

2424/2018

586/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A.
III

D 814281

D 814281

13/18
10-5
29/178/18
Certified that the Document is admitted in
Registration. The Signature Sheet and the
endorsement sheets attached to the Document
are the part of this Document.
Additional Registrar
of Assurances-III, Kolkata

Additional Registrar of
Assurances III Kolkata

17 MAR 2018

HARE KRISHNA

DEED OF DEVELOPMENT AGREEMENT CUM POWER OF

ATTORNEY.

THIS DEED OF DEVELOPMENT AGREEMENT CUM POWER

OF ATTORNEY is made on this 17th day of March, 2018.

BETWEEN

SMT. NILA RANI SARKAR, having Permanent Account Number-**JQVPS6848N**, wife of- Late Niranjan Sarkar, by faith- Hindu, by occupation- Housewife, by Nationality- Indian, residing at - 6/1/C, Daspara Lane (New), Ward No- 16, Post Office- Morepukur, Police Station- Rishra, District- Hooghly, Pin- 712250, in the state of West Bengal, hereinafter called the '**OWNER/VENDOR**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, successors, legal representatives, successors and assigns) of the **FIRST PART**.

AND

M/s. G.S. CONSTRUCTION, a registered partnership firm being Permanent Account Number-**AANFG8527B**, having its office at 3/216/A/12, Dr. B. C. Roy Sarani, 5th lane P.O. Morepukur, P.S. Rishra, District - Hooghly, Pin- 712250, represented by its partners namely **(1) SRI ANUP SAHA**, having Permanent Account Number-**DQBPS3489F**, son of Late Balaram Saha, by Caste - Hindu, by Occupation -Business, by Nationality - Indian, of 97/1, Laxmi Polly, P.O. Morepukur, P.S. Rishra, District-Hooghly, Pin- 712250,**(2) SRI MANISH THAKUR**, having Permanent Account Number-**AMSPT8092R**, S/o. Anand Thakur, by Caste - Hindu, by Occupation - Business, by Nationality - Indian, of 3/216/A/12, Dr. B. C. Roy Sarani, 5th lane, P.O. Morepukur, P.S. Rishra, District-Hooghly, Pin-

712250. (which expression shall unless excluded by or repugnant to the context mean and include its heirs, executors, successors, administrators, representatives and assigns) herein after called the "**DEVELOPER**" of the **SECOND PART**.

WHEREAS Smt. Neela Rani Sarkar wife of Late Niranjan Sarkar became the absolute owner of one piece and parcel containing an area of 03 Katha 12 chattak and 00 sq.fts be a little more or less comprised in C.S.Plot No- 2548 R.S. Dag No- 2548, L.R. Dag No- 7473 L.R. Khatian No- 5567 J.L. No- 27, Mouza- Rishra, Post Office- Morepukur, Police Station- Rishra, District- Hooghly, morefully described in the First Schedule hereunder by a written virtue of a registered deed of Sale by Shri. Chittaranjan Dutta son of Late Mohan Dutta which is recorded in Book No- 1, Volume No- 37, Pages No- 262 to 272, Being number 1305 for the year 1973 registered before the office of Sub-Register of Serampore under District- Hooghly.

AND WHEREAS due to urgent need of money the Land Owner want here to commercially exploit the said property by construction of a multi storied building upon the said land morefully and particularly mentioned in the schedule given below, subject to approval of building plan to be sanctioned by the local municipality.

AND WHEREAS the present land owner have approached their desires to the Developer herein and the Developer also agreed to Develop the said property by constructing a multi storied building upon the said property of the Land Owner on the terms, conditions, consideration mentioned hereunder:-

1. The **Owner** do hereby grant authorize and empower the **Developer** to construct a multi storied building on the said first schedule property so to be sanctioned the building plan or plans by the Local Municipality at the costs and expenses of and all other related works in connection with the construction of said proposed multi storied building by the **Developer** and for the aforesaid purpose the owner shall deliver their full vacant possession of the said First Schedule property along with the existing building thereon to the **Developer** on or before the time of sanction of the Building Plan so to be sanctioned by the Local Municipality as and when required by the Developer and also handover the original deeds and all documents related thereunto the **Developer** simultaneously with the execution of this Agreement and these documents will remain in custody and possession of the **Developer** subject to completion of first schedule property and shall not interfere during the construction period in any manner whatsoever and the Developer will handover the Original

Documents to the Landowners after completion of the First Schedule Property.

2. The **Developer** shall obtain the Sanctioned Plans including modified, if necessary for construction of said proposed building on the said First Schedule property as its own costs and in that connection the landowners will sign on all the plans and all applications as required for getting the plan to be sanctioned and/or modified from the appropriate authority.

3. That the **Developer** shall provide with the **Landowners** in respect of residential Flat at below:

That the **Developer** will hand over 2(Two) Flats to the Landowners which is divided into (One flat measuring an area of 800 sq. Ft, more or less including super built up area in First floor, One flat measuring an area of 800 sq. Ft, more or less including super built up area in Second floor, with a consideration amount of Rs. 4,00,000.00 (Rupees Four Lakh) only and Each flat will contain Three Bed Room, One Varandah, Two Bath Room (one attached with Bedroom and another single), One Kitchen and a Drawing Room and 6 inch skirting will be covered by MARBLE and white Glazed Tiles will be fixed upto 6 ft. Height in the bathroom. The kitchen will be decorated by the black

stones, GLAZED TILES and CABINET. The frame of the door in the main entrance will be made by Sal wood and shutter (Pallah) will be made by commercial Ply wood. The rest door will be made by Ply wood of flush wood. The Aluminum windows will be covered by smoke glass. There will be Red Primer Colour in all windows and grills. The wall of the total flat will be finished by plaster of paris. There will be all plumbing works and fittings including standless white standard basin and sink in the bathroom and kitchen. There will be conceal wiring and 25 electric points will be provided by the Developer. The aforesaid Flat will be provided in the First Schedule mentioned property and the remaining portion of the built up area of multi storied building shall be exclusively belonged to the Developer, together with proportionate share on the First Schedule property including common areas and facilities thereof along with the rights to convey and transfer the same to any intending Purchaser or Purchasers at any consideration as the Developer may deem fit and proper. However immediately upon obtaining vacant possession of the said premises from the landowners.

4. The **Developer** shall complete the construction of the said multi storied building within 24 (Twenty Four) months from the date of this Agreement of the proposed building. But the **Developer** shall not be

liable for any obligation hereunder due to be prevented by the existence of the force majeure conditions such as earth-quake, riot, war, storm, tempest civil commotion struck and/or any other act or commission beyond the control of the **Developer**.

5. The **Developer** shall pay the Municipal/Panchayat Tax and other Government rents and taxes from the date of handing over possession by the owners. It is made clear that if any amount is due and payable to any authority by the owners on account of the said constructed property upto the date of Agreement the Developer shall be bound to pay the said outstanding dues. So long the owners possessed on the same, they will bear the electricity charges and during the courses of construction if any discrepancy amongst the local people or from any cause shall arise the Developer shall take necessary steps for so being the same and in that case the owners shall extend all sorts of co-operation.

6. All other flats/garages shop rooms of the proposed multistoried building to be constructed by the Developer at present and in future as provided in this Agreement shall be settled by the Developer to the prospective buyers at any consideration or price shall be at the sole discretion of the Developer in which the owners shall not be able to

interfere and/or claim in any manner whatsoever.

7. The **Developer** shall be at liberty to negotiate for sale/lease/mortgage/transfer or in any manner of the total area including in respect area with any prospective buyer/purchaser/Banks/Financial Institution, before or in-course of construction or after the construction together with proportionate share of land on which the said multistoried building will be constructed at such consideration in relation to the said residential projects and on such terms and conditions and with such person or persons as the Developer shall think fit and proper. It is clearly agreed and declared that consideration money for such transfers as aforesaid including earnest money or initial payments or part payments or full payment shall be received by the belonged absolutely by the Developer for entire areas and the owners shall never claim any portion of Developers allocation except the landowner's allocation there for as described in the Third Schedule written hereunder.

8. The **Developer** shall be entitled to enter into sign and execute all agreements and documents as may be required for the purpose of sale/transfer for Developer allocation of the proposed multistoried building including flats/shops/garage/or apartments on such terms

and conditions and for such consideration as the Developer shall think fit and proper with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claims or interest therein whatsoever of the land owners and shall not in any way interfere with or disturb the peaceful possession of the Developer allocation.

9. That on the power and by virtue of this agreement, the **Developer** is hereby empowered to raise the construction at the above mentioned property investing their own finance and resources and undertake to erect the said building as per the building plan. The developer will bear the cost of building plan, soil testing and whatever expenses necessary for sanction of building plan.

10. The **Developer** shall be entitled to appoint their own labour, mason, contractor, builder, engineer, architect for necessary raising of the new construction but in doing so all expenses with regard to such appointed person shall be borne by the **Developer** and all the risk and liability together with all responsibility leading to specification and quality of construction shall remain with the **Developer** and but the owners have no right to engage any body as their choice.

11. The **Developer** shall be authorized by the landowners in so far as is necessary to apply for and obtain and permanent connection of telephone electricity, drainage, sewerage and/or facilities if any available to the new building sanction plan from Local Municipality required Power of Attorney & the owners shall execute in favour of the Developer and the other papers and documents as shall be required by the Developer.

12. All costs charges and expenses including Architect fees shall be discharged and paid by the Developer and the owner shall have no liability, responsibility in this context to the architect in any manner whatsoever.

13. The **Owners** shall not do any act, deed or thing whereby the **Developer** may be prevented from construction and completion of the said building in time and as sale of flats, units etc. To the intending purchaser/purchasers on such terms & conditions as the Developer may deem fit and proper except the area allocated to the Landowner and the landowner have liberty to execute landowner allocated portion to the intending purchaser/purchasers.

14. It is made clear that the **Owners** shall remain bound to execute

all Agreement for Sale or transfer concerning the allocation of the **Developer** and the Developer are also bound to execute all necessary documents related to the said Schedule property.

15. The Developer are liable to pay the rent of the rented portion to the landowner within the 5th of every months till handover the landowner allocation of the said scheduled property whichever is earlier.

16. Neither party shall use nor permit the area of the respective allocation in the building nor any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity or use thereof for any purpose which may cause any hazard to the other occupiers of the building.

17. That the **Developer** will provide the accommodation to the Landowner and pay the rent of that accommodation till the completion of the proposed building and/or handover of the said mentioned landowner allocation whichever is earlier.

18. Both parties shall abide by law, bye-laws, rules and regulations of the Government, statutory bodies and/or local bodies as the case

may be and shall attend to answer and the responsibility for any deviation, violation and/or breach of any of the said laws, bye-laws and regulations.

19. Save & except those are described hereinabove all disputes and differences arising out of this Agreement shall be referred for adjudication to Arbitrators on to be appointed by each party hereto and the award/decision of the both arbitrators shall be final and binding upon both the parties.

20. The **Developer** will have full right on the things will be obtain by demolishing the present structure on the First Schedule and he may sell it to any other party.

21. That the **Developer** will be liable to pay all electric charges for using the present electric connection from the date of taking vacant possession of the said First Schedule property from the owners.

22. That the **landowners** shall do or execute or cause to be done or execute all such further deeds matters and things not herein specified as may be required to be done by the Developer and for which the Developer may need the authority of the owners, including any such

additional power of attorney and /or authorization as may be required for the purpose.

23. Any notice required to be given by the **Developer** to the **landowners** shall without prejudice to any other mode of service available be deemed to have been served or delivered by hand and duly acknowledged or sent by registered post, with acknowledgment due to the last known or recorder to address of the owners.

24. That the **Owners** will never become liable for any constructional defect and the **Developer** will remain absolute liable for any constructional defect of the said building.

25. There is no existing agreement regarding the development of the said plot of land and that all other arrangement, if any prior to this agreement have been canceled and are being supersede by this agreement.

26. The owners and the developer have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the Developer and the owners or as a Joint Venture between the parties hereto in any

manner nor shall the parties hereto constitutes as an association of persons.

27. The **Owners** in the First part hereby grant authorize and empowered nominate constitute and appoint **M/s. G.S. CONSTRUCTION**, a registered partnership firm having its office at 3/216/A/12, Dr. B. C. Roy Sarani, 5th lane P.O. Morepukur, P.S. Rishra, District - Hooghly, Pin- 712250, represented by its partners namely **(1) SRI ANUP SAHA**, son of Late Balaram Saha, by Caste - Hindu, by Occupation -Business, by Nationality - Indian, of 97/1, Laxmi Polly, P.O. Morepukur, P.S. Rishra, District-Hooghly, Pin- 712250, **(2) SRI MANISH THAKUR** S/o. Anand Thakur, by Caste - Hindu, by Occupation - Business, by Nationality - Indian, of 3/216/A/12,Dr. B. C. Roy Sarani, 5th lane, P.O. Morepukur, P.S. Rishra, District-Hooghly, Pin- 712250., in the state of West Bengal as our **TRUE LAWFUL ATTORNEY FOR OURSELF** and on our behalf in respect of the Schedule property and to act on our behalf to represent them in all Courts, Tribunals, Government office, and everywhere, where necessary and also to appear before any Registry office or Additional District Sub Registry Office SERAMPORE for the sale deed registration of the **Developer Allocated Property** on their behalf and to execute agreement for sale in respect of the **Developer Allocated**

Property and also sign in the sanction plan or revised plan to be sanction by the Local Municipality to construct the said multistoried building and the Developer can also to apply and obtain new electric connection, water connection, swerage, Drain or any other kind of service utility for the aforesaid building and to make modification/alteration thereof and for that to do all acts as may be deemed necessary.

THE FIRST SCHEDULE AS REFERRED TO HEREINABOVE.

ALL THAT piece and parcel of "Bastu" land measuring an area about 03 Katha 12 chattak and 00 sq.fts be a little more or less with 100 sq.ft R.T. SHED Structure comprised in C.S.Plot No- 2548, R.S. Dag No- 2548, L.R. Dag No- 7473 L.R. Khatian No- 5567, J.L. No- 27, Mouza- Rishra, corresponding Municipal Holding No. 6/1/C Daspara Lane(New), ward no-16, P.O- Morepukur, P.S- Rishra, Pin Code- 712250, under the ambit of Rishra Municipality under District - Hooghly in the State of West Bengal butted and bounded as follows:-

ON THE NORTH : Birendra ch. Dutta.
ON THE SOUTH : Bidhan Chakraborty.
ON THE EAST : Parimal Das
ON THE WEST : By Municipal Road.

THE SECOND SCHEDULE AS REFERRED TO HEREINABOVE:**LAND OWNER ALLOCATION.**

ALL THAT part and parcel of a Flat, at First Floor, measuring an area 800 Sq.ft; more or less including super built up area consisting of Three Bed Rooms, One Dinning, One Kitchen, Two Bathroom (one bathroom attached with a bedroom and one single bathroom), with a Balcony, in the said proposed building constructed at the First Schedule.

ALL THAT part and parcel of a Flat, at Second Floor, measuring an area 800 Sq.ft; more or less including super built up area consisting of Three Bed Rooms, One Dinning, One Kitchen, Two Bathroom (one bathroom attached with a bedroom and one single bathroom), with a Balcony, in the said proposed building constructed at the First Schedule with a consideration amount of Rupces Four Lakh.

THE THIRD SCHEDULE AS REFERRED TO HEREIN ABOVE**DEVELOPER ALLOCATION**

In consideration of the above except land owners allocation the Developer herein above shall be entitled to get all that the remaining portion of built up area in the said multistoried building to be constructed thereon in the said plot of land clearly mentioned in the First Schedule, together with the proportionate share in the common facilities.

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

WITNESSES:-

1. Sudipto Ghosh
Bose Purana, Malikapur
KOL. 149

শ্রী মানিক মজুমদার

2. Ranjan Biswas
S/O A. Biswas
24 Kalighat Road
P.S- Kalighat Kol-26.

Signature of the landlord/Owner
(Read over and explain the content of the deed
in Bengali to the Land Owner by me)
Anand Jha

G S Construction
Manish Thakur
Partner

G S Construction
Anusaha
Partner

Signature of the Developer

Drafted by me

Anand Jha

ANAND JHA
Advocate
High Court , Calcutta
Enrolment No. : F/893/702/2015

RECEIVED a sum of **Rs.4,00,000/- (Rupees Four Lakh) only** as total consideration amount of the said land as per Memo below.

M E M O

<u>DATE</u>	<u>MODE OF PAYMENT</u>	<u>AMOUNT</u>
① 29.01.2018.	Ch. NO 023615.	- 1,00,000/-
② 28.02.2018.	023663.	- 15,000/-
③ 17.03.2018.	- 023699.	- 85,000/-
④ At the time	- Possession	- 2,00,000/-
TOTAL		Rs.4,00,000/-

(Rupees Four Lakh) only

WITNESSES:

1. Sudipto Ghosh

नीलमनीमिश्र

SIGNATURE OF THE LANDLORD/OWNER

2. Ranjan Biswas

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

GRN: 19-201718-019830313-1

Payment Mode Online Payment

GRN Date: 16/03/2018 17:18:56

Bank : State Bank of India

BRN : IK00NFQXM1

BRN Date: 16/03/2018 17:19:39

DEPOSITOR'S DETAILS

Id No. : 19030000299178/4/2018

[Query No./Query Year]

Name : ANAND JHA

Contact No. :

Mobile No. : +91 9903605191

E-mail :

Address : 3A GARSTIN PLACE 7TH FLOOR KOLKATA

Applicant Name : Mr ANAND JHA

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030000299178/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	21
2	19030000299178/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	4105

Total

4126

In Words : Rupees Four Thousand One Hundred Twenty Six only

SPECIMEN FORM FOR TEN FINGERPRINTS



Manish Thakur

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



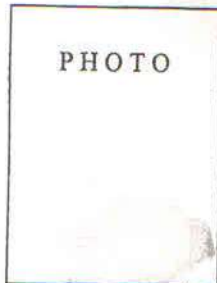
Anup Saha

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



ମି. ଅନୁପ ନାଥ

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No :	I-1903-00586/2018	Date of Registration	17/03/2018
Query No / Year	1903-0000299178/2018	Office where deed is registered	
Query Date	22/02/2018 6:26:28 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ANAND JHA 3A GARSTIN PLACE 7TH FLOOR KOLKATA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903605191, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 4,00,000/-	Rs. 22,79,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 4,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: Hooghly, P.S:- Serampur, Municipality: RISHRA, Road: Das Para, Mouza: Rishra, Ward No: 16




Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2548	RS-5567	Bastu	Bastu	3 Katha 12 Chatak	3,70,000/-	22,49,998/-	Property is on Road
Grand Total :					6.1875Dec	3,70,000 /-	22,49,998 /-	

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.	30,000/-	30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Major Information of the Deed :- I-1903-00586/2018-17/03/2018







Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt NILA RANI SARKAR Wife of Late NIRANJAN SARKAR Executed by: Self, Date of Execution: 17/03/2018 , Admitted by: Self, Date of Admission: 17/03/2018 ,Place : Office			
	17/03/2018	LTI 17/03/2018	17/03/2018	
6/1/C DASPARA LANE NEW, P.O:- MOREPUKUR, P.S:- Rishra, Rishra, District:-Hooghly, West Bengal, India, PIN - 712250 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: JQVPS6848N, Status :Individual, Executed by: Self, Date of Execution: 17/03/2018 , Admitted by: Self, Date of Admission: 17/03/2018 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	G S CONSTRUCTION 3/216/A/12 DR. BIDHAN CHANDRA ROY SARANI, P.O:- MOREPUKUR, P.S:- Rishra, Rishra, District:-Hooghly, West Bengal, India, PIN - 712250 , PAN No.:: AANFG8527B, Status :Organization, Executed by: Representative			

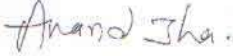
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANUP SAHA Son of Late BALARAM SAHA Date of Execution - 17/03/2018, , Admitted by: Self, Date of Admission: 17/03/2018, Place of Admission of Execution: Office			
	Mar 17 2018 1:47PM	LTI 17/03/2018	17/03/2018	
97/1 LAXMI PALLY, P.O:- MOREPUKUR, P.S:- Rishra, Rishra, District:-Hooghly, West Bengal, India, PIN - 712250, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DQBPS3489F Status : Representative, Representative of : G S CONSTRUCTION (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr MANISH THAKUR (Presentant) Son of Shri ANAND KUMAR THAKUR Date of Execution - 17/03/2018, , Admitted by: Self, Date of Admission: 17/03/2018, Place of Admission of Execution: Office			
	Mar 17 2018 1:47PM	LTI 17/03/2018	17/03/2018	

Major Information of the Deed :- I-1903-00586/2018-17/03/2018

3/216/A/12 DR. BIDHAN CHANDRA ROY SARANI, P.O:- MOREPUKUR, P.S:- Rishra, Rishra, District:- Hooghly, West Bengal, India, PIN - 712250, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMSPT8092R Status : Representative, Representative of : G S CONSTRUCTION (as PARTNER)

Identifier Details :

Name & address	
Mr ANAND JHA Son of Shri L K JHA 3A GARSTIN PLACE 7TH FLOOR, KOLKATA, P.O:- COUNCIL HOUSE STREET, P.S:- Rishra, Rishra, District:- Hooghly, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt NILA RANI SARKAR, Mr ANUP SAHA, Mr MANISH THAKUR	
	17/03/2018

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt NILA RANI SARKAR	G S CONSTRUCTION-6.1875 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt NILA RANI SARKAR	G S CONSTRUCTION-100.00000000 Sq Ft

Endorsement For Deed Number : I - 190300586 / 2018

Major Information of the Deed :- I-1903-00586/2018-17/03/2018

On 27-02-2018

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 22,79,998/-



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 17-03-2018

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 10:50 hrs on 17-03-2018, at the Office of the A.R.A. - III KOLKATA by Mr MANISH THAKUR ,

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

Execution is admitted on 17/03/2018 by Smt NILA RANI SARKAR, Late NIRANJAN SARKAR, 6/1/C DASPARA LANE NEW, P.O: MOREPUKUR, Thana: Rishra, , City/Town: RISHRA, Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by Profession House wife

Indetified by Mr ANAND JHA, , , Son of Shri L K JHA, 3A GARSTIN PLACE 7TH FLOOR, KOLKATA, P.O: COUNCIL HOUSE STREET, Thana: Rishra, , City/Town: RISHRA, Hooghly, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-03-2018 by Mr ANUP SAHA, PARTNER, G S CONSTRUCTION (Partnership Firm), 3/216/A/12 DR. BIDHAN CHANDRA ROY SARANI, P.O:- MOREPUKUR, P.S:- Rishra, Rishra, District:-Hooghly, West Bengal, India, PIN - 712250

Indetified by Mr ANAND JHA, , , Son of Shri L K JHA, 3A GARSTIN PLACE 7TH FLOOR, KOLKATA, P.O: COUNCIL HOUSE STREET, Thana: Rishra, , City/Town: RISHRA, Hooghly, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 17-03-2018 by Mr MANISH THAKUR, PARTNER, G S CONSTRUCTION (Partnership Firm), 3/216/A/12 DR. BIDHAN CHANDRA ROY SARANI, P.O:- MOREPUKUR, P.S:- Rishra, Rishra, District:-Hooghly, West Bengal, India, PIN - 712250

Indetified by Mr ANAND JHA, , , Son of Shri L K JHA, 3A GARSTIN PLACE 7TH FLOOR, KOLKATA, P.O: COUNCIL HOUSE STREET, Thana: Rishra, , City/Town: RISHRA, Hooghly, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,105/- (B = Rs 4,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,105/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/03/2018 5:19PM with Govt. Ref. No: 192017180198303131 on 16-03-2018, Amount Rs: 4,105/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00NFQXM1 on 16-03-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1903-00586/2018-17/03/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 21/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 217498, Amount: Rs.5,000/-, Date of Purchase: 16/03/2018, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 16/03/2018 5:19PM with Govt. Ref. No: 192017180198303131 on 16-03-2018, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00NFQXM1 on 16-03-2018, Head of Account 0030-02-103-003-02



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1903-00586/2018-17/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2018, Page from 28630 to 28668

being No 190300586 for the year 2018.



Digitally signed by MALAY KANTI DAS
Date: 2018.03.21 12:55:54 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 21-Mar-18 12:55:19 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)