

9482/2019

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5976/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

26/10/19

1644189/2019



37AB 194255

Certified that the document is admitted to registration. The Signature Sheet and the endorsement sheets attached to this document are the true and correct copies of the original document.

DEED OF DEVELOPMENT AGREEMENT CUM POWER

OF ATTORNEY.

Additional Registrar of Assurances-III, Kolkata

THIS DEED OF DEVELOPMENT AGREEMENT CUM

Additional Registrar of Assurances-III, Kolkata

POWER OF ATTORNEY is made on this 26th day of

26 OCT 2019

October 2019.

BETWEEN

Amit Bag

For M/S SAIMANI CONSTRUCTION

Sabita Thakur Mond Thakur Partners

Amit Bag

✓

(1) **SRI ASHIS BAG** having Permanent Account No- **CGEPB6068F**, Aadhar No: **9764 9377 2668**, by Occupation- Service, by Nationality- Indian, residing at- 18, Doctor Bagan Lane Ward No- 04, Post Office- & Police Station- Serampore, District- Hooghly, Pin- 712204, (2) **SRI AMIT BAG** having Permanent Account No-**BNLPB5791G**, Aadhar No: **9604 7898 7482**, by Occupation-Service, residing at- Raturia, Durgapur 15, Durgapur, P.O & P.S- Angadpur, District- Barddhaman, Pin- 713215, both are Son of Late Gopal Chandra Bag, 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**.

*Genl
Certi*

-AND-

M/S. SAIMANI CONSTRUCTION, being Permanent Account Number- **ADZFS4751L**, a registered partnership firm, having its office at 3/216/A/12, Dr. B. C. Roy Sarani, 5th lane P.O. Morepukur. P.S. Kishra, District - Hooghly, Pin- 712250, represented by its partner, **SRI MANISH THAKUR**, having Permanent Account Number- **AMSPT8092R**, Aadhar No: 4608 3217 7326, 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 and (2) **SMT. SABITA THAKUR**, having Permanent account No-**ACXPT0485B**, **Aadhar No: 9421 9106 9415**, wife of Anand Kumar Thakur, by faith - Hindu, by Nationality- Indian, by occupation - Business, residing at 3/216/A/12, DR. Bidhan Chandra 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 ALL THAT piece and parcel of Rayata Sithiban Bastu Land measuring about an area of 08 Katha 00 chattak and 00 sq.ft. be a little more or less along with other property comprised in R.S. Dag No- 166, R.S. Khatian No. 6142, L.R. Dag No- 223 & 224, L.R. Khatian No- 4577/1, J.L. No- 13, Mouza- Scrampore, under Scrampore Municipality, Holding No- 18 Doctor Bagan Lane, Post Office & Police Station- Scrampore, District- Hooghly, Ward No. 04 was originally belonged to the father of the owner of the First Part **GOPAL CHANDRA BAG** (Since deceased) son of Late Bholanath Bag, who obtained the same by virtue of inheritance and said Gopal

Chandra Bag transferred the aforesaid property to the present owner (his two sons) by virtue of a Deed of Gift Being No- 6853 for the year 2012 duly registered at A.D.S.R.O Serampore and recorded in Book No-1, CD Vol No-11, Page No- 5719 to 5734 and with the strength of the said Deed of Gift the present owner become the absolute sixteen annas owner of the aforesaid property and they have mutated their name in the assessment register of Local Municipality and paying the annual municipal tax and government rent in right time.

AND WHEREAS due to urgent need of money the Land Owners 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 **Owners** 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 to the **Developer** simultaneously with the execution of this Agreement and these documents will remain in custody and possession of the **Developer** until completion of first schedule property and shall not interfere during the construction period in any manner whatsoever.

2. The **Developer** shall obtain the Sanctioned Plans including modified, if necessary for construction of said proposed building on the said First Schedule property at its own costs and in that connection the landowners will put their signature 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 as describe in the "OWNER ALLOCATION"

(morefully describe in the second schedule) in the agreement at premises No- **18, Doctor Bagan Lane** P.O & P.S. Serampore, District- Hooghly, morefully describe in the First Schedule mentioned property including common areas and facilities with proportionate sub-soil right and the remaining portion of the area of multi storied building shall exclusively owned by 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 seem fit and proper.

4. The **Developer** shall complete the construction of the said multi storied building within 24 (Twenty Four) months from the date of sanction proposed building plan. 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, strom, tempest civil commotion struke and/or any other act or commission beyond the control of the **Developer** which is not exceeding 6 (Six) months therefor.

That after completion of the said multistoried building construction the **Developer** will handover the owner's allocation within 1(One) months from the date of obtaining Completion certificate from

the municipality in respect of the said schedule building.

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 settle 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 for the **Developer** with any prospective

buyer/purchaser or buyers/Purchaser 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 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 and construction of the building 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.

14. The **Developer** alone will be answerable to purchasers pertaining to Developer Allocation and shall keep the owners indemnified. However the developer shall at the outset deliver the owners allocation before executing of any Sale Deed pertaining to Developer Allocation. ✓

15. 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 us thereof for any purpose which may use any hazard to the other occupiers of the building.

16. 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.

17. 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.
18. 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.
19. 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. After completion of the building the **Developer** shall install the Electric meter and Supply connection to the owners flat as free of cost.
20. 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.

21. 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 by the owners.

22. 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.

23. 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.

24. 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.

25. In the event of un-devided and un demarcated property or the property is amalgamated with other property entire over which the building would be built up all the owners shall have to partition their share by registering proper instrument to become the owner of the

separated property within the building to be built by this agreement.

26. The **Owners** in the First part hereby grant authorize and empowered nominate constitute and appoint **SAIMANI CONSTRUCTION**, being Permanent Account Number- **ADZFS4751L**, 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 partner, **SRI MANISH THAKUR**, having Permanent Account Number- **AMSPT8092R**, Aadhar No: 4608 3217 7326, 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 and (2) **SMT. SABITA THAKUR**, having Permanent account No-**ACXPT0485B**, **Aadhar No: 9421 9106 9415**, wife of Anand Kumar Thakur, by faith - Hindu, by Nationality- Indian, by occupation - Business, residing at 3/216/A/12, DR. Bidhan Chandra Roy Sarani 5th lane, P.O- Morepukur P.S. Rishra, District- Hooghly, Pin- 712250, 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 sanctioned by the Local Municipality to construct the said multistoried building and the Developer can also to apply and obtain new electric connection, water connection, sewerage, 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 "Rayata Sithiban Bastu" land measuring an area about 08 Katha 00 chattak and 00 sq.ft. be a little more or less and with 200 sq.ft. R T SHED structure, comprised in R.S. Dag No- 166, R.S. Khatian No. 6142, L.R. Dag No- 223 & 224, L.R. Khatian No- Old -4577/1, presently- 28723, 28724, J.L. No- 13, Mouza- Serampore, Post Office- & Police Station- Serampore, District- Hooghly, Ward No. Mouza- Serampore, corresponding Municipal Holding No. 18 Doctor Bagan Lane, Ward No. 04, P.O- & P.S- Serampore, under the ambit of Serampore Municipality under District -Hooghly in the State of West Bengal butted and bounded as follows:-

ON THE NORTH : Property of Arabinda Sinha

ON THE SOUTH : 10 feet wide common passage

ON THE EAST : Property of Owners

ON THE WEST : Property of A.Majhi

VENDOR NO.1 Plot

ALL THAT piece and parcel of "Rayata Sithiban Bastu" land measuring an area about 04 Katha 00 chattak and 00 sq.ft. be a little more or less and with 100 sq.ft. R T SHED structure, comprised in R.S. Dag No- 166, R.S. Khatian No. 6142, L.R. Dag No- 223 & 224, L.R. Khatian No- Old -4577/1, presently- 28724, J.L. No- 13, Mouza- Serampore, Post Office- & Police Station- Serampore, District- Hooghly, Ward No. Mouza- Serampore, corresponding Municipal Holding No. 18 Doctor Bagan Lane, Ward No. 04, P.O- & P.S- Serampore, under the ambit of Serampore Municipality under District -Hooghly in the State of West Bengal.

VENDOR NO.2 Plot

ALL THAT piece and parcel of "Rayata Sithiban Bastu" land measuring an area about 04 Katha 00 chattak and 00 sq.ft. be a

Little more or less and with 100 sq.ft. R T SHED structure, comprised in R.S. Dag No- 166, R.S. Khatian No. 6142, L.R. Dag No- 223 & 224, L.R. Khatian No- Old -4577/1, presently- 28723, J.L. No- 13, Mouza- Serampore, Post Office- & Police Station- Serampore, District- Hooghly, Ward No. Mouza- Serampore, corresponding Municipal Holding No. 18 Doctor Bagan Lane, Ward No. 04, P.O- & P.S- Serampore, under the ambit of Serampore Municipality under District -Hooghly in the State of West Bengal.

THE SECOND SCHEDULE AS REFERRED TO HEREINABOVE:

LAND OWNER ALLOCATION.

That the Developer will handover 33% of the total covered area of the proposed building as follows. _____

ALL that piece and parcel of Residential Flat admeasuring about an Super built up area of **1000 sq. ft on First Floor Front side** of the said proposed building. _____

ALL that piece and parcel of Residential Flat admeasuring about an Super built up area of **1000 sq. ft on Second Floor Front side** of the said proposed building.

ALL that piece and parcel of Residential Flat admeasuring about an Super built up area of **700 sq. ft on First Floor Front side** of the said proposed building.

ALL that piece and parcel of Residential Flat admeasuring about an Super built up area of **700 sq. ft on Second Floor Front side** of the said proposed building.

And with a consideration amount of **Rs. 13,00,000/- (Rupees Thirteen Lakh) only.**

SPECIFICATION OF THE CONSTRUCTION

1. **SUPER STRUCTURE:** Building design on R.C.C Frame and foundation on R.C.C Structures, Main wall minimum 5" inches thick, and driver wall minimum 5/3 thick.
2. **FLOORING:** All flooring inside the 2nd schedule flat will be furnished with Floor tiles/Marble with 4inch skirting.
3. **BATHROOMS:** The bathroom of the flat will be provided Glazed tiles up to 6 feet height from the skirting level.
4. **SANATARY WIRE:** One Indian Pan/Comode with cistern for each toilet inside the flat only.
5. **PLUMBING:** All concealed wiring with PVC pipe of any other Good quality.
6. **WINDOWS:** Sliding aluminum windows covered with glass and Grill.
7. **DOORS:** In respect of the Flat the frame will be made of Sal wood and commercial flash door.
8. **INTERNAL WALLS:** All walls inside the Flat only will be plastered by cement with one coat finish by plaster or paris as decided by the Developer.

9. **KITCHEN:** Kitchen slab will be made by Black Stone(4'-1/2 X 1'-5) over with glazed tiles of "1'-5" ceramic tiles will be provided. One Sink and One tap below sink will be provided.

10. **ELECTRIFICATION:** Concealed electrical wiring in respect of Flat will be provided with two light point, one plug point, One Flat point, and one power point will be provided in the dinning place. One fan point, two light points, one plug point will be provided in the bedroom and one light and one exust fan point will be provided in the kitchen. One Light point in the verandah and one light point and One Fan point will be provided in the bathroom.

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.

MEMO

Received an amount of Rs. 13,00,000/- (Rupees Thirteen Lakh) only
as per the memo below:

SL.NO	DATE	PARTICULARS	AMOUNTS.
1	11.06.2019	NEFT	Rs. 2,00,000/-
2.	12.07.2019	NEFT	Rs. 2,00,000/-
3.	30.11.2019	Allahabad bank, Paikpara Branch, Ch.no. 036357.	Rs. 9,00,000/-

Total: Rs. 13,00,000/- (Rupees Thirteen Lakh) only.

WITNESS:

1. *Ganesh Sharma*

2. *Sudipta Ghosh*

Adin Bas

Amit Bag

SIGNATURE OF LANDLORD

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

Amit Bag

WITNESSES:-

1. Latih Shama
27/55 Rail Road Road,
Sevaampore, Hooghly.

Amit Bag

Signature of the landlords/Owner

2. Sudepto Ghosh

For M/S SAIMANI CONSTRUCTION
Sabita Jha & Manish Thakur
Partners

Signature of the Developer

Drafted by me



ANAND JHA
Advocate

High Court, Calcutta.

Enrolment No. F/893/702/2015

SPECIMEN FORM FOR TEN FINGERPRINTS



Sabita Jharkur

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



Manoj Thakur

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



Anil B-S

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



Amit Bag

Amit Bag

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

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

GRN: 19-201920-008710861-1

Payment Mode Online Payment

GRN Date: 26/10/2019 11:40:57

Bank : State Bank of India

BRN : IK0AHFZJW0

BRN Date: 26/10/2019 11:41:46

DEPOSITOR'S DETAILS

Id No. : 19030001644189/9/2019

[Query No./Query Year]

Name : ANAND JHA

Contact No. : 9681728898

Mobile No. : +91 9903605191

E-mail : maniswanttorock@gmail.com

Address : Dr B C ROY SARANI

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 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030001644189/9/2019	Property Registration- Stamp duty	0030-C2-103-003-02	10071
2	19030001644189/9/2019	Property Registration- Registration Fees	0030-C9-104-001-15	13112

Total

23183

In Words : Rupees Twenty Three Thousand One Hundred Eighty Three only

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADZFS4751L



नाम Name
SAIMAN CONSTRUCTION

140821/19

परिचय नं. / पत्र नं. / संख्या
Date of Issuance / Serial / Number
07/08/2019

Major Information of the Deed

Deed No :	I-1903-05976/2019	Date of Registration	26/10/2019
Query No / Year	1903-0001644189/2019	Office where deed is registered	
Query Date	23/10/2019 2:34:01 PM	A.R.A - III KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	ANAND JHA ANAND JHA CO 3A GARSTIN PLACE 7TH FLOOR, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No : 9903605191, Status Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 13,00,000/-]		
Set Forth value	Market Value		
Rs. 1,50,000/-	Rs. 97,50,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,081/- (Article-48(g))	Rs. 13,112/- (Article.E, 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: SERAMPORE, Road: Doktor Bagan Lane, Mouza: Shrirampur, Premises No: 18, JI No: 13, Pin Code : 712204

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-223 (RS -186)	LR-28723 (RS - 6142'0)	Bastu	Bastu	4 Katha	50,000/-	48,00,002/-	Property is on Road
L2	LR-224	LR-28724	Bastu	Bastu	4 Katha	50,000/-	48,00,002/-	Property is on Road
TOTAL :					13.2Dec	1,00,000 /-	96,00,004 /-	
Grand Total :					13.2Dec	1,00,000 /-	96,00,004 /-	



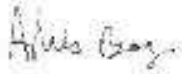


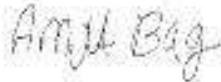
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	1,50,000/-	Structure Type: Structure

Floor No: 1, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	200 sq ft	50,000 /-	1,50,000 /-	
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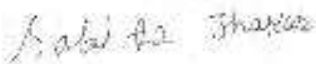
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri ASHIS BAG Son of Late GOPAL CHADRA BAG Executed by: Self, Date of Execution: 26/10/2019 , Admitted by: Self, Date of Admission: 26/10/2019 ,Place : Office	 26/10/2019	 LT 26/10/2019	 26/10/2019
	18 DOCTOR BAGAN LANE, P.O:- SERAMPORE, P.S:- Serampur, Serampore, District:-Hooghly, West Bengal, India, PIN - 712204 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: CGEPB6068F, Aadhaar No: 97xxxxxxxx2668, Status :Individual, Executed by: Self, Date of Execution: 26/10/2019 , Admitted by: Self, Date of Admission: 26/10/2019 ,Place : Office			
2	Name Shri AMIT BAG Son of Late GOPAL CHANDRA BAG Executed by: Self, Date of Execution: 26/10/2019 , Admitted by: Self, Date of Admission: 26/10/2019 ,Place : Office	 26/10/2019	 LT 26/10/2019	 26/10/2019
	RATURIA, DURGAPUR 15 ANGADPUR, P.O:- ANGADPUR, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713215 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BNLPB5791G, Aadhaar No: 96xxxxxxxx7482, Status :Individual, Executed by: Self, Date of Execution: 26/10/2019 , Admitted by: Self, Date of Admission: 26/10/2019 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAIMANI CONSTRUCTION 3/216/A/12 DR BIDHAN CHANDRA ROY SARANI 5TH LANE, P.O:- MOREPUKUR, P.S:- Rishra, Rishra, District:-Hooghly, West Bengal, India, PIN - 712250 , PAN No: ADZFS4751L, Aadhaar No: 46xxxxxxxx7326, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MANISH THAKUR (Presentant) Son of Shri ANAND KUMAR THAKUR Date of Execution - 26/10/2019, , Admitted by: Self, Date of Admission: 26/10/2019, Place of Admission of Execution: Office			
	Oct 26 2019 2:55PM	LTI 26/10/2019		26/10/2019
3/216/A/12 DR. B.C.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, Aadhaar No: 46xxxxxxxx7326 Status : Representative, Representative of : SAIMANI CONSTRUCTION (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mrs SABITA THAKUR Wife of Shri ANAND KUMAR THAKUR Date of Execution - 26/10/2019, , Admitted by: Self, Date of Admission: 26/10/2019, Place of Admission of Execution: Office			
	Oct 26 2019 2:56PM	LTI 26/10/2019		26/10/2019
3/216/A/12 DR. B.C. ROY SARANI 5TH LANE, P.O:- MOREPUKUR, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712250, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : ACXPT0485B, Aadhaar No: 94xxxxxxxx9415 Status : Representative, Representative of : SAIMANI CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUDIPTA GHOSH Son of Shri SUKUMAR GHOSH BOSEPUKUR, NEAR SONARPUR COLLEGE, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149			
	26/10/2019	26/10/2019	26/10/2019

Identifier Of Shri ASHIS BAG, Shri AMIT BAG, Mr MANISH THAKUR, Mrs SABITA THAKUR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ASHIS BAG	SAIMANI CONSTRUCTION-3.3 Dec
2	Shri AMIT BAG	SAIMANI CONSTRUCTION-3.3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri ASHIS BAG	SAIMANI CONSTRUCTION-3.3 Dec
2	Shri AMIT BAG	SAIMANI CONSTRUCTION-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri ASHIS BAG	SAIMANI CONSTRUCTION-100.00000000 Sq Ft
2	Shri AMIT BAG	SAIMANI CONSTRUCTION-100.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S.- Serampur, Municipality: SERAMPORE, Road: Doktor Bagan Lane, Mouza: Shrirampur, Premises No: 15, JI No: 13, Pin Code : 712204

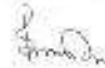
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 223, LR Khatian No - 28723	Owner: অমিত বাগ, Gurdian: গোপাল চন্দ্র বা, Address: নিজ , Classification: ভিটি, Area: 0.01600000 Acre,	Shri AMIT BAG
L2	LR Plot No:- 224, LR Khatian No - 28724	Owner: অশিস বাগ, Gurdian: গোপাল চন্দ্র বা, Address: নিজ , Classification: বাসু, Area: 0.04900000 Acre,	Shri ASHIS BAG

Endorsement For Deed Number : I - 190305976 / 2019

On 23-10-2019

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 97,50,004/-



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
 OFFICE OF THE A.R.A. - III KOLKATA
 Kolkata, West Bengal

On 26-10-2019

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 11:22 hrs. on 26-10-2019, at the Office of the A.R.A. - III KOLKATA by Mr. MANISH THAKUR.

Admission of Execution (Under Section 50, W.B. Registration Rules, 1962)

Execution is admitted on 26/10/2019 by 1. Shri ASH'S BAG, Son of Late GOPAL CHANDRA BAG, 18 DOCTOR BAGANLAKH, P.O. SERAMPORE, Thana Serampur, City/Town SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession Service, 2. Shri AMIT BAG, Son of Late GOPAL CHANDRA BAG, RATUMA, DURGAPUR 15 ANGADPUR, P.O. ANGADPUR, Thana Durgapur, City/Town DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by Profession Service.

Indebted by Mr. SUDIPTA GHOSH, . . . Son of Shri SUKUMAR GHOSH, BOSEFUKUR, NEAR SONARPUR COLLEGE, P.O. SONARPUR, Thana Serampur, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Law Clerk.

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

Execution is admitted on 26-10-2019 by Mr. MANISH THAKUR, PARTNER, SAMANI CONSTRUCTION (Partnership Firm), 32/15A/12 OR BIDHAN CHANDRA ROY SARANI 5TH LANE, P.O.-MOOREPUR, P.S.- Rishra, Rishra, District Hooghly, West Bengal, India, PIN - 712250.

Indebted by Mr. SUDIPTA GHOSH, . . . Son of Shri SUKUMAR GHOSH, BOSEFUKUR, NEAR SONARPUR COLLEGE, P.O. SONARPUR, Thana Serampur, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Law Clerk.

Execution is admitted on 26-10-2019 by Mrs. SABITA THAKUR, PARTNER, SAMANI CONSTRUCTION (Partnership Firm), 32/15A/12 OR BIDHAN CHANDRA ROY SARANI 5TH LANE, P.O.-MOOREPUR, P.S.- Rishra, Rishra, District Hooghly, West Bengal, India, PIN - 712250.

Indebted by Mr. SUDIPTA GHOSH, . . . Son of Shri SUKUMAR GHOSH, BOSEFUKUR, NEAR SONARPUR COLLEGE, P.O. SONARPUR, Thana Serampur, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Law Clerk.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs. 13,112/- (B = Rs. 13,000/-, E = Rs. 20/-, I = Rs. 50/-, M(a) = Rs. 25/-, M(b) = Rs. 4/-) and Registration Fees paid by Cash = Rs. 0/-, by online = Rs. 13,112/-.

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/10/2019 - 11:41AM with Govt. Ref. No. 10001000087106811 on 26-10-2019, Amount Rs. 13,112/-, Bank: State Bank of India (SBIND0000001), Ref. No. 160AHPZJYK on 26-10-2019, Head of Account 0010-00-104-001-10.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp = Rs. 10/-, by online = Rs. 10,071/-.

Description of Stamp

1. Stamp Type: Impressed, Serial no. 1394, Amount: Rs. 10/-, Date of Purchase: 26/10/2019, Vendor name: Aniruddh Rautra.

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/10/2019 - 11:41AM with Govt. Ref. No. 10001000087106811 on 26-10-2019, Amount Rs. 10,071/-, Bank: State Bank of India (SBIND0000001), Ref. No. 160AHPZJYK on 26-10-2019, Head of Account 0030-00-103-000-02.

Prabir Kumar Gokler
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 247846 to 247886

being No 190305976 for the year 2019.



Digitally signed by PROBIR KUMAR
GOLDER
Date: 2019.11.08 17:44:27 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 11/8/2019 5:44:05 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)