

264/22

I-245/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

27AA 908137

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

ADD. Dist. Sub-Registrar  
Kolkata, South 24 Parganas

31 JAN 2022

**DEVELOPMENT AGREEMENT**

**THIS DEED OF AGREEMENT** is made on 31st day of January, 2022 (Two Thousand Twenty Two);

**BETWEEN**

Contd...P/2.

31.1.2022  
13:00 hr  
200215892/2022

11 JAN 2022

No. 726 Date  
Name Debansh Bose  
Address Advocate  
Rs. 20/- Alipore Police Court  
Vol-27.

Pijush Kanti Chakraborty  
Licence Stamp Vendor  
  
Alipore Police Court  
Kolkata-700 027



Debansh Bose  
Advocate  
50 Alipore  
Alipore Police Court  
Vol-27

Addl. Dist. Sub-Registrar  
Alipore  
31 JAN 2022  
South 24 Parganas  
Kolkata-700 027

(1) SMT. SANCHITA CHAUDHURI (PAN-ABWPC7513R; AADHAAR -5384 9129 5078), D/o. Late Bidyut Baran Chaudhuri, by faith Hindu, by occupation Profession, by Nationality, residing at 252, Ashok Road. P.S. Patuli, P.O. Garia, Kolkata – 700084 and  
(2) SRI DIPANKAR GHOSH(PAN – ADGPG8778G; AADHAAR – 5214 8929 9383), son of Amalendu Sekhar Ghosh, by faith Hindu, by occupation Medical Practitioner, by Nationality Indian, residing at 88, Raja S.C. Mullick Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047, hereinafter called and referred to as the OWNERS (which expression shall unless otherwise repugnant to the context be deemed to mean and include their respective heirs, executors, representatives, administrators and/or assigns) of the ONE PART.

A N D

M/s. JOYDEV CHAKRABORTY, having its office at D/53, Rabindrapally, Block-D, Baghajatin, P.S. Patuli, Kolkata, 700086, represented by its sole Proprietor - SRI JOYDEV CHAKRABORTY(PAN – AXRPC2660A; AADHAAR – 3430 9223 5237), son of Hari Sankar Chakraborty, by faith Hindu, by

occupation Business, by Nationality Indian, residing at F-43, Bapuji Nagar, P.O. Regent Estate, P.S. Jadavpur, Kolkata – 700092, hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART;

WHEREAS – one Niyoti Chowdhury (the mother of the First Party herein) during her life time purchased ALL THAT land measuring more or less 3 Cottahs lying and situated in Mouza Bademasur, J.L. No.31, R.S. Dag No.663, Khatian No.27, R.S. No.23, under then P.S. Jadavpur by virtue of a registered Sale Deed on 11/05/1964, duly registered in the office of S.R. Alipore and recorded therein Book-I, Volume No.85, Pages from 50 to 56, Being No. 4059 for the year 1964 from then Vendors Basanta Kumar Mistri and another.

AND WHEREAS while enjoying the said property said Niyoti Chawdhury died intestate leaving behind her one son and one

daughter namely Sanjay Chowdhury and Sanchita Chaudhuri who inherited the property jointly, the husband of Niyoti Chawdhury died long years ago.

**AND WHEREAS** subsequently the brother of the owner no.1 namely Sanjay Chaudhuri transferred his undivided share of the aforesaid property in favour of his sister i.e. Smt. Sanchita Chaudhuri by virtue of registered Gift Deed, duly registered in the office of A.R.A. – I, Kolkata and recorded therein Being No. 08884 for the year 2014, thus Smt. Sanchita Chaudhuri became the sole owner of the property at KMC Premises No. 252, Ashok Road, corresponding to Mailing Address 50/2, Ashok Road, Kolkata – 700084 under KMC Ward No.101.

**AND WHEREAS** in due course of time the Owner no.1 herein sold and transferred undivided 50% of the total land i.e. land measuring 1 Cottah 8 Chittaks more or less out of total 3 Cottahs at KMC Premises No. 252, Ashok Road, unto in favour of Owner no.2 Sri Dipankar Ghosh, duly registered in the office of ADSR at Alipore

and recorded therein as in Book-I, Volume No. 1605-2018, Pages 207677 to 207694, Being No. 16<sup>0</sup>506457 for the year 2018, thus said Sanchita Chaudhuri became owner of land measuring 1 Cottah 8 Chittaks and said Dipankar Ghosh became owner of land 1 Cottah 8 Chittaks separately.

**AND WHEREAS** subsequently the party of the First Part herein and party of the Second part herein mutated the respective lands with the records of B.L. & L.R.O. and also the land is transferred from "Sali" to "Bastu" in the records of B.L. & L.R.O. vide Memo No. 1673/21 and Memo No. 1672/21. And the parties herein are also having mutation with the records of Kolkata Municipal Corporation in the joint name of the owners of land measuring 3 Cottahs at KMC Premises No.252, Ashok Road, Ward No.101, Kolkata-700084.

**AND WHEREAS** the present Owners as named above having their proportionate share in the said property morefully written hereinabove and also herein under schedule.

Jaydev Chakraverty

**AND WHEREAS** the Owners herein decided to construct a new G+3 storied building (garage spaces on the ground floor and flat on the upper floors) on an over their property but devoid of particular finance and experience requested the developer concern to construct such building on and over the land of the Owners at the cost of the developer with a clear understanding to divide the Owners and Developer's Allocation and the Developer shall be dispose their allocation at their decided price for which the Owners shall have no objection after reserving the Owners' allocation.

**AND WHEREAS** the Developer herein being learnt the proposal of the Owners and after vivid negotiation agreed to construct such building at their cost and burden on and over the said land and to handover the Owners' Allocation with right to ispose and sale the Developer's Allocation at Developers decided price to Intending Purchaser/s.

**AND WHEREAS** to avoid future disputes this agreement is made as per following:-

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed made between the Parties hereto as per following terms and conditions:-

1. That the Developer shall develop the said land described in the Schedule "A" at his cost and burden and the Owners hereby agreed to entrust and handover vacant possession to the Developer, the work and right of development of the said property described in the Schedule hereunder written on the terms hereinafter contained.
2. The Developer hereby agrees to develop the said property by constructing a G + three storied building comprising of garage on the ground floor and flats on the upper floors and other areas on the said property in modern style and fashion as per KMC sanctioned plan.



3. In consideration of the Owners having agreed to entrust to the Developer for development of the said property described in the Schedule hereunder written and to confirm upon the developer the rights, powers, privileges and benefits.
4. This Agreement will not be treated as a partnership between the Owners and the Developer and the Developer is engaged by the Owners to Develop the said land as aforesaid.
5. That the Owners hereby indemnify that they are the full and absolute joint Owners of the said property and that the property is not subject matter to any mortgage, charge or any other encumbrance and free from all encumbrances, liens and lispences.
6. That the Developer shall complete the building and handover the Owners' Allocation within 24 months of the work start or obtained sanctioned plan from the KMC authority whichever is later.

7. a) THE LAND shall mean the land more fully described in the Schedule "A" hereunder written.

b) THE BUILDING shall mean the G + three storied building comprising of garage spaces on the ground floor and one flat on each floor and other spaces with all common and easement right.

c) COMMON AREAS all the common areas such as path and passages, stair case, landing, open space, boundary wall, septic tank, lift, water reservoir, underground and overhead water tank, corporation water ultimate roof and rain and drain water pipe, sewer and sewerage and other common areas with common lights and fittings with the proportionate expenses for the maintenance of the common areas. The land underneath the said property shall remain unpartiable all the time.

d) ARCHITECT shall mean the Architect as may be appointed by the Developer as Architect for the proposed building .

e) ADVOCATE – shall mean such advocate as may be appointed by the Developer, Sri Debasish Bose, Advocate, Alipore Police Court, Kolkata 700 027 for this Project.

8. OWNERS' ALLOCATION – (a) shall mean that the Owners shall get entire Second floor and 50% of the ground floor and 50% of the Third floor along with a sum of Rs.3,00,000/- (Rupees Three lakhs) only as adjustable amount at the time of signing of this Development Agreement, which the owners will refund during the possession of Owners' Allocation.

The Owners shall get two shiftings @ Rs.10,000/- each i.e. total Rs.20,000/- (Rupees twenty thousand) only. The said monthly payable rent will be adjusted from the payment made by the Developer at the time of agreement. After the 15 months if the developer fails to handover Owners' Allocation, then succeeding rent will be paid by the Developer accordingly. The Owners have 'no objection' over the side of their allocation, to be decided by the Developer at any point of time under any circumstances whatsoever.

9. DEVELOPER'S ALLOCATION - All the remaining 50% as per F.A.R. except the Owners' Allocation together with all common areas shall be treated as Developer's Allocation for disposal at his decided price to the intending Purchaser/s for which the Owners shall have no objection in present or in future.

(a) The Developer shall receive the benefit of the Scrap value of the present construction standing in the SCHEDULE A property.

10. The Owners shall execute a Registered Power of Attorney in favour of the Developer or their nominee for the smooth progress of the project as per contents written therein simultaneously with the execution these presents by which the Developer shall be entitled to sale and to receive part or full price from the Purchaser in respect of the Developer's Allocation.

11. That the Developer shall be entitled exclusively to manage supervise, control all and every act for the purpose of

developing the said property for construction of G + three storied building according to the sanctioned plan being obtained from K.M.C. and having right to install hoarding in the site with right to invite Purchasers for the sale of Developer's Allocation through media, agent etc.

12. The Developer will provide rent to owners two shifting flats or residential house upto possession in the proposed new building.
13. That this agreement shall stand valid by the heirs and successors of the respective parties as per condition written hereinabove.
14. The Owners shall not cause interference or hindrance whatsoever in the construction of the said building at the said premises by the Developer and not to act or things whereby the Developer may be prevented from selling or assigning or disposing the Developer's Allocation and the common areas by any means and manner.
15. That at the time of execution of these presents the Owners shall handover all the title deed and other relevant document

in respect of the said property to the developer on proper receipt.

16. That the Owners and the Developer henceforth in the proposed multistoried building shall enjoy their respective portion without any objection or obligation.
17. That if the Developer needs a six months grace period over the stipulated time on proper reason the Owners shall allow such extended period.
18. That the Developer shall take every responsibility for process and construction work, the Owners shall not be responsible for any unforeseen incident by any means or manner.
19. That till date of agreement all the arrear outgoing taxes shall be borne by owners (which includes mutation) then after the Developer shall pay the outgoings till the Owners get their possession.
20. That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right, title or interest in respect of the said premises in favour of

the Builder/Contractor other than an exclusive right to builder/contractor to do or refrain from doing the acts and things in terms hereof and to deal with the builder/contractor's allocation as they think fit and proper for the benefit of their firm or also for this project.

### JURISDICTION

The Ld. Court of Alipore and High Court at Calcutta shall have the right to admit sue for Specific Performance of Contract by one part against other part as per the terms and conditions of this agreement shall remain unaffected.

### SCHEDULE - "A"

ALL THAT piece and parcel of bastu land measuring more or less 3 Cottahs together with 200 Sq.ft. R.T. structure, Cement floor standing thereupon in Mouza – Bademasur, pargana Khaspur, J.L. No.31, R.S. No.23, in Dag No.663, Khatian No.381 & 380, under KMC Premises No. 252, Ashok Road, P.S. Patuli, Kolkata - 700084, Dist. South 24 Parganas, within KMC Ward No.101,

Assessee No. 311010202521 with proposed G+3 storied building,  
butted and bounded by as follows :-

- ON THE NORTH** : By Land of Ashis Dhar.  
**ON THE SOUTH** : By Land of Labanqa Dutta.  
**ON THE EAST** : By Land of Parimal Chandra.  
**ON THE WEST** : By 4 mtr. Common passage.

**SCHEDULE - "B"**

**(OWNERS' ALLOCATION)**

(a) shall mean that the Owners shall get entire Second floor and 50% of the ground floor and 50% of the Third floor along with a sum of Rs.3,00,000/- (Rupees Three lakhs) only as adjustable and refundable amount (against the monthly rent of total Rs.20,000/-) at the time of signing of this Development Agreement which the owners will refund during possession of Owners' Allocation.

*Jaydeo Chakraborty*



The Owners shall get two shifting. The Owners shall have 'no objection' over the side of their allocation to be decided by the Developer at any point of time under any circumstances whatsoever.

**SCHEDULE – "C"**

**(DEVELOPER'S ALLOCATION)**

All the remaining 50% as per F.A.R. except the Owners' Allocation share together with all common areas shall be treated as Developer's Allocation for disposal at his decided price to the intending Purchaser/s for which the Owners shall have no objection in present or in future.

The Developer shall receive the benefit of the Scrap value of the present construction standing in the SCHEDULE A property.

**SCHEDULE "D"**  
**(Common Areas)**

All the common areas such as Lift, path and passages, stair case, landing, open space, boundary wall, septic tank, water reservoir, underground and overhead water tank, corporation water ultimate roof and rain and drain water pipe, sewer and sewerage, roof, water pump, pump room, sanitary line outer wall and other common areas with common lights and fittings with the proportionate expenses for the maintenance of the common areas. The land underneath the said property shall remain unpartiable all the times.

**SCHEDULE "E"**

**(SPECIFICATION OF THE BUILDING CONSTRUCTION)**

**All Civil work as per I.S.I. standard.**

- Floors : All over white marble.
- Doors : Frame of high quality Sal Wood. Leaf of 1st class

flush type (Commercial ) with standard lock in all door and necessary accessories in other doors with synthetic enamel paint. Main door will be fitted by Gammer wood.

- Kitchen : Black stone cooking platform fitted with black stone sink and with Tiles flooring and white glaze tiles with upto 3'-0" height on kitchen platform.
- Toilet : Glaze tiles upto 6'-0" in W.C. and marble flooring with white wash basin, shower, water closet and standard fittings with white tiles in toilet wall upto 6'-0"ft.
- Electrical : Concealed wiring with copper wires, light, fan and plug points one each in all bed, drawing/dining rooms and one light pint in each other room with entrance door bell point one number with power point (15 Amps.) in drawing-dining. One A.C. point in one bed room and one geyser point at toilet.

- Water : Blue P VC pipes with standard fittings in kitchen and toilet, ground water will be supplied by pump and distributed through overhead reservoir.
- Windows : Aluminium sliding window fitted with glass and necessary accessories, with synthetic enamel painting, Compound wall with gates to be provided.
- Wall : All wall surface (Inside) will be finished by plaster of paris. Synthetic paint in out surface of wall.
- Roof : Roof treatment shall be done.
- Lift : Lift shall be installed.

It is noted that if any extra work is done out of the said specification by the **OWNERS**, for such extra work, the **OWNERS** shall pay the necessary cost to the **DEVELOPER**.

\*\* Extra work extra cost, personal electric meter at the cost of the occupiers/purchasers.

IN WITNESS WHEREOF the parties hereto have signed on this agreement on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

By the "PARTIES" at Kolkata

In the presence of: -

1. Debasish Bose  
Alipore Police  
Court W/O 27

Sanchili Chandhuri

2. Debansu Chakraborty  
Alipore Police Court  
Kolkata - 27

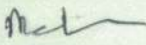
Dipankar Ghosh

===== **SIGNATURE OF THE OWNERS** =====

M/S JOYDEV CHAKRABORTY  
Joydev Chakraborty  
Proprietor

===== **SIGNATURE OF THE DEVELOPER** =====

Drafted by me: -  
  
Debasish Bose, Advocate  
Alipore Police Court & Judges Court,  
Kolkata - 700 027.  
Regn. No. F-397/382/1990.

Typed by me: -  
  
Manish Chakraborty,  
Alipore Police Court,  
Kolkata- 700027.

MEMO

RECEIVED on and from the within named Developer the within mentioned sum of Rs.3,00,000/- (Rupees Three lakhs) only in the following manners :-

1. By A/c payee cheque No 000006  
H.D.F.C. N.S. Base Road. = Rs 1,50,000/-  
dt: 31.01.2022

1. By A/c payee Cheque  
No 000007 H.D.F.C  
NSC Base Rd. dt 31/01/22 = Rs 1,50,000/-

WITNESSES: -

three lacs only) Rs 3,00,000/-

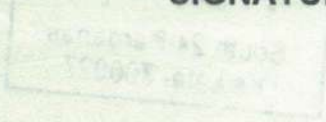
1. Debanjan Ghosh



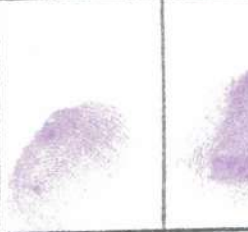
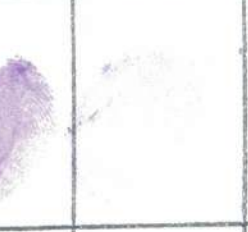



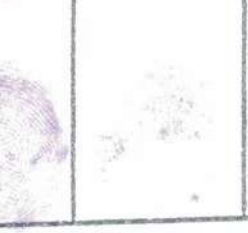

Sanchit Chandra

2. Debanjan Chakraborty  
Alipore Police Cont  
Kolkata - 27



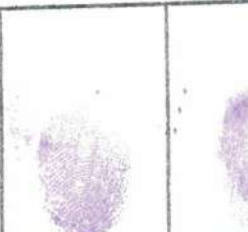
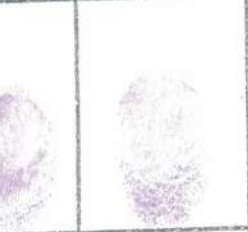


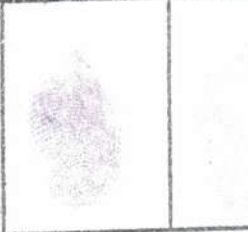
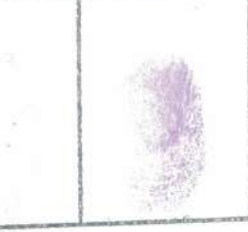

Debanjan Ghosh

===== **SIGNATURE OF THE OWNERS.**



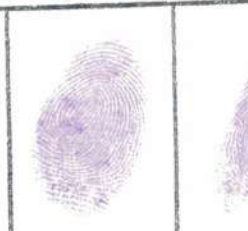








		Thumb	1st finger	middle finger	ring finger	small finger
 Dipankar Ghosh	left hand					
	right hand					

Name .....  
 Signature Dipankar Ghosh

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

Name Sanchita Chandhuri  
 Signature Sanchita Chandhuri

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

Name .....  
 Signature Joydev Chakraborty



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220168995561      Payment Mode: Online Payment  
GRN Date: 24/01/2022 15:16:42      Bank/Gateway: State Bank of India  
BRN : CKS6423373      BRN Date: 24/01/2022 15:01:07  
Payment Status: Successful      Payment Ref. No: 2000215892/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: JOYDEV CHAKRABORTY  
Address: F-43, Bapuji Nagar Kolkata 700092  
Mobile: 9051871445  
Depositor Status: Attorney of Claimant  
Query No: 2000215892  
Applicant's Name: Mr Debasis Bose  
Identification No: 2000215892/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000215892/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	7001
2	2000215892/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	3021
			<b>Total</b>	<b>10022</b>

IN WORDS: TEN THOUSAND TWENTY TWO ONLY.





Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220168995561      Payment Mode: Online Payment  
GRN Date: 24/01/2022 15:16:42      Bank/Gateway: State Bank of India  
BRN : CKS6423373      BRN Date: 24/01/2022 15:01:07  
Payment Status: Successful      Payment Ref. No: 2000215892/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: JOYDEV CHAKRABORTY  
Address: F-43, Bapuji Nagar Kolkata 700092  
Mobile: 9051871445  
Depositor Status: Attorney of Claimant  
Query No: 2000215892  
Applicant's Name: Mr Debasis Bose  
Identification No: 2000215892/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000215892/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	7001
2	2000215892/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	3021
			<b>Total</b>	<b>10022</b>

IN WORDS: TEN THOUSAND TWENTY TWO ONLY.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ADGPG8778G

नाम /NAME  
DIPANKAR GHOSH

पिता का नाम /FATHER'S NAME  
AMALENDU SEKHAR GHOSH

जन्म तिथि /DATE OF BIRTH  
27-05-1962

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.ब.-II  
COMMISSIONER OF INCOME-TAX, W.B. - II



इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
सहायक आयकर आयुक्त,  
पी-7,

घोरंगी बक्सायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Dipankar  
Ghosh



भारत सरकार  
GOVERNMENT OF INDIA



দীপঙ্কর ঘোষ  
Dipankar Ghosh  
পিতা : অমলেন্দু শেখর ঘোষ  
Father : AMALENDU SEKHAR GHOSH  
জন্ম সাল / Year of Birth : 1962  
পুরুষ / Male



5214 8929 9383

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
১২৫, নর্থ শ্রীরামপুর, শ্রীরামপুর,  
গড়িয়া, দঃ ২৪ পরগনা, পশ্চিমবঙ্গ,  
700084

Address:  
125, NORTH SRIRAMPUR,  
Srirampur, Garja, South  
Twenty Four Parganas, West  
Bengal, 700084



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

Dipankar Ghosh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABWPC7513R

नाम /NAME  
SANCHITA CHAUDHURI

पिता का नाम /FATHER'S NAME  
BIDYUT BARAN CHAUDHURI

जन्म तिथि /DATE OF BIRTH  
13-07-1965

हस्ताक्षर /SIGNATURE  
Sanchita Chaudhri

आयकर आयुक्त, प.बं.-II  
COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
सहायक आयकर आयुक्त,  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Assistant Commissioner of Income-tax,  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

Sanchita Chaudhuri



भारत सरकार  
GOVERNMENT OF INDIA



Sanchita Chaudhuri  
Year of Birth : 1965  
Female



5384 9129 5078

आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

D/O Late Bidyut Chaudhuri, 50/2, Asoke  
Road, Ganguly Bagan East Road, Garia,  
South Twenty Four Parganas, West  
Bengal, 700084

1947  
1800 180 1947

help@uidai.gov.in

www  
www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

Sanchita Chaudhuri

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JOYDEV CHAKROBORTY  
HARI SANKAR CHAKROBORTY

05/05/1980  
Permanent Account Number  
**AXRPC2660A**

*Jhankar Chakroborty*  
Signature



*Joydev Chakroborty*



भारत सरकार  
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

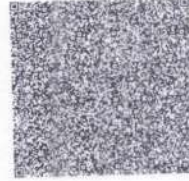
Enrollment No.: 0653/49026/04435

To  
Joydev Chakroborty  
F/43, BAPUJINAGAR,  
VTC: Regent Estate,  
PO: Regent Estate,  
Sub District: Circus Avenue, District: Kolkata,  
State: West Bengal,  
PIN Code: 700092,  
Mobile: 9804348198

05/11/2013  
193408090



ME934080909FH



आपका आधार क्रमांक / Your Aadhaar No. :

**3430 9223 5237**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Joydev Chakroborty  
DOB : 05/05/1980  
Male

**3430 9223 5237**

मेरा आधार, मेरी पहचान

05/11/2013

Joydev Chakroborty

## Major Information of the Deed

Deed No :	I-1605-00245/2022	Date of Registration	31/01/2022
Query No / Year	1605-2000215892/2022	Office where deed is registered	
Query Date	20/01/2022 6:09:14 PM	1605-2000215892/2022	
Applicant Name, Address & Other Details	Debasis Bose Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051871445, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 51,83,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 3,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ashoke Road, , Premises No: 252, , Ward No: 101 Pin Code : 700084



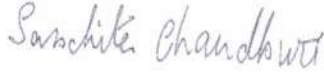



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha	1/-	51,29,999/-	Width of Approach Road: 13 Ft.,
Grand Total :				4.95Dec	1 /-	51,29,999 /-	

### 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.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	






**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Smt Sanchita Chaudhuri</b>                      Daughter of Late Bidyut Baran Chaudhuri                      Executed by: Self, Date of Execution: 31/01/2022                      , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office</p>	<p><b>Photo</b></p> 	<p><b>Finger Print</b></p> 	<p><b>Signature</b></p> 
	31/01/2022	LTI 31/01/2022	31/01/2022	
<p>252 Ashok Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ABxxxxxx3R, Aadhaar No: 53xxxxxxxx5078, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022                      , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Mr Dipankar Ghosh</b>                      Son of Amalendu Sekhar Ghosh                      Executed by: Self, Date of Execution: 31/01/2022                      , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office</p>	<p><b>Photo</b></p> 	<p><b>Finger Print</b></p> 	<p><b>Signature</b></p> 
	31/01/2022	LTI 31/01/2022	31/01/2022	
<p>88, Raja S C Mullick Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ADxxxxxx8G, Aadhaar No: 52xxxxxxxx9383, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022                      , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office</p>				




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>JOYDEV CHAKROBORTY</b>                      D/53, Rabindrapally Block D Baghajatin, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.:: AXxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Joydev Chakroborty (Presentant)</b> Son of Mr Hari Sankar Chakroborty Date of Execution - 31/01/2022, , Admitted by: Self, Date of Admission: 31/01/2022, Place of Admission of Execution: Office	 Jan 31 2022 3:45PM	 LTI 31/01/2022	 31/01/2022
F-43, Bapuji Nagar, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx0A, Aadhaar No: 34xxxxxxx5237 Status : Representative, Representative of : JOYDEV CHAKROBORTY (as proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Debasish Bose</b> Son of Late A K Bose Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 31/01/2022	 31/01/2022	 31/01/2022
Identifier Of Smt Sanchita Chaudhuri, Mr Dipankar Ghosh, Mr Joydev Chakroborty			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Smt Sanchita Chaudhuri	JOYDEV CHAKROBORTY-2.475 Dec
2	Mr Dipankar Ghosh	JOYDEV CHAKROBORTY-2.475 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Smt Sanchita Chaudhuri	JOYDEV CHAKROBORTY-100.00000000 Sq Ft
2	Mr Dipankar Ghosh	JOYDEV CHAKROBORTY-100.00000000 Sq Ft

On 31-01-2022

**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 13:00 hrs on 31-01-2022, at the Office of the A.D.S.R. ALIPORE by Mr Joydev Chakroborty ,

**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 51,83,999/-

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

Execution is admitted on 31/01/2022 by 1. Smt Sanchita Chaudhuri, Daughter of Late Bidyut Baran Chaudhuri, 252 Ashok Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Professionals, 2. Mr Dipankar Ghosh, Son of Amalendu Sekhar Ghosh, 88, Raja S C Mullick Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Professionals

Indetified by Mr Debasish Bose, , , Son of Late A K Bose, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 31-01-2022 by Mr Joydev Chakroborty, proprietor, JOYDEV CHAKROBORTY (Sole Proprietorship), D/53, Rabindrapally Block D Baghajatin, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Mr Debasish Bose, , , Son of Late A K Bose, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2022 3:18PM with Govt. Ref. No: 192021220168995561 on 24-01-2022, Amount Rs: 3,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKS6423373 on 24-01-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 20/-, by online = Rs 7,001/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 726, Amount: Rs.20/-, Date of Purchase: 11/01/2022, Vendor name: Pijush Kanti Chakroborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2022 3:18PM with Govt. Ref. No: 192021220168995561 on 24-01-2022, Amount Rs: 7,001/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKS6423373 on 24-01-2022, Head of Account 0030-02-103-003-02



Sukanya Talukdar  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 10828 to 10863  
being No 160500245 for the year 2022.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2022.02.08 14:38:52 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/02/08 02:38:52 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)