

0603003003/2019.

2926/19



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

E 305366

M.V- 1111281984
 Q- 143387
 05/09/2019.

Signature Sheet and
 endorsement Sheet are
 the part & parcel
 of the Documents.

Asst. District Sub-Registrar
 Chansura, Dt. Hooghly.

05 SEP 2019

Siproc Ghosh
 Subordinate Registrar

K.C. Das Real State
 Registrar
 Debajit Das

DEVELOPMENT AGREEMENT

The Deed of Development Agreement is made on
 this 5th date of Sept. 2019.

Between

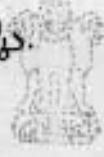
ST ADV

৪৫৫

৩/৯/১৯

৫০০০

কো.সি.সি. বিমান (৪৫৫)
এন.এম. হিগলি



স্বাক্ষর

স্বাক্ষর

অতিরিক্ত সিনিয়র, ১০০০



Handwritten signature

Additional District Sub-Registrar
Chinsura, Dist. Hooghly.

05 SEP 2019

Sipra Ghosh
Supratib Ghosh

K. C. Das Real State
Debasish Das
Proprietor

1) **SMT. SIPRA GHOSH**, W/o - Late Subhankar Ghosh, by case Hindu (India), by occupation - Housewife, PAN No. - BVMPG2674J,
2) **Sri Supratib Ghosh**, S/o - Late Subhankar Ghosh, by Caste Hindu (Indian), by occupation Business, PAN - BQGPG6773D, both are residing at Jugipara Lane, P.O. & P.s. Chinsurah, Dist. Hooghly, Pin 712101, hereinafter referred to and called as the Owners (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, successors, representatives and assigns) of the First Part.

AND

'M/S K.C.DAS REAL ESTATE', a Proprietorship firm, having its registered office at Mallick Gali, bus stand, P.O. & P.s. Chinsurah, Dist. Hooghly, Pin 712101, represented by its Proprietor Sri Debasish Das, S/o. Late Keshab Chandra Das, by Caste Hindu (Indian), by Profession Business, PAN - AGOPD1506E, residing at Mallick Gali, bus Stand, P.O. & P.s. Chinsurah, Dist. Hooghly, Pin 712101, hereinafter referred to and called as the "Builders/Developers" (which expression or term shall unless excluded/by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors administrators, executors, representatives and assigns) of the **Second Part**.

ALL THE PIECE and parcel of VIII Land admeasuring 13 Chittaks equivalent to 0.0145 Acre appertaining to R.S. Dag No. 5045 under R.S. Khatian Nos. 1681 & 1712, within ambit of Mouza: Hooghly, J.L. No.19, P.S. Chinsurah. District Hooghly originally belonged to



[Signature]
Additional District Sub-Registrar
Chinsura, Dist. Hooghly.

05 SEP 2019

Sarajini Ghosh
Sugamib Ghosh

K. C. Das Real Estate
Proprietor

Sarajini Ghosh. Said Sarajini Ghosh transferred the same in favour of Sri Rebati Mohon Ghosh by executing a Deed of Sale which was registered at the Office of Dist. Sub-Registrar, Hooghly and recorded in Book No. 1, Volume No.20, Pages from 231 to 234, being No. 1717 for the year 1972 and delivered possession. Said Sri Rebati Mohon Ghosh also transferred the same in favour of Subhankar Ghosh by executing a Deed of Sale which was registered at the Office of Dist. Sub-Registrar, Hooghly and recorded in Book No. 1, Volume No.30. Pages from 51 to 56, being No.2528 for the year 1991 and delivered possession.

AND piece and parcel of Viti Land admeasuring 2 Katha 7 Chittaks 3 Sq.ft. equivalent to 0.042 Acre appertaining to R.S. Dag No. 5044/5360 under R.S. Khatian No. 435, within ambit of Mouza: Hooghly. J.L. No. 19, P.S. Chinsurah, District Hooghly originally belonged to Aswini Kumar Chakraborty. Said Aswini Kumar Chakraborty transferred the same in favour of Sri Nanigopal Singha by executing a Deed of Sale which was registered at the Office of Dist Sub-Registrar, Hooghly and recorded in Book No. 1, Volume No.32, Pages from 295 to 297, being No.2505 for the year 1954 and delivered possession. Said Sri Nanigopal Singha also transferred the same in favour of Subhankar Ghosh by executing a Deed of Sale which was registered at the Office of Dist. Sub-Registrar, Hooghly and recorded in Book No. 1, Volume No.30, Pages from 57 to 62, being No.2529 for the year 1991 and delivered possession. -

AND that that piece and parcel of Bastu Land admeasuring 0.064 Acre appertaining to R.S. Dag No. 5045 under R.S. Khatian No. 434, within ambit of Mouza: Hooghly, J.L. No. 19, P.S. Chinsurah, District



[Signature]
Additional District Sub-Registrar
Chinsura, Dist. - Hooghly.

05 SEP 2019

SUPER GHOSH
Sujayati Ghosh.

K.C. Das Real State
Proprietor
K.C. Das

Hooghly originally belonged to Sarojini Ghosh. Said Sarojini Ghosh transferred the same in favour of Sri Smt. Nilima Deb; by executing a Deed of Sale which was registered at the Office of Dist. Joint Sub-Registrar, Hooghly and recorded in Book No. I, Volume No.20, Pages from 235 to 238, being No.1718 for the year 1972 and delivered possession. Said Smt. Nilima Debi also transferred the same in favour of Subhankar Ghosh by executing a Deed of Gift which was registered at the Office of Dist. Sub-Registrar, Hooghly and recorded in Book No. I, Volume No.27. Pages from 297 to 304, being No. 1377 for the year 1999 and delivered possession.

AND ALL THAT piece and parcel of Bastu Land admeasuring 0.050 Acre appertaining to R.S. Dag No. 5047/5315 under R.S. Khatian No. 435 AND Bastu Land admeasuring 0.008 Acre appertaining to R.S. Dag No. 5047/5316 under R.S. Khatian No. 435 AND Viti Land admeasuring 0.064 Acre appertaining u RS. Dag No. 5045 under R.S. Khatian No. 434. All are within ambit of Mouza Hooghly, J.L. No. 19, P.S. Chinsurah, District Hooghly originally belonged to Sudhir Kumar Ghosh & Nilima Debi Ghosh. Said Sudhir Kumar Ghosh & Nilima Debi Ghosh jointly executed a Will on 16.06.1997 in respect of the above mentioned property in favour of Subhankar Ghosh which was registered at the office of A.D.S.R. Chinsurah being No. 69 for the year 1997. That after demised of said Sudhir Kumar Ghosh & Nilima Debi said beneficiary Subhankar Ghosh instituted a Probate Case being Act.39 Case No. 109 of 2000 before the Ld. District Delegate Court (Addl. Dist. Judge, 2nd Court), Hooghly and perused the records and being heard the such case, Ld. Delegate



Additional District Sub-Registrar
Chauria, Dist. - Hooghly.

05 SEP 2019

Subhankar Ghosh

Supratib Ghosh

K.C. Das Real Estate

Proprietor

Court have pleased enough to grant the Probate in favour of Petitioner Subhankar Ghosh on 06.05.2008.

That the recited herein above mentioned reference said Subhasnkar Ghosh became the absolute Owner of Viti Land admeasuring 13 Chittaks equivalent to 0.0145 Acre appertaining to R.S. Dag No. 5045 under R.S. Khatian Nos. 1681 & 1712 AND Viti Land admeasuring 2 Katha 7 Chittaks 3 Sq.ft. equivalent to 0.042 Acre appertaining to R.S. Dag No. 5044/5360 under R.S. Khatian No. 415 AND Bastu Land admeasuring 0.064 Acre appertaining to R.S. Dag No. 5045 under R.S. Khatian No. 434 AND Bastu Land admeasuring 0.050 Acre appertaining to R.S. Dag No. 5047/5315 under R.S. Khatian No. 435 AND Bastu Land admeasuring 0.008 Acre appertaining to R.S. Dag No. 5047/5316 under R.S. Khatian No. 435 AND Viti Land admeasuring 0.064 Acre appertaining to R.S. Dag No. 5045 under R.S. Khatian No. 434. All are within ambit of Mouza: Hooghly, J.L. No. 19, P.S. Chinsurah. District Hooghly and effected mutation his name in the records of B.L. & L.R.O. Magra as well as in the records of Hooghly-Chinsurah Municipality and were in possession the same.

That said Subhasnkar Ghosh while in possession of the afore said property which is detains mentioned above, died intestate on 02/02/2014 leaving behind his wife Smt. Shipra Ghosh and only son Sri Supratib Ghosh as his only legal heirs and successors and said legal heirs Smt. Shipra Ghosh and Sri Supralib Ghosh hereinafter referred to as the OWNERS, become the joint absolute Owners of the above mentioned property by way of inheritance having equal share. Said Smt. Shipra Ghosh and Sri Supratib



[Handwritten signature]

Additional District Sub-Registrar
Chinsura, Dist.- Hooghly.

0 5 SEP 2019

Sipra Ghosh
Sipra Ghosh

K.C. Das Real State
K.C. Das
Proprietor

Ghosh thus being absolute Owners of the aforesaid Property (mentioned in Schedule (B)), effected mutation their names in the records of Hooghly-Chinsurah Municipality B.L & L.R.O. Mogra Chinsurah and possessing the same without hindrance from any corner by paying rents and taxes to the authority concerned.

WHEREAS presently the owners of the first part being desirous and declared to make construction of proposed new building over the said property mentioned in the schedule below through the Promoter/ Developer and the party of the second part, approached the owners of the first part to do the same on Joint venture basis.

WHEREAS on the basis of such approach by the developer (2nd part who is experienced in developing) to the owner and after discussion between themselves, the Developer (2nd part) have agreed to develop the properties described in the schedule herein above more fully described in the schedule to the agreement at his own cost and responsibilities on the terms and condition made herein under.

NOW this Agreement witnesses and it hereby agreed by and between the parties here to as follows:

Article - I

In this agreement the following terms, rules which is contrary to the context mean and include as follows

1/1) Property:-

Shall mean all the properties which, have mentioned in the schedule described in schedule of the Agreement.

[Handwritten signature]



[Signature]
Additional District Sub-Registrar
Chinsura, Dist. - Hooghly.

05 SEP 2019

Sipra Ghosh
Suprabha Ghosh

K. C. Das Real State
Debasish Das
Proprietor

1/2) Owners:

Shall mean person mentioned In the first part of the agreement including their heirs, executors, administrators and assigns.

1/3) Developer:

Shall mean and include M/s. K.C.Das Real Estate being represented by Proprietor Debasish Das including his heirs, executors and administrators and assigns the building so constructed will be G+4 with Lift facility.

1/4) Architect:

Shall mean any person or persons or firm, /firms who will be appointed or nominated by the Developer as Architect of the building.

1/5) Obligation of the Developer:

That the developer will have the full right of * developing and make construction as per his own choice and plan passed by the concerned Municipality.

Block :

Shall mean building having different sizes of flats space/commercial space and car parking space, common facilities and amenities and such other rooms, if any, which may be used as meter room, common toilet and other portions as the Architects may decide.

Common Expenses :



Additional District Sub-Registrar
Chinsura, Dist. - Hooghly.

05 SEP 2019

Sipra Ghosh
Supradip Ghosh

K. C. Das Real State
Proprietor
K. C. Das

Shall mean and include all expenses to be incurred by the unit owners for the management, maintenance and upkeep of new buildings and/or the common portions therein and/or the premises and/or the expenses for common purposes of the unit owners.

Common Portions :

Shall mean all the common areas and installations to comprise in the new building and the premises, after the development, including stair cases landings lobbies, corridors lifts, lift machine rooms. Passage, Path ways, boundary walls, room for water pumps, common toilet, on the ground floor tube wells, underground water reservoirs, overhead water reservoirs, water pumps with motors, electrical plumbing and other installation and facilities and service areas etc. except the demarcated space allocated for the commercial owners if any.

Common Purposes:


Shall mean all acts, deeds and things as are necessary for ensuring the beneficial use of the new building and/or buildings by the unit owners, in common.

Completion/Occupying certificate:

Shall mean and include full/partial certificate granted under the Hooghly Chinsurah Municipality and/or any other relevant authority or authorities.

Covered Area:




Additional District Sub-Registrar
Chinsura, Dist. - Hooghly.

05 SEP 2019

Sipra Ghosh
Sipra's Ghosh

K. C. Das Real State
Proprietor
K. C. Das

Shall mean the entire covered area as may be sanctioned by the Hooghly Chinsurah Municipality and shall include the plinth area/typical constructed area of the units and open terraces if any, apartment thereto and also the thickness of the walls (external or internal) and pillars and the area of the common portion provided that if any wall be common between 2(two) units then 1/2 (half) of the area under such, wall shall be included each such unit.

Force Majeure :

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, fire, civil commotion, general strike or bandh, air raid and/or any notice or order from the Municipal or any other government or statutory body or Prohibitory order of court and/or changes in any existing Municipal or other rules and laws relating to sanctioning of the plans or the same being submitted for sanctioning restraining and/or having the effect of restraining the construction of the new buildings at the pane premises.

Land:

Shall mean the land comprises in the premises more fully described in the first schedule hereunder written.

Municipality :

Shall mean the Hooghly Chinsurah Municipality and shall include other concerned authorities which may recommend comment upon approval and/or sanction of the plans.

New Buildings:

JKW



[Handwritten signature]

Additional District Sub-Registrar
Chinsura, Dist. Hooghly.

05 SEP 2019

Sipra Ghosh
Supernita Ghosh

K. C. Das Real State
Proprietor

Shall mean the buildings proposed to be constructed on the schedule property by the Developer in pursuance hereof.

Parking Spaces :

Shall mean the spaces in the basement (if any) and/or on the ground floor of the new buildings as also in the open space surrounding the new buildings, capable of being used for parking of Private four wheelers, small to medium size and two wheelers.

Plan (S) :

Shall mean the Plan(s) of the new buildings, as prepared by the developer and to be sanctioned and approved by the Hooghly Chinsurah Municipality and shall, also wherever the context permits include such plans, drawings, designs elevations and specifications as would be prepared by the Architects for utilizing the maximum permissible floor area ratio (FAR) available on the premises under the prevailing amended rules of the Bengal Municipal Rules from time to time including variations, modifications therein, if any.

Premise:

Shall mean the construction, sheds and structures TOGETHER WITH the pieces or parcels of land thereunto belonging and on which the same are erect and built administering on the portion of the land situated at Kashimpur Road, P.O & P.S. Chinsurah, Dlst. Hooghly, Pin 712131 morefully described In the schedule hereunder written and shall also include the new buildings to be constructed thereon, wherever the context permits.

Faint handwritten text at the top of the page, possibly including a name and a date.

Faint, illegible text in the upper middle section of the document.

Faint, illegible text in the middle section of the document.



Handwritten signature or initials.

**Additional District Sub-Registrar
Chinsura, Dist. Hooghly.**

0 5 SEP 2019

Faint, illegible text in the lower section of the document.

Sipra Ghosh
Supriya Ghosh

K.C. Das Real State
Proprietor

Project:

Shall mean the work of development undertaken and to be done by the Developer in pursuance hereof, till the development of the premises be completed and possession of the unit be taken over by the unit owners.

Proportionate :

With all its cognate variations shall mean such ratio, i.e. the covered area of any unit or units be in relation to the covered area of all the units in the new buildings.

Unit:

Shall mean any residential flat, shop, commercial or other covered area in the new buildings, which is capable of being exclusively owned used and/or enjoyed by any unit owners.

Unit owners:

Shall according to its context mean all owners of different units in the new buildings including the Developer and the owners in respect of such units as may remain unsold or be retained by them respectively

Advocate:

Shall mean the Advocate for the entire project as appointed by the Developer.

Masculine Gender:

Shall include the terminate and ~~mas~~ter gender and vice versa.



[Signature]
Additional District Sub-Registrar
Chinsura, Dist. Hooghly.

0 5 SEP 2019

Sipra Ghosh
Sugandha Ghosh

K. C. Das Real State
Dag
Proprietor

Singular :

Shall include the plural and vice versa.

Representation of the owner:

The Owner has represented to the Developer -and the Developer acted on the basis of representation made by the owner as follows : -

The entirety of the premises as described in para - 1/1 to 1/5 above are in the khas possession of the owner to the exclusion of all other.

There are no suits and/or proceeding and/or litigations pending in respect of the premises or any part thereof.

No person ether than the owners have any right, title and/or Interest of any nature whatsoever in the premises or any part thereof.

The right, title and interest of the owner in the premises is free from all encumbrances whatsoever and the owners have a good marketable title thereto.

The owners have already mutated their names as owner for Dag number mentioned hereinabove in the record of B. L. & L. R. O. the owners have already obtained copy of fresh purchase recording their names as owners.

Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any court of law or due to income tax Revenue or any other public demand or in any other law in force.



[Handwritten signature]

**Additional District Sub-Registrar
Chinsura, Dist. Hooghly.**

05 SEP 2019

Sipra Ghosh
Syndicate Ghosa.

K. C. Das Real State
Debasish Das
Proprietor

The land owners have not in any way dealt with the premises whereby the right, title, and interest of the land owner as to the entitlement, use Development and enjoyment thereof is or may be affected to the Developer in any manner whatsoever.

Here is no wakf, tomb mosque, burial ground, temple and/or any change or encumbrances relating to or on the premises or any part thereof.

The owners are not holding any excess vacant land within the meaning of the West Bengal Land Reforms Act, 1955.

The owners hereby undertake to clear the arrears of Municipal tax and land revenue, if any, and the penalty and costs, if any at its own costs upto the date of the presents.

The Developer shall make all arrangement for preparing the submitting building plan for its sanction before the appropriate authority i.e. Hooghly Chinsurah Municipality with own cost and responsibilities and the owner are bound to accord their signatures on the plan and other papers as and when asked for by the Developer.

That the developer will bear Rs. 4,000/- per month as house rent to the first part owner of their living to give vacant possession of the plots and building for development purpose till the owner are not given possession of the flats by the developer as agreed upon*

The developer shall complete the construction activities of the building within three years from the date of passing building plan. The materials of the construction will be of good quality.

[Handwritten signature]



[Signature]
Additional District Sub-Registrar
Chureura, Dist. - Heughty.

05 SEP 2019

Sitapa Ghosh
Sudanta Ghosh

K. C. Das Real State
Proprietor
K. C. Das

That the time of completion of the construction may be extend on mutual discussion with the landlord considering the present situation.

That the developer shall pay an amount of Rs. 11,00,000/- only to the owners of the first party /at the time of execution of agreement. The said amount will have to be refund by the owner before the possession to be delivered by the developer.

TERMS & CONDITIONS

1. The developer/promoter shall have the full right for developing and making construction over the property as per his own choice and plan passed by the concerned Municipality.
2. The developer shall have the right to appoint any person/persons, firm/firms as architect for his construction work.
3. The owners shall execute a power of attorney to the Developer/Promoter for convenience for his construction activities with full power to represent to owners before the Municipality, Courts, collect money from the intending buyers of the portion of the Developer as and when required.
4. The owners have no objection if the developer obtained bank loan but the ownership will, not in any way be responsible for the aforesaid, loan, it taken by the Developer and the developer only will be fully liable for the aforesaid loan.

[Handwritten signature]



[Signature]
Additional District Sub-Registrar
Chinsura, Dist- Hooghly.

05 SEP 2019

Sipra Ghosh
Supt. Ghosh.

K. C. Das Real State
Proprietor
K. C. Das

5. The owners will help the developer to get the aforesaid bank loan, if required as and when asked for by the Developer.
6. The Developer shall make all arrangement for preparing and submitting building plan for its sanction before the appropriate at his own cost and responsibility and the owners are bound to accord their signatures on the plan and other papers as are when asked for by the developer.
7. That the building so constructed will be of G+4 type with lift facility and no further expansion of the building will be done.
8. The construction of building shall have to be completed by the developer within three years from the date of passing building plan.
9. That after completion of total super Built area 30% of the construction area shall be under the allocation of the owners, and 70% shall be under the allocation of the developer* And both of them will be allocated front area in vice versa. But when 30% of the construction area/flats would be given to owners the remaining 70% of the covered area shall be under the allocation of the developer and in that case the owners shall have got no objection in selling of flats to a third party.
10. it is expressly agreed that the parties hereto that it shall be the responsibility of the developer to comply with all other legal formalities that the owners will provide all and execute all documents as will be required under the law for the purpose of raising multistoried building.





[Signature]
Additional District Sub-Registrar
Chinsura, Dist. - Hooghly.

05 SEP 2019

SIPPA GHOSH

Supernita Ghosh

West Bengal State
Proprietor
Kobaita

11. That for the purpose of sanctioning plan from the municipality the owners will bear the cost for the same.
12. That it is settled that the owners shall be allowed to take possession of their allocation of 30% of the total construction /flats as per choice of Developer but prior to that the owners shall repay Rs. 11,00,000/- which the owners have taken as advance in the two installments.
13. That in case of any dispute between the owners and the developers the dispute shall be settled arbitrators, the arbitrators to be appointed by both the developers and the owners and their decision should be final.
14. Developer will be remove the structure his own cost which is situated on schedule property.

SCHEDULE OF LAND

All that piece and parcel of land in Bastu, Viti land total area 0.153 Acre, along with two storied building 1748 sq.ft. of 30 years old in L.R. Plot No. 4722 Viti 0.017 Acre, L.R. Plot No. 4731 Viti 0.078 Acre, L.R. Plot No. 4733 Bastu 0.050 Acre, L.R. Plot No. 4734 Viti 0.008 Acre, in LR Khatian No. 6103, 6104. Mouza - Hooghly, J.L. No. 19, P.S. - Chinsurah, Dist - Hooghly, under Hooghly Hooghly-Chinsurah Municipality being holding no. 26/28, Mohallah - Kashimpur, Ward No. 14, under Hooghly Chinsurah Municipality.

Butted and bounded by :

- On the North : - 10 feet wide Municipal Road.
On the South : 12 feet wide Municipal Road.
On the East : Property of Pradip Addya.
On the West : Property of Others.



Additional District Sub-Registrar
Chinsura, Dist. - Hooghly.

05 SEP 2019

Sipra Ghosh
Supratib Ghosh

K. C. Das Real State
Proprietor
K. C. Das

MEMO OF CONSIDERATION

Received by the within named LAND OWNER from the within named DEVELOPERS the sum of **Rs. 11,00,000/- (Rupees Eleven Lacs)** only as under.

Sl.	Cheque No.	Date	Bank & Branch	Amount
1..	005311	29/05/19	Bank of Baroda, Chinsurah	2,50,000.00
2.	N.F.T.	27/06/19	do	1,00,000.00
3.	T.R.F.	23/04/19	do	1,00,000.00
4.	T.R.F.	02/05/19	do	1,00,000.00
5.	000167	01/09/19	do	1,00,000.00
6.	000168	03/09/19	do	2,50,000.00
7.	000169	03/09/19	do	1,00,000.00
8.	000170	03/09/19	do	1,00,000.00
Total				11,00,000.00

(Rupees Eleven Lacs) Only

SIGNED, SEALED, &
DELIVERED IN PRESENCE OF

THE WITNESS:

- 1) *Rajkumar Singh*
SANKHAR KUMAR SINGH
- 2) *Basudeb Roy*
BASUDEB ROY
Law Clerk
Chinsurah Court, Hooghly.
L.C. No.- 282/0905/00005016

Signature of the Owners

Sipra Ghosh
Supratib Ghosh

Drafted by me.
Bonala Pr. Chaitany
Advocate
WB 2077/95

Signature of the Developer

Type by me
Chinsurah, Hooghly.

K. C. Das Real State
Proprietor
K. C. Das

Faint handwritten text at the top left of the page.

STATEMENT OF ACCOUNTS

Faint text providing details about the account, possibly including dates and reference numbers.

Sl. No.	Description	Debit	Credit	Balance
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100




































Additional District Sub-Registrar
Chinsura, Dist. Hooghly.

05 SEP 2019

Faint handwritten signature or text at the bottom left.

সূচী নং.....

দুই হাতের আঙ্গুল - এর ছাপ (টিপ)

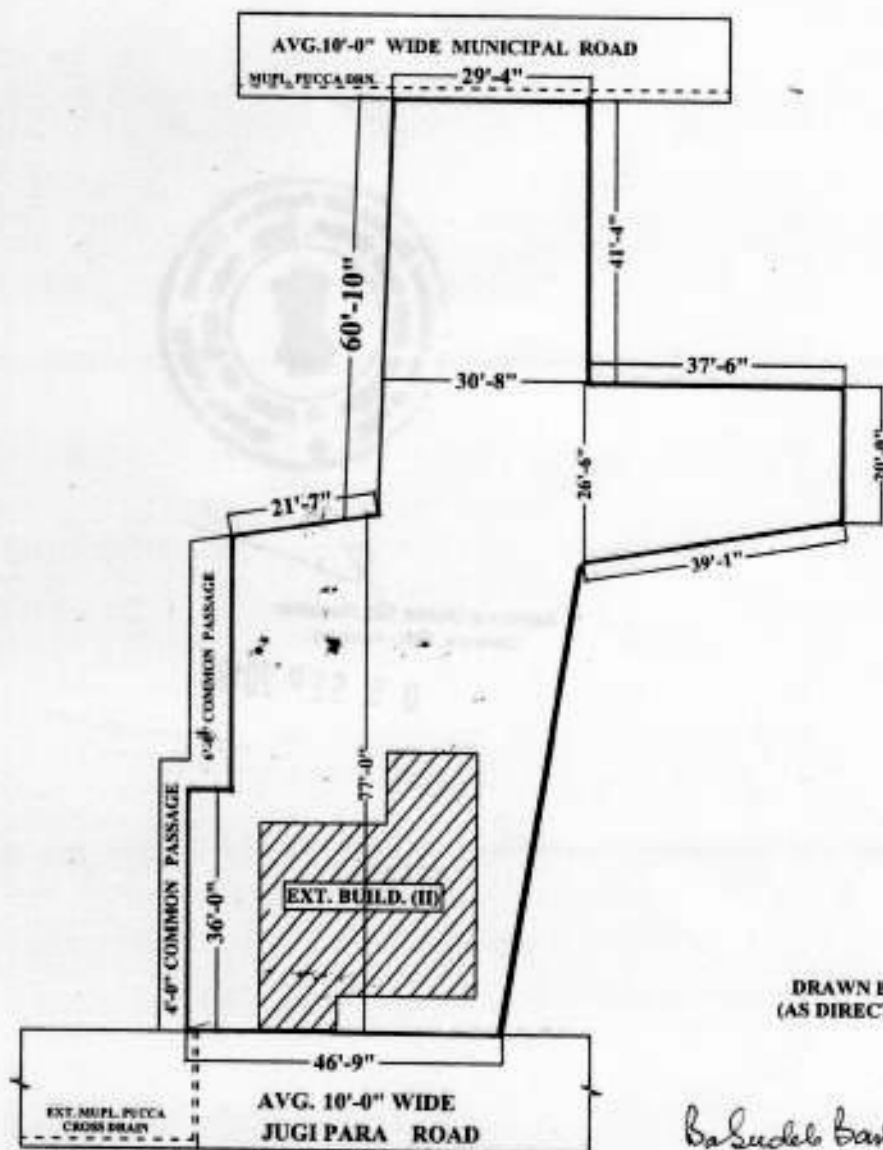
ক্রমিক নং	শ্রেণী/ বিশ্রেণী/ দাতা/ গ্রহীতা		স্বাক্ষর : <u>Siprov Ghosh</u>				
(১)	 Siprov Ghosh	বাঁ হাতের আঙ্গুল - এর ছাপ (টিপ)					
		বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)					
		বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
ক্রমিক নং	শ্রেণী/ বিশ্রেণী/ দাতা/ গ্রহীতা		স্বাক্ষর : <u>Suprab Ghosh</u>				
(২)	 Suprab Ghosh	বাঁ হাতের আঙ্গুল - এর ছাপ (টিপ)					
		বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)					
		বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
ক্রমিক নং	শ্রেণী/ বিশ্রেণী/ দাতা/ গ্রহীতা		স্বাক্ষর : <u>Debasish Das</u>				
(৩)	 Debasish Das	বাঁ হাতের আঙ্গুল - এর ছাপ (টিপ)					
		বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)					
		বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	

OPSD Form No. - 10/2019

[Faint header text]					[Faint header text]	
[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint photo]	[Faint text]
[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]		
[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint photo]	[Faint text]
[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]		
						
						
Additional District Sub-Registrar Chinsura, Dist. - Hooghly.						
0 5 SEP 2019						
[Faint header text]					[Faint header text]	
[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint photo]	[Faint text]
[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]		
[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint photo]	[Faint text]
[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]	[Faint fingerprint]		



PROP. DEED PLAN ON L.R. DAG.Nos.- 4722, 4731, 4733, 4734,
L.R. KH. Nos. -6103, 6104, MOUZA - HOOGHLY. J.L.No. - 19,
HOLDING No -26/28, MOHALLA - KASHIMPUR, WARD No - 14,
UNDER HOOGHLY - CHINSURAH MUNICIPALITY.
P.S. - CHINSURAH, DIST. - HOOGHLY.
SCALE : 1"=8'-0", AREA SHOWN THUS
AREA OF LAND : 0.153 AC. OR 09K.- 09CH. - 0Sft. (MORE OR LESS)
COVD. AREA : 1748 Sft.



DRAWN BY :
(AS DIRECTED)

Basudeb Banerjee

Sipra Ghosh
Susmita Ghosh.

SIGN. /LTL. OF OWNER

K. C. Das Real State
K. C. Das
Proprietor

(18)



[Signature]
Additional District Sub-Registrar
Chinsura, Dist. - Hooghly.

05 SEP 2019

কর্তৃপক্ষের নিকট উপস্থাপিত হইবে।
এই নথি স্বাক্ষর ও মোহর সহ
স্বাক্ষরিত হইবে।
স্বাক্ষরিত হইবে।
স্বাক্ষরিত হইবে।
স্বাক্ষরিত হইবে।



आयकर विभाग
INCOME TAX DEPARTMENT
SIPRA GHOSH

DULAL GHOSH

05/08/1967

Permanent Account Number

BVMPG2674J

Sipra Ghosh

Signature

भारत सरकार
GOVT. OF INDIA



Sipra Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUPRATIB GHOSH

SUBHANKAR GHOSH

20/07/1996

पंजीकृत / Registered
BQGP 007730

Supratib Ghosh

Signature



Supratib Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBASHISH DAS
KASHAB CHANDRA DAS
10/08/1969
Permanent Account Number
AGOPD1506E

Debashish Das
Signature



Debashish Das

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIESL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाने वा सुपचा सुचित हो/मिलेय :
आयकर पैन सेवा युनिट, UTIESL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर
नावी मुंबई-400 614.

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

GRN: 19-201920-006871892-1

Payment Mode Online Payment

GRN Date: 04/09/2019 12:43:23

Bank : State Bank of India

BRN : IK0AFGYLO2

BRN Date: 04/09/2019 12:44:23

DEPOSITOR'S DETAILS

Id No. : 06030001433874/5/2019
(Query No./Query Year)

Name : DEBASHISH DAS

Contact No. :

Mobile No. : +91 9836751116

E-mail :

Address : MALLICK GALI CHINSURAH HOOGHLY

Applicant Name : Mr BASUDEB ROY

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	06030001433874/5/2019	Property Registration Stamp duty	0030-02-103-003-02	15021
2	06030001433874/5/2019	Property Registration Fees	0030-03-104-001-16	11021

In Words : Rupees Twenty Six Thousand Forty Two only

Total

26042

Major Information of the Deed

Deed No :	I-0603-02926/2019	Date of Registration	05/09/2019
Query No / Year	0603-0001433874/2019	Office where deed is registered	
Query Date	03/09/2019 1:05:04 PM	A.D.S.R. CHINSURA, District: Hooghly	
Applicant Name, Address & Other Details	BASUDEB ROY CNS COURT, Thana : Chinsurah, District : Hooghly, WEST BENGAL, Mobile No. : 9836751116, Status :Attorney of Claimant		
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 : 11,00,000/-]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 1,11,28,889/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 11,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Jugipara Rd, Mouza: Hooghly, JI No: 19, Pin Code : 712101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4722	LR-6103	Other Commercial Uses Viti	0.017 Acre	1/-	11,12,727/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-4731	LR-6103	Other Commercial Uses Viti	0.078 Acre	1/-	51,05,451/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-4733	LR-6103	Other Commercial Uses Bastu	0.05 Acre	1/-	32,72,725/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :				14.5Dec	3 /-	94,90,903 /-	



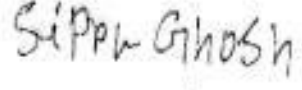


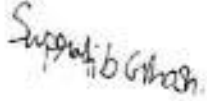
District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Jugipara Rd, Mouza: Hooghly, JI No: 19, Pin Code : 712501

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-4734	LR-6103	Other Commercial Uses Viti	0.008 Acre	1/-	5,23,636/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :				15.3Dec	4 /-	100,14,539 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L3	1748 Sq Ft.	1/-	11,14,350/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 874 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 874 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1748 sq ft	1 /-	11,14,350 /-	



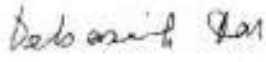
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt SIPRA GHOSH (Presentant) Wife of Late SUBHANKAR GHOSH Executed by: Self, Date of Execution: 05/09/2019 , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Office			
	05/09/2019	LTI 05/09/2019	05/09/2019	
JUGIPARA LANE, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BVMPG2674J, Aadhaar No: 41xxxxxxxx9511, Status :Individual, Executed by: Self, Date of Execution: 05/09/2019 , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri SUPRATIB GHOSH Son of Late SUBHANKAR GHOSH Executed by: Self, Date of Execution: 05/09/2019 , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Office			
	05/09/2019	LTI 05/09/2019	05/09/2019	
JUGIPARA LANE, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BQGPG6773D, Aadhaar No: 51xxxxxxxx5982, Status :Individual, Executed by: Self, Date of Execution: 05/09/2019 , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS K C DAS REAL ESTATE MALLICK GALI,BUS STAND, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101 , PAN No.:: AGOPD1506E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri DEBASHISH DAS Son of Late KESHAB CHANDRA DAS Date of Execution - 05/09/2019, , Admitted by: Self, Date of Admission: 05/09/2019, Place of Admission of Execution: Office	 Sep 5 2019 12:55PM	 LTI 05/09/2019	 05/09/2019
MALLICK GALI,BUS STAND, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGOPD1506E, Aadhaar No: 63xxxxxxxx1732 Status : Representative, Representative of : MS K C DAS REAL ESTATE (as AS A PROPRITOR AND DEVELOPER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri RAJ KUMAR BISWAS Son of Late PANCHANAN BISWAS SANKO MOR, P.O:- BUROSHIBTALA, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712105	 05/09/2019	 05/09/2019	 05/09/2019
Identifier Of Smt SIPRA GHOSH, Shri SUPRATIB GHOSH, Shri DEBASHISH DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SIPRA GHOSH	MS K C DAS REAL ESTATE-0.85 Dec
2	Shri SUPRATIB GHOSH	MS K C DAS REAL ESTATE-0.85 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt SIPRA GHOSH	MS K C DAS REAL ESTATE-3.9 Dec
2	Shri SUPRATIB GHOSH	MS K C DAS REAL ESTATE-3.9 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt SIPRA GHOSH	MS K C DAS REAL ESTATE-2.5 Dec
2	Shri SUPRATIB GHOSH	MS K C DAS REAL ESTATE-2.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt SIPRA GHOSH	MS K C DAS REAL ESTATE-0.4 Dec
2	Shri SUPRATIB GHOSH	MS K C DAS REAL ESTATE-0.4 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SIPRA GHOSH	MS K C DAS REAL ESTATE-874.00000000 Sq Ft
2	Shri SUPRATIB GHOSH	MS K C DAS REAL ESTATE-874.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Jugipara Rd, Mouza: Hooghly, JI No: 19, Pin Code : 712101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4722, LR Khatian No:- 6103	Owner:শিপ্রা ঘোষ, Gurdian:শুভঙ্কর , Address:নিজ , Classification:ভিটি, Area:0.00800000 Acre,	Smt SIPRA GHOSH
L2	LR Plot No:- 4731, LR Khatian No:- 6103	Owner:শিপ্রা ঘোষ, Gurdian:শুভঙ্কর , Address:নিজ , Classification:ভিটি, Area:0.03900000 Acre,	Smt SIPRA GHOSH
L3	LR Plot No:- 4733, LR Khatian No:- 6103	Owner:শিপ্রা ঘোষ, Gurdian:শুভঙ্কর , Address:নিজ , Classification:বান্ড, Area:0.02500000 Acre,	Smt SIPRA GHOSH

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Jugipara Rd, Mouza: Hooghly, JI No: 19, Pin Code : 712501

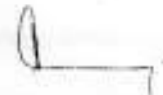
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L4	LR Plot No:- 4734, LR Khatian No:- 6103	Owner:শিপ্রা ঘোষ, Gurdian:শুভঙ্কর , Address:নিজ , Classification:ভিটি, Area:0.00400000 Acre,	Smt SIPRA GHOSH

Endorsement For Deed Number : I - 060302926 / 2019

On 03-09-2019

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 1,11,28,889/-



Abhijit Chatterjee

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA**

Hooghly, West Bengal

On 05-09-2019

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 : 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 12:49 hrs on 05-09-2019, at the Office of the A.D.S.R. CHINSURA by Smt SIPRA GHOSH, one of the Executants.

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

Execution is admitted on 05/09/2019 by 1. Smt SIPRA GHOSH, Wife of Late SUBHANKAR GHOSH, JUGIPARA LANE, P.O: CHINSURAH, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession House wife, 2. Shri SUPRATIB GHOSH, Son of Late SUBHANKAR GHOSH, JUGIPARA LANE, P.O: CHINSURAH, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession Business

Indetified by Shri RAJ KUMAR BISWAS, , Son of Late PANCHANAN BISWAS, SANKO MOR, P.O: BUROSHIBTALA, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712105, by caste Hindu, by profession Business

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

Execution is admitted on 05-09-2019 by Shri DEBASHISH DAS, AS A PROPRIETOR AND DEVELOPER, MS K C DAS REAL ESTATE, MALLICK GALI,BUS STAND, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101

Indetified by Shri RAJ KUMAR BISWAS, , Son of Late PANCHANAN BISWAS, SANKO MOR, P.O: BUROSHIBTALA, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712105, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,021/- (B = Rs 11,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2019 12:44PM with Govt. Ref. No: 192019200068718921 on 04-09-2019, Amount Rs: 11,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AFGYLO2 on 04-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

• Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 15,021/-

• Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 458, Amount: Rs. 5,000/-, Date of Purchase: 03/09/2019, Vendor name: Anup Kumar Ganguly

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2019 12:44PM with Govt. Ref. No: 192019200068718921 on 04-09-2019, Amount Rs: 15,021/-,

Bank: State Bank of India (SBIN0000001), Ref. No. IK0AFGYLO2 on 04-09-2019, Head of Account 0030-02-103-00302



Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0603-2019, Page from 69977 to 70011
being No 060302926 for the year 2019.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2019.09.05 16:22:42 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 05/09/2019 4:22:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
West Bengal.

(This document is digitally signed.)
