

5823/19

I - 5518/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 076239

28/6
11-38am
8-935957
1K/3ch/1600r
+ 1K/4ch/2000r
+ 1000 r
amount 81

Certified that the document is suitable
for registration. The Signature Sheet and
endorsement Sheet Attached to the
document are the part of the document.

[Signature]
Additional District Sub-Registrar
Coastpost, Dum Dum, 24-Pgs. (North)

28 JUN 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 28th Day of
June, TWO THOUSAND NINETEEN

BETWEEN

[1] MR. LAKSHMI KANTA GHOSH (PAN NO.:- ADGPG0798J), Son of Late Tarapada Ghosh, by Occupation- Service **[2] MRS. BELA GHOSH , (PAN NO.:- ATCPG7888D)**, Wife of Mr. Lakshmi Kanta Ghosh, by Occupation- House-wife, both by Nationality- Indian, both by religion-Hindu, both residing at 98, R.B.C. Road Extn, P.O. +P.S. Dum Dum, Kolkata- 700028, Dist- North 24 Parganas hereinafter called as the **OWNERS** (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

G.S. CONSTRUCTION, (PAN NO.:- AAPFG6836M), a Partnership Firm, its registered office at 142, R.B.C. Road (Extension), P.O.+P.S. Dum Dum, Kolkata-700028, District 24 Parganas (North), represented by its Partners **[1] SRI PRADIP KUMAR BISWAS, (PAN NO.:- ADTPB3775F)**, Son of Late Sibapada Biswas, by faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 61, R.B.C. Road (Extension), P.O. & P.S. Dum Dum, Kolkata- 700028, District 24 Parganas (North) **[2] SRI PRATAP HALDER, (PAN NO.:- AEWPH2445C)**, Son of Late Paresh Chandra Halder, by Nationality-Indian, by religion-Hindu, by Occupation-Business, residing at 46, R.B.C.Road (Extention), Dum Dum Cantonment, P.S. Dum Dum, Kolkata-700028, District North 24 Parganas hereinafter called the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, legal representatives and assign) of the **OTHER PART**.

WHEREAS the Owners herein purchased **ALL THAT** Piece and Parcel of land measuring 3 Cottahs 1 Chittacks 36 Sq.ft. more or less situated and lying at Mouza- Digla, P.S.- Dum Dum, J.L. No.- 18, R.S. No.- 161, Touzi No.- 173, comprised Dag No.- 983 under Khatian No.- 200 and thereafter new Khatian No. 3107 (Modified), under South Dum Dum Municipality, Ward No.- 7 more fully described in the Schedule "A" herein below from Smt. Bani Das Wife of Late Hirendra Nath Das by virtue of a registered deed of sale being deed No. 3550 for the year 2009 and copied in Book No.- 1, Vol No.- 92, Pages from 35 to 40 and registered the same at the sub Registration office of Cossipore Dum Dum .

AND WHEREAS the owners mutated their name in the records of BLRO in respect of the above said property mentioned herein below.

DISTRICT		POLICE STATION		MOUZA		JL No.	
North 24 Parganas		DUM DUM		DIGHLA		18	
KHATIAN Nos.		PLOT Nos.		TOTAL AREA (IN ACRE)	MUTATED AREA (IN ACRE)	SHARE	
RS/LR	MODIFIED	RS/LR					
...	3107	983		0.64	0.03 0.02	0402 0402	
RECORDED CLASSIFICATION		REVENUE		NEW KHATIAN No.		REMARKS	
Danga		AS PER WBLR (AMENDMENT) ACT 2005		3327 (Modified)		Nil	

AND THUS the present owners became absolute owner of the schedule property and enjoyed the said property jointly and mutated their names in the records of South Dum Dum Municipality being holding No. 148, R.B.C. Road Extn, Ward No. 7 and seized and possessed of or otherwise well and sufficiently entitled to the said property free from all encumbrances.

AND WHEREAS at the time of current settlement (L.R), the name of Mr. Lakshmi Kanta Ghosh (the owner No. 1 herein) is recorded a plot of land measuring 2 (Two) decimals of land comprised L.R.Dag No. 983 under L.R. Khatian No. 2954 and at the time of current settlement (L.R), the name of Mrs. Bela Ghosh (the owner No. 2 herein) is the recorded a plot of land measuring 3 (Three) decimals of land more or less comprised L.R.Dag No. 983 under L.R.Khatian No. 2953.

AND WHEREAS but due to paucity of funds and other unavoidable circumstances, the owners herein could not construct on the total plot of land including their proportionate share of land.

AND WHEREAS for the purpose of construction of the said building the owners herein approached the developer and upon mutual discussion the parties have arrived on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

THAT with the execution of this agreement the Owners herein are giving absolute right to the Developer to construct a multi storied building over the land described in the schedule hereunder written.

THAT the Developer shall at its own cost and expenses prepare a building plan and get it sanctioned by the South Dum Dum Municipality . The Owners agree to sign on the plan prepared by the Developer and also all other documents related to plan sanction.

THAT the Developer shall thereafter at its own cost and expenses construct the said building as per the sanctioned building plan.

THAT it shall be liability of the Developer to obtain completion certificate from the South Dum Dum Municipality .

THAT the Owners handover the peaceful, khas and vacant possession of the land along with pucca Building within 1st May 2019 from the date of signing of this development agreement.

THAT the Owners shall pay all outstanding dues regarding the said property at their own cost.(i.e. Municipal Tax, water tax etc) before the date of agreement and the Developer shall bear all taxes from the signing of this agreement upto the handed over of the owner's allocation portion to the Owners.

THAT the Developer shall thereafter demolish existing building and the building materials obtained from such demolition shall become the property of the Developer.

THAT the Developer shall construct a multi storied building on the said property including their proportionate share of land at their own cost and own risk and the Owners shall have no liabilities, responsibility in any manner whatsoever in this respect, either to the supplier, workmen or even to the intending buyers of the flat in the said building.

THAT in lieu of the land the Developer shall pay non refundable **Rs. 50,000/- (Rupees Fifty Thousand) only** to the owners more fully described herein below **FURTHER** the developer shall handover four flats and one Garage of the proposed New building mentioned herein below

DESCRIPTION OF CASH

At the time of registration of Development Power of attorney and development agreement - Rs. 50,000/- (Non refundable Cash/Cheque)

DESCRIPTION OF FLAT

FLOOR	SIDE	AREA (COVERED AREA MORE OR LESS)
1ST	front	800 sq.ft (Flat) (Consisting of two toilets)
2nd	Back	750 sq.ft (Flat) (Consisting of two toilets)
3rd	Front	800 sq.ft (Flat) (Consisting of two toilets)
4th	Back	750 sq.ft (Flat) (Consisting of two toilets)
Ground	Front	180 sq.ft (Garage on front side)

along with all common right and facilities of the said building as per specification mentioned below.

THAT The Developer shall complete the construction and handover the owners allocation of the multi storied building within 30 (Thirty) months from the date of obtaining Sanction Building plan.

THAT the entire consideration money received from transfer of flats/shops /Car Parking Space at the premises lying under the Developer's allocation shall be received by the Developer on the strength of this agreement. The Developer shall also have the right to take away the same.

THAT to facilitate the Developer to sell the flats under the Developer's allocation, the Owners herein agree to execute a registered Development Power of Attorney in the name of the Developer at the date of signing of this agreement.

THAT the Developer shall complete the proposed multi storied building with standard materials.

THAT the Developer shall appoint its engineer, Mistri, supplier, contractor and shall pay them without creating any financial liability on the owners.

THAT the balance of the constructed area of the building (except the Owner's allocation) shall belong to the developer and the developer shall have right to retain the same or sell, mortgage, lease out, let out or transfer the same in any manner permitted by law along with proportionate share of land attached to such flats/shops, without any claim, hindrance or objection from the Owners hereto.

THAT The Owners shall deliver the Original copy of the title deeds and other relevant documents to the developer at the signing of this agreement and the developer shall hand over all original deeds and other relevant documents to the land owner/owner's association after completion of the building and any circumstances the Developer will not take any loan from any bank or financial institution or person against this property.

THAT the Developer shall install, erect and arrange within the building at its own cost and expenses, pump set, tube well or municipal water and will arrange and construct water storage tank on the ground floor and overhead reservoirs, electrification, permanent electric connection from the CESE as required to be provided in a residential building.

The Owners will not in any way be liable or responsible for the project, and if further costs are to be incurred, it will entirely depend upon the developer who is entirely responsible for the project.

It is specially agreed between the parties hereto that if any damage occurs during the period of construction or after the period of construction for any reason, it should be liability and liable for Developer regarding construction work.

The Developer hereby agrees and covenants to the Owners not to violate or contravene any of the terms and conditions of the present agreement as well as not to violate any municipal rule relating to the construction of the proposed multi storied building in any manner whatsoever.

The Owners have every liberty to transfer their allotted portion of flat by way of sale, gift etc according to their choice without interruption or disturbances by the developer or any person whomsoever.

THAT the profit or loss arising out of the whole construction work of the project and the sale proceeds of the flat, disbursement of all expenses and any liability pertaining to the project shall be exclusive affair of the developer and shall also be enjoyed by the developer wherein the Owners shall have no liability whatsoever, nor the Owners shall in any way be responsible in any debts, liability, tax or govt. dues pertaining to the construction. The Owners will enjoy the all benefits of common areas of the land and premises.

THAT the Owners will sign the sale deeds or deed of conveyance to be executed in favour of the purchaser or purchasers of the building and will duly register the same before the registration office in favour of the purchaser/s or their nominee or nominees if required for developer and the cost of registration of developer allocation shall be borne by the purchaser.

THAT the Owners hereto or any of their civil engineers shall give an advance notice be entitled to make inspection of the allotted flat in course of the construction of multi storied building and shall also be entitled to raise technical objection in the materials used for constructional purpose.

THAT the Developer with the Owners frame scheme for the management and administration of the said building and/or common part thereof and agree to abide by the rules and regulation to be framed by any society or association who will be in-charge of such nominee or nominees of the affairs of the building or common part thereof.

THAT the Owners shall pay the municipal rates and taxes and other imposition, if any, for his individual flat only after handed over by the developer. Any liability regarding outstanding dues will not bear the Owners.

THAT the name of Apartment will be settled by the Owners and developer jointly.

The Owners have no liability or no responsibility regarding any illegal work during the construction by the developer which was sanctioned by the municipality.

THAT the Developer shall have every right to amalgamate this property with any other property at their own cost without consent of the owners.

THAT Both the Parties have every right to go any court of law against each other or equity and justice.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land measuring **3 Cottahs 1 Chittack 36 Sq.ft.** more or less with **1000 Sq.ft.** One storied pucca structure ^{with cement floor} standing thereon situated and lying at **Mouza- Digla, P.S.- Dum Dum**, Dist- North-24 Parganas comprised Dag No.- 983 under Khatian No.- 200, Modified Khatian No. 3107 and New Khatian No. 3327 and **L.R. Dag No.- 983** under **L.R. Khatian No.- 2953 & 2954**, J.L. No.- 18, R.S. No.- 161, Touzi No.-173 under South Dum Dum Municipality being **Holding No.- 148, R.B.C. Road Extn., Ward No.- 07** and the total property is butted and bounded in the manner following:-

ON THE NORTH :- 14ft wide Road

ON THE SOUTH :- Haren Ch. Das

ON THE EAST :- Hari pada Ghosh

ON THE WEST :- M.M.Mallick

PART-III
SPECIFICATION

BED ROOM

- A) Flooring - Marble
- B) Walls (Inside)- Plaster of Putti
- C) Electrification- 3 Light point/one Fan Point/2 Plug Point/Fuse/indicator (all materials are ISI standard).

DINING

- A) Flooring - Marble
- B) Walls (inside)- Plaster of Putti /Basin
- C) Electrification - 2 light point/ 1 Fan point/ 2 Plug point/Fuse /Indicator/ 15 amp. Refrigerator point (all materials are ISI standard)

KITCHEN

- A) Flooring – Marble
- D) Inside wall- Tiles (size 8"x12") from cooking table /plaster of Putti
- B) Cooking table on Black stone top with a sink (steel)
- C) Electrification- 2 light point / 1 exhaust fan point/2 15amp. Plug point
(all materials are ISI standard)
- D) Open kitchen as per drawing.

TOILET

- A) Flooring – Marble
- E) Walls- upto 6'-0" Glazed tiles after skirting (size 8" x12") and Putti
- B) Door- PVC
- C) English style/PVC Cistern.
- D) Electrification- 1 light point/1 Exhaust fan point (all materials are ISI standard) & One Gizer point.

DOOR

- A) Main Door- Flush Door with wooden frame
- B) Inside Door- Flush Door with wooden frame.

WINDOW

- A) Aluminum sliding
- B) All door will be provide, with two coats white primer and window will be black in colour.

Main Entrance- one door bell point.

Building structure R.C.C Column, Bear, Roof, Pillar, Tie Beam as per structure design approved by the competent authority. Outside brick walls 5" thickness, inside partition wall 5" and 3" as per engineer's direction.

Taps, shower shall be at standard quality.

The main sources of water supply arrangement would be from deep tube-wel water and plumping arrangement to overhead reservoir.

Inside of the all toilet, pipe line will be concealed with supreme PVC.

Required thickness of plaster.

EXTRA WORK

Any extra work other than the standard schedule shall be charges extra .

OWNER'S ALLOCATION

THAT in lieu of the land the Developer shall pay non refundable **Rs. 50,000/- (Rupees Fifty Thousand) only** to the owners more fully described herein below **FURTHER** the developer shall handover four flats and one Garage of the proposed New building mentioned herein below

DESCRIPTION OF CASH

At the time of registration of Development Power of attorney and development agreement - - Rs. 50,000/- (Non refundable Cash/Cheque)

DESCRIPTION OF FLAT

FLOOR	SIDE	AREA(COVERED AREA MORE OR LESS)
1ST	front	800 sq.ft (Flat) (Consisting of two toilets)
2nd	Back	750 sq.ft (Flat) (Consisting of two toilets)
3rd	Front	800 sq.ft (Flat) (Consisting of two toilets)
4th	Back	750 sq.ft (Flat) (Consisting of two toilets)
Ground	Front	180 sq.ft (Garage on front side)

along with all common right and facilities of the said building as per specification mentioned below.

DEVELOPER'S ALLOCATION

The Balance of the constructed area of the building (except the Owner' allocation) shall belong to the developer and the developer shall have right to retain the same or sell, mortgage, lease-out, let out or transfer the same in any Manner permitted by law along with proportionate share of land attached to such flats/shops/garage, without any claim, hindrance on objection from the Owner/confirming party hereto.

IN WITNESS WHEREOF all the Owners and the Developer hereto have set and subscribed their respective hand the day, month and year first above written.

WITNESSES: -

- 1) *Subanta Kumar Choudhury*
155, Jessore Road
129-87.

Lakshmi Kanta Ghosh.
Bela Ghosh

Signature of the Owners

- 2) *Tapash Kanti Ghosh*
Kanti

G. S. CONSTRUCTION

Pradyumn Bhowmik *Pratap Halder*
Partner Partner

Signature of the Developer

DRAFTED BY:-

Tapash Kanti Ghosh
Tapash Kanti Ghosh
Advocate
Sealdaha Cour, Kolkata-14
Registration No. WB/588/1999

PRINTED BY:-

M
Subrata Mukherjee
158/3 R.B.C. Road, Kolkata - 28

G. S. CONSTRUCTION
Pradyumn Bhowmik *Pratap Halder*
Partner Partner

Lakshmi Kanta Ghosh.
Bela Ghosh

RECEIVED of and from the within named Owner within mentioned sum of **Rs 50,000/- (Rupees Fifty Thousand) only** as Earnest money of the said Property as per memo of consideration below.

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>	<u>In favour of</u>
27.05.19	030274	boi	Dum Dum	50,000	-----

WITNESSES:

1) *Subanta Kumar Ghosh*

2) *Lakshmi Kanta Ghosh*













































Lakshmi Kanta Ghosh.
Bela Ghosh
Signature of the Owners

G. S. CONSTRUCTION
Pratik Kumar Ghosh

Lakshmi Kanta Ghosh
Bela Ghosh

SPECIMENT FORM FOR TEN FINGERPRINTS

Signature of the Executants/ Present ants

 Lakshmi Kante	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
(Right hand)					
 13 DSI	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
(Right hand)					
 Ratop	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
(Right hand)					
 Pr...	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
(Right hand)					

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

BRN: 19-201920-003261930-1

Payment Mode Online Payment

GRN Date: 27/06/2019 20:22:33

Bank : HDFC Bank

BRN : 836738394

BRN Date: 27/06/2019 20:24:54

DEPOSITOR'S DETAILS

Id No. : 15060000935951/9/2019
[Query No./Query Year]

Name : TAPASH KANTI GHOSH

Contact No. :

Mobile No. : +91 9231838176

E-mail :

Address : 194 K B SARANI

Applicant Name : Mr Tapash Ghosh

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060000935951/9/2019	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	15060000935951/9/2019	Property Registration- Registration Fees	0030-03-104-001-16	521

In Words : Rupees Ten Thousand Four Hundred Forty Two only

Total

10442

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

BELA GHOSH

AJIT KUMAR GHOSH

02/01/1979
Residential Account Number
ATCPG7888D

Bela Ghosh

Signature



15/12/2010

Bela Ghosh
Bela Ghosh

6291949093

धार्मिक संकेत संख्या / PERMANENT ACCOUNT NUMBER	ADGPG0798J	
नाम / NAME	LAKSHMI KANTA GHOSH	
पिता का नाम / FATHER'S NAME	TARAPADA GHOSH	
जन्म तिथि / DATE OF BIRTH	19-03-1960	
हस्ताक्षर / SIGNATURE		
	असिस्टेंट कमिश्नर, प. नं. II COMMISSIONER OF INCOME-TAX, W.B. - II	

Lakshmi Kanta Ghosh.

Lakshmi Kanta Ghosh.

94 337 56 463

आयकर विभाग
INCOME TAX DEPARTMENT
& S CONSTRUCTION



भारत सरकार
GOVT. OF INDIA

06/05/2016

Payment Account Number

AAPFG0836M

Signature

Prof. H. K. Singh



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRATAP HALDAR

PARESH HALDER

01/01/1966

Permanent Account Number
AEMPH2445C

Pratap Halder

Signature



22642510

Pratap Halder

यह कार्ड के बारे में जानकारी के लिए कृपया
आयकर विभाग से संपर्क करें। या एन टी नो
वेबसाइट पर जाएं।
एन टी नो वेबसाइट के पता पर,
नया, पुणे - 411 002

If this card is lost, please report it to the
Income Tax Department
Income Tax, PAN Services Unit, MCA,
2nd Floor, Secretariat Building,
New Market, High Court Building,
Pune, Pune - 411 002

Tel: 91-20-2621 5501, 2621 5081
www.incometax.gov.in

Major Information of the Deed

Deed No :	I-1506-05518/2019	Date of Registration	28/06/2019
Query No / Year	1506-0000935951/2019	Office where deed is registered	
Query Date	17/06/2019 6:46:28 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Tapash Ghosh 19/4, K. B. Sarani, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700080, Mobile No. : 9674072131, 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 : 50,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 75,97,498/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 521/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



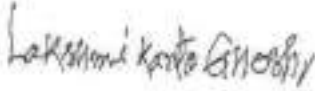


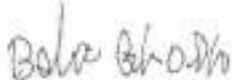
District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: R.B.C.Road(Extn), Mouza: Digla, Ward No: 07, Holding No:148 JI No: 18, Pin Code : 700028

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-983 (RS :-983)	LR-2953, (RS:-200\0)	Bastu	Danga	1 Katha 13 Chatak 16 Sq Ft	1/-	40,36,388/-	Width of Approach Road: 14 Ft, Adjacent to Metal Road,
L2	LR-983 (RS :-983)	LR-2954, (RS:-200\0)	Bastu	Danga	1 Katha 4 Chatak 20 Sq Ft	1/-	28,11,110/-	Width of Approach Road: 14 Ft, Adjacent to Metal Road,
		TOTAL :			5.1356Dec	2 /-	68,47,498 /-	
		Grand Total :			5.1356Dec	2 /-	68,47,498 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1000 Sq Ft.	1/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1000 sq ft	1 /-	7,50,000 /-	



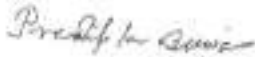


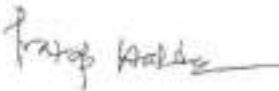
and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr LAKSHMI KANTA GHOSH Son of Late Tarapada Ghosh Executed by: Self, Date of Execution: 28/06/2019 , Admitted by: Self, Date of Admission: 28/06/2019 ,Place : Office	 28/06/2019	 LTI 28/06/2019	 28/06/2019
98, R.B.C. Road Extn., P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADGPG0798J), Status :Individual, Executed by: Self, Date of Execution: 28/06/2019 , Admitted by: Self, Date of Admission: 28/06/2019 ,Place : Office				
2	Mrs BELA GHOSH Wife of Mr Lakshmi Kanta Ghosh Executed by: Self, Date of Execution: 28/06/2019 , Admitted by: Self, Date of Admission: 28/06/2019 ,Place : Office	 28/06/2019	 LTI 28/06/2019	 28/06/2019
98, R.B.C. Road Extn., P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATCPG7888D, Status :Individual, Executed by: Self, Date of Execution: 28/06/2019 , Admitted by: Self, Date of Admission: 28/06/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	G S CONSTRUCTION 142, R.B.C. Road (Extension), P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AAPFG6836M, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	Shri PRADIP KUMAR BISWAS Son of Late Sibapada Biswas Date of Execution - 28/06/2019, , Admitted by: Self, Date of Admission: 28/06/2019, Place of Admission of Execution: Office	 <small>Jun 28 2019 1:10PM</small>	 <small>LTI 28/06/2019</small>	 <small>28/06/2019</small>
61, R.B.C. Road (Extension), P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADTPB3775F Status : Representative, Representative of : G S CONSTRUCTION (as Partner)				
2	Name	Photo	Finger Print	Signature
	Shri PRATAP HALDAR (Presentant) Son of Late Paresh Chandra Halder Date of Execution - 28/06/2019, , Admitted by: Self, Date of Admission: 28/06/2019, Place of Admission of Execution: Office	 <small>Jun 28 2019 1:10PM</small>	 <small>LTI 28/06/2019</small>	 <small>28/06/2019</small>
46, R.B.C. Road (Extention), Dum Dum Cantonment, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEWPH2445C Status : Representative, Representative of : G S CONSTRUCTION (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TAPASH KANTI GHOSH Son of Mr Tushar Kanti Ghosh 19/4, K. B. Sarani, P.O:- Mall Road, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700080	 <small>28/06/2019</small>	 <small>28/06/2019</small>	 <small>28/06/2019</small>
Identifier Of Mr LAKSHMI KANTA GHOSH, Mrs BELA GHOSH, Shri PRADIP KUMAR BISWAS, Shri PRATAP HALDAR			

Transfer of property for L1		
No	From	To. with area (Name-Area)
	Mr LAKSHMI KANTA GHOSH	G S CONSTRUCTION-1.51365 Dec
2	Mrs BELA GHOSH	G S CONSTRUCTION-1.51365 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr LAKSHMI KANTA GHOSH	G S CONSTRUCTION-1.05417 Dec
2	Mrs BELA GHOSH	G S CONSTRUCTION-1.05417 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr LAKSHMI KANTA GHOSH	G S CONSTRUCTION-500.00000000 Sq Ft
2	Mrs BELA GHOSH	G S CONSTRUCTION-500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: R.B.C.Road(Extn), Mouza: Digla, Ward No: 07, Holding No:148 JI No: 18, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 983, LR Khatian No:- 2953	Owner:বেলা ঘোষ, Gurdian:লক্ষীকান্ত , Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mrs BELA GHOSH
L2	LR Plot No:- 983, LR Khatian No:- 2954	Owner:লক্ষীকান্ত ঘোষ, Gurdian:তারাশদ , Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mr LAKSHMI KANTA GHOSH

Endorsement For Deed Number : I - 150605518 / 2019

On 25-06-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 75,97,498/-



Suman Basu
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. COSSIPORE
 DUMDUM
 North 24-Parganas, West Bengal

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 of Indian Stamp Act 1899.

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

Presented for registration at 11:38 hrs on 28-06-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri PRATAP HALDAR.

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

Execution is admitted on 28/06/2019 by 1. Mr LAKSHMI KANTA GHOSH, Son of Late Tarapada Ghosh, 98, R.B.C. Road Extn., P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 2. Mrs BELA GHOSH, Wife of Mr Lakshmi Kanta Ghosh, 98, R.B.C. Road Extn., P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Identified by Mr TAPASH KANTI GHOSH, . . Son of Mr Tushar Kanti Ghosh, 19/4, K. B. Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-06-2019 by Shri PRADIP KUMAR BISWAS, Partner, G S CONSTRUCTION (Partnership Firm), 142, R.B.C. Road (Extension), P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Mr TAPASH KANTI GHOSH, . . Son of Mr Tushar Kanti Ghosh, 19/4, K. B. Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Advocate

Execution is admitted on 28-06-2019 by Shri PRATAP HALDAR, Partner, G S CONSTRUCTION (Partnership Firm), 142, R.B.C. Road (Extension), P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Mr TAPASH KANTI GHOSH, . . Son of Mr Tushar Kanti Ghosh, 19/4, K. B. Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 521/- (B = Rs 500/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2019 8:24PM with Govt. Ref. No: 192019200032619301 on 27-06-2019, Amount Rs: 521/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 836738394 on 27-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1184, Amount: Rs.100/-, Date of Purchase: 07/06/2019, Vendor name: Tapas Kumar Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2019 8:24PM with Govt. Ref. No: 192019200032619301 on 27-06-2019, Amount Rs: 9,921/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 836738394 on 27-06-2019, Head of Account 0030-02-103-003-02



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

State of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2019, Page from 269114 to 269139
being No 150605518 for the year 2019.



Suman

Digitally signed by SUMAN BASU
Date: 2019.07.02 13:07:18 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 02/07/2019 13:06:11
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)