mean **3 Cottahs** Bastu land along with 100 sq.ft. Tiles Shed, lying and situate at - Mouza - Tentulberia, J.L. No.44, R.S. Dag No.49 under R.S. Khatian No.194, Khanda Khatian No. 451, L.R. Dag No. 54, L.R. Khatian No. 1446, under Police Station Sonarpur at present Narendrapur, District Sub-Registry office IV, Alipore in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality,  **Holding No. 994, Ward No.01** and are shall be known, numbered, called, distinguished and/or described fully and particularly written hereunder in Schedule "A".

4. **THE NEW BUILDING:** The new Building shall mean as per sanctioned plan of the building to be constructed at the said property.
5. **COMMON FACILITIES:** Common facilities shall mean and include corridors, Stairways, Landings, Machine Room, Stair case, Passage, Roof and common conveniences whatsoever required for the beneficial enjoyment, use and occupation by the occupiers thereof.
6. **SALEABLE SPACE ;** Saleable space shall mean the space in new building available for independent use and occupation, other than the space available to the owner or other occupiers along with the right to use and enjoy the common facilities and convenience provided in the new building.
7. **OWNER'S ALLOCATION :** Owner's allocation shall mean of the proposed G+4-storied building i.e. **entire 1<sup>st</sup> floor and top floor measuring more or less 1204 Sq.ft. super built up area (each floor) of the construction area as per sanction building plan of block - B side after amalgamation of the owner's land & two car parking space, measuring more or less 120 sq.ft. (each car parking) along with non refundable Rs.3,00,000/- (Rupees Three lakh) only** paid by the Developer to the land owner of the said Schedule property is free from all encumbrances which is fully and particularly described in **SCHEDULE - B** hereunder written

8. **DEVELOPER'S ALLOCATION : Developer's Allocation shall mean** i.e. All construction area except the Owner's Allocation and particularly described in **SCHEDULE - C** hereunder written.
9. **THE ENGINEER / ARCHITECT** : The Engineer shall mean as the consulting Engineer who has been appointed by the Developer for designing and planning of the New Building or any other persons, firm or company who may be appointed hereinafter, for the similar purpose.
10. **THE BUILDING PLAN** : The Building Plan to be prepared by the Architect/ Engineer appointed by the Developer for the construction of the New Building and to be submitted duly signed by the Owner or his Attorney.

**ARTICLE - II ; OWNER'S REPRESENTATIONS**

**WHEREAS** the said land owner purchased a plot of land measuring more or less 3 Cottahs land along with 100 sq.ft. tiles shed by virtue of a Gift Deed, being Deed No. 02491 for the year of 2016 at the office of ADSR Garia from one Smt. Manjusree Debi alies Manjusree Majumder, Daughter of Late Atal Beharia Nath Mukhopadhyay.

**AND WHEREAS** said Landowner hereto absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring an area of **3 Cottahs Bastu land along with 100**



**sq.ft. tiles shed lying and situate at** Mouza – Tentulberia, J.L. No.44, R.S. Dag No.49 under R.S. Khatian No.194, Khanda Khatian No. 451, L.R. Dag No. 54, L.R. Khatian No. 1446, under Police Station Sonarpur at present Narendrapur, District Sub-Registry office IV, Alipore in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality,  **Holding No. 994, Ward No.01** and more particularly described in the Schedule "A" written hereunder.

The Landowner of the said premises is now desirous of developing the said land more fully described in the Schedule "B" hereunder written by constructing thereupon a multi-storied building in terms of the building plan to be sanctioned by the concerned authority. But due to lack of sufficient time as well as due to unsound financial condition, the Landowner hereof was unable to develop his said premises by constructing thereupon the proposed multi-storied building. The Developer shall handover the completion certificate after getting the said certificate from Rajpur Sonarpur Municipality to the Land Owner.

### **ARTICLE III : DEVELOPER'S REPRESENTATIONS**

1. In execution of this agreement and delivering the Vacant possession of the said property by the Owner to the Developer and to start construction of the New Building thereon with a further right, inter-alia, to exploit commercially its own salable space In the manner as provided herein subject to the terms and conditions contained herein.

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said property or any part thereof or interest in respect thereof in favour of the Developer, save as herein expressly provided, except the right of the Developer to commercially exploit its own allocation of saleable space in the New Building in terms hereof and to deal with the same in the manner hereinafter stated.

3. The Developer states that the Owner will not pay any money to the Developer upto handover the Owner's allocation of the said proposed building.

#### **ARTICLE - IV : CONSIDERATION**

1. In consideration of the Owner having agreed to grant the Developer an exclusive contract to commercially develop and exploit the said property as provided herein, according to the **Schedule - C** herein written, besides the allocation of saleable space in the Building comprising distribution of super built-up area in favour of the Owner.

2. That it is hereby agreed by and between the land Owner and Developer that at the time of agreement and obtaining power from the Land Owner against the developing of the said **Schedule referred to A** following manners :



**Owner's allocation shall mean the proposed G+4 storied building i.e. entire 1<sup>st</sup> floor and top floor measuring more or less 1204 Sq.ft. super built up area (each floor) of the construction area as per sanction building plan of block - B side after amalgamation of the owner's land & two car parking space, measuring more or less 120 sq.ft. (each car parking) along with non refundable Rs.3,00,000/- (Rupees Three lakh) only paid by the Developer to the land owner and the said schedule property is free from all encumbrances. The Owner as aforesaid allotted himself of the allocation after completion of the said newly constructed Building fully mentioned in the **Schedule-B**.**

The Developer the remaining portion other than the Owner's Allocation of the New Building **shall mean** i.e. All construction area except the Owner's Allocation which the Developer shall be entitled to sell, transfer, lease and / or otherwise deal with it deems fit and proper and it shall be entitled to enter into agreements and other commitments with any other party or parties in regard to disposal thereof fully mentioned in the **Schedule- C**.

3. In consideration of the Developer having agreed to bear the cost of construction having of the Owner's allocated portion in full, as mentioned in clause herein above and as per **SCHEDULE - B** herein below written, the Owner will transfer to the Developer and/or its nominee/nominees undivided proportionate share of the land in conformity with the saleable space to be sold, transferred and conveyed to such parties by the Developer.

**ARTICLE - V : COMMENCEMENT & VALIDITY**

1. This Developer shall handover the owner's allocation after **24 (Twenty Four) months** from the date of the sanctioning of the Building plan and Developer shall pay Rs. 3,00,000/- (Rupees Three Lakhs) only at the time of execution of the Development Agreement.
2. This Agreement is valid upto completion of the said project and transfer of the saleable space in new building of the Developer allocation.
3. The developer shall pay compensation to the land owner Rs.2,000/- (Rupees Two Thousand) only per month after expiry the stipulated period of handing over the owner's allocation.

**ARTICLE - VI : PROCEDURE**

1. The Developer will prepare necessary plan for the purpose of construction of the new building for residential flats, shops and Car Parking area which is permissible under the law and the Owner will help

(if any by putting his signature) to the Developer at the time of sanctioning of the building plan from Rajpur Sonarpur Municipality.

2. The Developer or his attorney will submit the aforesaid plan to the Rajpur Sonarpur Municipality for necessary sanction, permission and / or clearance of the said project.

3. All applications referred to in the clause 1 and 2 above have been made in the name of the Owner or Developer and the necessary permissions and / or clearance shall be obtained in the name of the Developer, which shall be retained by the Developer till the construction of the New Building is completed.

4. In as much as the parties hereto have agreed to allocate amongst themselves the built-up area in the New Building in the manner herein before stated, the Owner and Developer shall be entitled to proportionate undivided share and interest in the land comprised in the said property, such proportionate area to be determined as per SCHEDULE - 'B' & 'C'.

5. The Land Owner shall keep the xerox copy of the title deed and other papers, Parcha, tax receipt of the land and the Developer will show the original all papers to the Land Owner, Bank, Rajpur Sonarpur Municipality Office, or any other competent authority in any time as per the necessity of the Developer.

6. The Developer shall bear all the expenses whatsoever to obtain necessary sanction / permissions and / clearance for the Building Plan, including any modification plan, together with all other expenses as mentioned herein without any-re-imburement of same from the Owner.

7. The Owner shall render to the Developer all reasonable assistance to obtain all sanctions, permissions, approvals as and when required by the Developer and the Owner hereby agree, assure, declare that he will sign and execute such plans, applications and other papers and Deeds documents, including a Development Power of Attorney of the Developer's allocation as may be required by the Developer from time to time at the costs and expenses of the Developer.

8. The Owner will execute a Development Power of Attorney of the said building and right to sell the Developer's Allocation in favour of the Developer at the time of executing the present Development Agreement.

9. The Owner shall take the liabilities the title of the land. If any problem may arise in future at the time of construction of the building at that time Owner shall solve the problem and this time will not be calculated from the specific completion period of the building.

**ARTICLE - VII : INITIATION OF THE DEVELOPMENT  
PROGRAMME**

1. The Developer will start the construction and shall continue the construction strictly in terms of the sanctioned building plan and in accordance with law at its own costs and risk.
2. The Developer shall be authorized by the Owner to apply for and obtained quotas, entitlements and other allocations of such buildings, materials allocable to the Owner for the construction of the New Building.
3. The Developer shall be authorized by this Owner to apply for and to obtain temporary and/or permanent connections of water, electricity, gas and / or other facilities required or the New Building.
4. All costs, charges and expenses including Architect's fees shall be paid and discharged by the Developer and the Owner shall have no responsibility whatsoever therefore.

**ARTICLE - VIII : SPACE ALLOCATIONS**

1. On completion of the New Building, the Owners will be entitled to the saleable space as particularly mentioned in ARTICLE (IV) Point (2) and Schedule -'B' herein contained. However, **the Developer shall hand over the Owner's Allocation after 24 (Twenty Four) months' from the date of the Sanctioning of the Building Plan.**

2. On completion of the construction of the New Building the Developer shall be entitled to sell the saleable space, particularly mentioned in ARTICLE (IV) Point (1) and Schedule - 'C' herein contained, PROVIDED ALWAYS that the Developer shall be at liberty to enter into any agreement for sale of the Developer's Allocation with any Third Party/Purchasers in his own risk and liabilities.

3. The saleable space as stated herein shall be the super built-up area of the developer's allocation as well as the Owners allocation of the new building, including the common utility areas.

#### **ARTICLE-IX : RATES AND TAXES**

1. The Owner shall pay all pending taxes and other dues (if any) of the existing plot of land till the execution of this Agreement and thereafter, the Developer will bear all the taxes for the said plot of land of Owner's allotted portion. The Rajpur Sonarpur Municipality expenses incurred in regard to sanction fees, mutation of the land in favour of the Owner shall also be borne by the Developer.

2. The Developer shall be liable to pay all taxes, Electricity bills and other dues during the construction of the New Building.

**ARTICLE - X : SERVICE & CHARGES**

1. On completion of the New Building and upon intimation by the Developer, the Owner shall herein take possession of his allocated area in the New Building, and on taking possession, he will be responsible to pay and bear the proportionate service charges for the common facilities in the New Buildings.
2. Additional service charges may also be charged proportionately for the common facility of the new building.

**ARTICLE XI : OWNER'S OBLIGATION**

1. The Owner hereby agree and covenant with the Developer not to cause any interference or hindrance in the matter of construction of the New Building by the Developer subject to fulfillment of the terms and conditions mentioned herein and in Schedule – 'D'.
2. The Owner hereby agree and covenant with the Developer not to do any act or Deed or thing whereby the Developer may be prevented from - selling, assigning and/ or disposing of any of the Developer's allocated portion in the New Building.
3. The Owner has no right to any transfer of the Owner's allocation before handing over the possession of the Owner's Allocation from the Developer.



**ARTICLE - XII : DEVELOPER'S OBLIGATIONS**

1. The Developer hereby agree and covenants with the Owner to complete the construction of the New Building after **24 (Twenty Four)** months from the date of the Sanctioning of the Building Plan and the developer will hand over the Xerox copy of completion certificate to the land owner after getting the said copy from the Rajpur Sonarpur Municipality.
2. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable for construction of the New Building.
3. The Developer hereby agrees and covenants with the Owner not to do any act, Deed or thing by which the Owner may be prevented from enjoying, selling, assigning and/or disposing his/their allocated portion in the New Building, The Owner shall execute a registered Development power of attorney in favour of Developer to receive the advance/ earnest money and full consideration from any intending purchasers for the Developer's share of allocation save and except the Owner's of allocation and shall appear before the D.S.R., A.D.S.R., Registrar of Assurance of Calcutta etc. and to sign in the agreement for sale and sale Deed (part.) on behalf of the Owner save and except the Owner's share of allocation.
4. The developer hereby agree and covenant with the land owner not to do any act or thing whereby the land owner may be deprive from his owners allocation.

**ARTICLE - XIII : OWNER'S INDEMNITY**

The Owner hereby undertake that the Developer shall be entitled to construct, complete and develop the said property and enjoy its allocated space without any interference and/or disturbance. The Owner hereby agree to indemnify the Developer against all allocation, suits, costs, proceedings and claims that may arise in respect of or relating to the Owner's title in the said property.

**ARTICLE - XIV : DEVELOPER'S INDEMNITY**

1. The Developer hereby undertakes to keep the Owner sufficiently indemnified against all claims and action, demands, suits and proceedings arising out of the Developments program in terms hereof.
  
2. The Developer hereby undertakes to keep the Owner further indemnified against all action, suits, costs, proceedings accidents, any damage or losses and claims that may arise out of the Developer's actions with regard to the development of the said property.

**ARTICLE - XV : TITLE DEEDS**

The Original copy of the title deeds in respect of the said property shall remain in the custody of the Developer, the original Title deed may be shown to the Rajpur Sonarpur Municipality or any other concerned authority by the Developer as and when required.

**ARTICLE -XVI : MISCELLANEOUS**

1. The Owner and the Developer have entered into this Agreement purely as a contract of Development.

2. It is understood that from time to time to facilitate the construction of the New Building by the Developer, various Deeds, matters and things may be required to be done and / or executed by the Developer and for which the Developer may require the authority of Owner and also various application and other documents may be required to be signed or made by the Owner or his Attorney, relative to which specific provisions may have not been herein, the Owner hereby authorize the Developer to execute and sign all such Deeds and documents and at the request and at the cost of the Developer. The Owner also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, Deeds, matters and things do not in any way, prejudice the rights of the Owner and / or go against the spirit of this Agreement. All cost in this regards shall be borne by the Developer. It is however agreed that the Developer before submission of the plan before the Rajpur Sonarpur Municipality authority get the approval of the land Owner.

3. Any notice require to be given by the Owner shall without prejudice to any other mode of service available, deemed to have been served on the Developer, if delivered by hand or sent by registered post, Speed post with acknowledgement due at the last known addresses of the Developer recorded with the Owner.

4. Any notice required to be given by the Developer shall without prejudice to any other mode of service available, deemed to have been served on the Owner if delivered by hand or send by registered Speed Post with A/D post to.

5. The roof shall be commonly used by all Flat Owner of the New Building and the Roof will then be used by all the Co-Owners of the said building.

#### **ARTICLE XVII : ARBITRATION**

All disputes and differences by and between the parties hereto in any way relating to or connected with the premises and / or the New building and / or this Agreement and / or anything done in pursuance hereof shall be referred for Arbitration to such persons as may be' appointed mutually to be adjudicated in accordance to the Indian Arbitration Law in force, The Arbitrators shall have the right to proceed summarily and to make interim awards.

**ARTICLE - XVIII : JURISDICTION**

Only the courts having Territorial Jurisdiction over the premises shall have Jurisdiction in all matters relating to or arising out of this Agreement.

**ARTICLE- XIX : FORCE MAJOURE**

The parties hereto will be settled mutually for the construction purpose in case of Force major for extra 6 (six) months grace period. The force major shall mean and include flood, Earthquake, Riot, War, Strom, Tempest, Civil Commotion any other act beyond and the control of the parties hereto.

**SCHEDULE "A" ABOVE REFERRED TO (LAND)**

**ALL THAT** piece and parcel of **3 Cottahs Bastu land along with 100 sq.ft. tiles shed lying and situate at** Mouza – Tentulberia, J.L. No.44, R.S. Dag No.49 under R.S. Khatian No.194, Khanda Khatian No. 451, L.R. Dag No. 54, L.R. Khatian No. 1446, under Police Station Sonarpur at present Narendrapur, District Sub-Registry office IV, Alipore in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality, **Holding No. 994, Ward No.01** butted and bounded by :

**ON THE NORTH** : 12ft. wide common passage

**ON THE SOUTH** : Land of Sufal Majumder & Sanat De

**ON THE EAST** : Plot of R.S. Dag No. 49

**ON THE WEST** : Land of Ajay Chanda

**OR HOWSOEVER OTHERWISE** the said land hereditaments and premises and every party thereof **TOGETHER WITH** all sorts of easement rights and ingress and egress and every part thereof.

**SCHEDULE "B" ABOVE REFERRED TO OWNERS' ALLOCATION**

**ALL THAT** piece and parcel G+4 storied building i.e. **entire 1<sup>st</sup> floor and entire top floor** measuring more or less **1204 Sq.ft.** super built up area (each floor) of the construction area as per sanction building plan of block - B side after amalgamation of the owner's land & two car parking space, measuring more or less **120 sq.ft.** (each car parking) along with non refundable **Rs.3,00,000/-** (Rupees Three lakh) only paid by the Developer to the land owner.

*Delip Nalki Huskhop nalkay*

**SCHEDULE "C" ABOVE REFERRED TO**  
**(ALLOCATION SPACE TO THE DEVELOPER )**

It has been agreed by the both parties that **Developer's allocation shall mean i.e.** All construction area except the Owner's Allocation as per sanctioned building plan.

**SCHEDULE : "D" SPECIFICATION**

- General** : The building shall be R.C.C. framed structure as design of the consulting engineer.
- Floor** : Tiles finished.
- Walls** : Inside PARIES and primer and outside Snowsem.
- Main Gate** : Main Gate Flush Door.
- Kitchen** : Floor fully blackstone platform and sink and tiles will be fixed upto 2.5 ft height.
- Toilet** : Tiles upto roof height 6 ft..
- Doors** : Wooden frame flush door frame 4" X 2" and inside door frame 3" X 2" kitchen and bathroom P.V.C. door.
- WC** : With necessary fittings (Fibre Door) with tiles upto roof height 6ft..
- Window** : Aluminium Channel and black glass sliding window.
- Sanitary** : Good quality fitting.
- Electrical** : As per necessary.
- Roof** : Jol Chad
- Water** : Overhead roof tank.
- Sanitary** : Septic Tank as per sanctioned building plan
- Boundary wall** : 4' ft. height
- Note** : In case of any modification by the land owner or owner's allocation in that case land owner will pay the extra works cost to the developer.



**IN WITNESS WHEREOF** the parties hereto have executed these presents on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

at Kolkata in the presence of :

**Witnesses;**

1. *Sweilish Bhosouick*  
46 Sahapure Main Road  
Kolkata - 700038

*Debi Nath Mukhopadhyay*  
Signature of the Land Owner  
**THIKANA REALTY**

2. *Samin Deb Nath*  
Garia Taluk Barua Kol-84

*[Signature]*  
Proprietor  
Signature of the Developer

Drafted by :

*Subhendu Kumar Hota*  
Subhendu Kumar Hota  
Advocate  
High Court, Calcutta  
E N No. F/1077/921 of 1999

Type by :

*C. Das*  
C. Das  
10, Old Post Office Street,  
Kolkata -700 001.

**MEMO OF CONSIDERATION**

Received an amount of **Rs. 3,00,000/- (Rupees Three Lacs)** only from the within named Developer as per Memo below :-

Draft/ Cheque No.	Bank	Date	Amount
132725	IDBI Srinagar Branch	05.02.2020	3,00,000/-

**Total Amount** Rs. 3,00,000/-

**(Rupees Three Lacs) only**

**WITNESSES :**

1. Sumit Fish Bhosicck  
AG, Sahasw Main Road.  
Kolkata - 700038

2. Samir Deb Nath  
Grama Taluk birsa Kol-84.

*Lalit Nath Mukherjee*  
**Signature of the Land Owner**

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

GRN: 192019200172179881 Payment Mode Online Payment  
GRN Date: 05/02/2020 13:22:20 Bank : Central Bank of India  
BRN : CBI050220567854 BRN Date: 05/02/2020 13:23:14

DEPOSITOR'S DETAILS

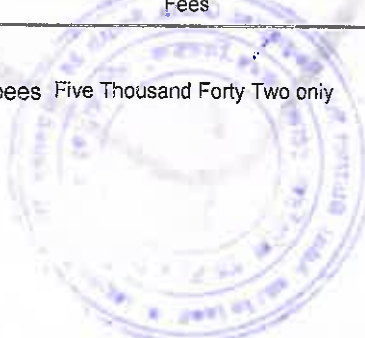
Id No. : 16290000168355/5/2020  
[Query No./Query Year]

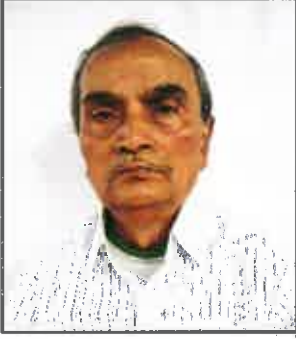





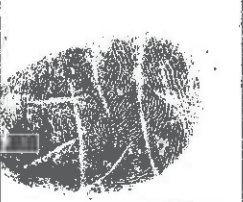




Name : Dilip Nath Mukhopadhyay  
Contact No. : Mobile No. : +91 8017220092  
E-mail :  
Address : Santoshpur Kol 75 PAN ABKPN3518R  
Applicant Name : Mr Subhendu Kumar Hota  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16290000168355/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	16290000168355/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	3021
			<b>Total</b>	<b>5042</b>












In Words : Rupees Five Thousand Forty Two oniy



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


Name \_\_\_\_\_

Signature Dilip Nalk Mukhopadhyay

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

Name GOPAL DAS

Signature [Signature]

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

Name SANDHYA MUKHERJEE

Signature Sandhya Mukherjee



## Major Information of the Deed

Deed No :	I-1629-00568/2020	Date of Registration	06/02/2020
Query No / Year	1629-0000168355/2020	Office where deed is registered	
Query Date	28/01/2020 10:01:43 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhendu Kumar Hota High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017220092, 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 : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 1,10,000/-	Rs. 40,80,001/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 3,021/- (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: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 01, Holding No:994 JI No: 44, Pin Code : 700084

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	LR-54	LR-1446	Bastu	Bastu	3 Katha	1,00,000/-	40,50,001/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>4.95Dec</b>	<b>1,00,000 /-</b>	<b>40,50,001 /-</b>	

### 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.	10,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>10,000 /-</b>	<b>30,000 /-</b>	

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Dilip Nath Mukhopadhyay</b> Son of Late Atai Behari Nath Mukhopadhyay 7/8, Brajamohan Mondal Road, Purba Rajpur, Survey P, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABKPN3518R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2020 , Admitted by: Self, Date of Admission: 05/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2020 , Admitted by: Self, Date of Admission: 05/02/2020 ,Place : Pvt. Residence

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Thikana Reality</b> Srinagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 , PAN No.:: AIFPD6346P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Gopal Das (Presentant )</b> Son of Mr Madhusudan Das B1, Sreenagar, Dhalua Road, P.O:- Dhalua, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIFPD6346P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Thikana Reality (as proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mrs Sandhya Mukherjee</b> Wife of Mr Dilip Mukhopadhyay 7/8, B. M. Mondal Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075			
Identifier Of Mr Dilip Nath Mukhopadhyay, Mr Gopal Das			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Nath Mukhopadhyay	Thikana Reality-4.95 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Nath Mukhopadhyay	Thikana Reality-100.00000000 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 01, Holding No:994 JI No: 44, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 54, LR Khatian No:- 1446	Owner.মঞ্জুরী দেবী ., Gurdian:অটল বিহার দা, Address:নিজ , Classification:বাস্ত, Area:0.08000000 Acre,	Mr Dilip Nath Mukhopadhyay



On 04-02-2020

**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 40,80,001/-



Debasish Dhar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
South 24-Parganas, West Bengal

On 05-02-2020

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

Presented for registration at 19:20 hrs on 05-02-2020, at the Private residence by Mr Gopal Das ,.

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

Execution is admitted on 05/02/2020 by Mr Dilip Nath Mukhopadhyay, Son of Late Atal Behari Nath Mukhopadhyay, 7/8, Brajamohan Mondal Road, Purba Rajpur, Survey P, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person

Indetified by Mrs Sandhya Mukherjee, , Wife of Mr Dilip Mukhopadhyay, 7/8, B. M. Mondal Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Retired Person

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

Execution is admitted on 05-02-2020 by Mr Gopal Das, proprietor, Thikana Reality (Sole Proprietorship), Srinagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094

Indetified by Mrs Sandhya Mukherjee, , Wife of Mr Dilip Mukhopadhyay, 7/8, B. M. Mondal Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Retired Person



Debasish Dhar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
South 24-Parganas, West Bengal

On 06-02-2020

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,021/- ( B = Rs 3,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/02/2020 1:23PM with Govt. Ref. No: 192019200172179881 on 05-02-2020, Amount Rs: 3,021/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI050220567854 on 05-02-2020, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-  
by online = Rs 2,021/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 2138, Amount: Rs.5,000/-, Date of Purchase: 05/02/2020, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/02/2020 1:23PM with Govt. Ref. No: 192019200172179881 on 05-02-2020, Amount Rs: 2,021/-, Bank:  
Central Bank of India ( CBIIN0280107), Ref. No. CBI050220567854 on 05-02-2020, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 24486 to 24523  
being No 162900568 for the year 2020.



Digitally signed by DEBASISH DHAR  
Date: 2020.02.07 14:48:35 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/02/07 02:48:35 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)