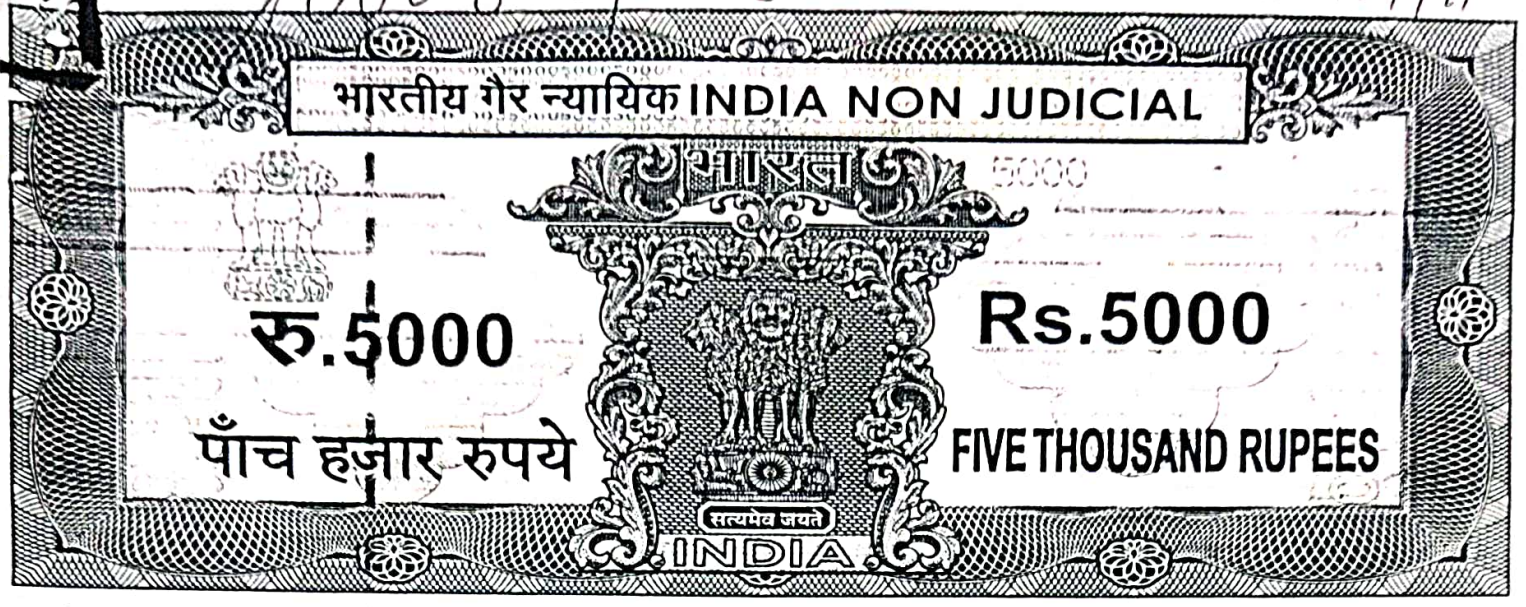


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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5.3.19
at 1.17 PM
S-1-54414/19

N.V. R. 56,82, 2557

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

District Sub-Registrar-4
Kolkata South 24 Pargana

08 MAR 2019

DEVELOPMENT AGREEMENT

Piyali Naskar

THIS DEVELOPMENT AGREEMENT is made this the 8th day of March, 2019, BETWEEN SMT.PIYALI NASKAR (PAN NO:AJNPN0092M), Phone No.9830228336, wife of Sri Tapas Naskar, by faith Hindu, by occupation Housewife, residing at 14, Postal Park, P.O. & P.S. Bansdroni, Kolkata-700070, hereinafter called and referred to

Contd....2

48

01.03.2019



Date.....
Sold to.....
Rupees.....

Piyali Naskar.

14 postal parcel

consignment 1670

Das

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Prg., Cal.

48 is sent (as per memo) and

08MAR19

Subansish Chatterjee
A Dora
S/O St. C. R. Chatterjee
Alipore Ju Juri Court
Kolkata-27.



District Sub-Registrar-1
Alipore, South 24 Parganas

08 MAR 2019

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OF
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as the LAND OWNER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

A N D

Rajali Naskar

MAA CONSTRUCTION a Proprietorship Firm having its office at 14, Postal Park, Roynagar, P.O. & P.S. Banskroni, Kolkata - 700070, being represented by its Proprietor SRI TAPAS NASKAR (PAN NO:ADBPN9237M), Phone No.9830228336, son of Sri Anukul Naskar, by faith Hindu, by occupation Business, residing at 14, Postal Park, Roynagar, P.O. & P.S. Banskroni, Kolkata-700070, hereinafter called and referred to as the 'DEVELOPER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in interest, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS One Ajoy Kumar Ghosh purchased the land measuring 5 Cottahs 14 Chittaks more or less by a registered Deed or

Contd....3

Conveyance registered in the office of District Registrar of Alipore, and recorded in Book No.I, Volume No.119, pages from 265 to 268 Being No.6964 for the year 1964 situated at Mouja Roynagar, J.L.No.47, Touzi No.3, 4, 5 Pargana Magura, R.S.No.201, in Dag No.239, Khatian No.49, 119, 189, District: 24-Parganas.

AND WHEREAS aforesaid Ajoy Kumar Ghosh for his urgent need of money he sold, transferred and conveyed the land measuring 1 Cottahs 14 Chittaks out of land measuring 3 Cottahs 5 Chittaks 17 Sft. to Smt.Piyali Naskar, the Vendor herein which was registered in the office of D.S.R.-I, Alipore, South 24-Parganas and recorded in Book No.I, CD Volume No.3, pages from 1300 to 1321 being No.00421 of 2013.

AND WHEREAS aforesaid Piyali Naskar after purchasing the said land she mutated her name in the record of the Kolkata Municipal Corporation and subsequently known as its premises No.195, South Roynagar, Ward No.112.

AND WHEREAS said Piyali Naskar thereafter again purchased the land measuring 4(four) Cottahs lying and situated at Mouja Roynagar, J.L.No.47, R.S.No.201, Pargana Magura, Touzi No.3, 4, 5 in R.S.Dag No.239, in R.S.Khatian No.49, 119, 189, P.S.Regent Par Now Bansdroni, District South 24-Parganas being K.M.C.Premises No.652/1, South Roynagar, Ward No.112, and purchased from Smt. Sujata Iyer, wife of Mr.Madhu Iyer, of South Roynagar, P.O. & P.S.Bansdroni, Kolkata-700070, registered in the office of D.S.R. Alipore, South 24-Parganas and duly recorded in Book No.I, C.D. Volume No.11, pages from 811 to 833 Deed No.2375 for the year 2013.

Contd....4

Piyali Naskar

AND WHEREAS after purchasing the said land said Piyali Naskar mutated her name in the record of the Kolkata Municipal Corporation and subsequently known as its Premises No.652/1, South Roynagar, Ward No.112.

AND WHEREAS One Smt. Tripti Majumder wife of Sri Arun Kumar Majumder of 34/1, R.N.Das Road, P.S. Jadavpur, Kolkata-700031, was the owner of land measuring 2 Cottahs situated at Mouja Roynagar, J.L.No.47, R.S.No.275, Touzi No.3,4,5 P.S. Regent Park and during her life time she sold, transferred and conveyed the land in favour of Sri Dipak Kumar Gupta, son of Late Jyoti Bhusan Gupta, of South Roynagar, P.S. Regent Park, Kolkata-700070, which was registered in the office of D.S.R.-I, Alipore, South 24-Parganas registered in Book No.I, Volume No.80, pages from 177 to 181 Deed No.3891.

AND WHEREAS said Dipak Gupta sold, transferred the said land to SRI PIYALI NASKAR son of Sri Tapas Naskar which was registered in the office of D.S.R.-I, Alipore, and recorded in Book No.I, Deed No.2852 for the year 2014.

Contd....5

Piyali Naskar

AND WHEREAS after purchasing the said land said Piyali Naskar mutated her name in the record of the Kolkata Municipal Corporation and subsequently known as its Premises No.

AND WHEREAS said Piyali Naskar amalgamated her three plots of land in a sinble unit and subsequently known as its Premises No.195, South Roynagar, Ward No.112, P.S.Bansdroni Kolkata-700070.

AND WHEREAS at the time of amalgamation found that the total land is 7 Cottahs 14 Sft. but due widening of the road some portion of land has forgo and at present the land is 6 Cottahs 11 Chittaks 7 Sft.

AND WHEREAS the Land owner approached the Developer for construction of a building but due to want of money she enter into this Agreement in the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

- 1.1. OWNER: shall mean and include SMT.PIYALI NASKAR, wife of S Tapas Naskar of 14, Postal Park, P.O. & P.S. Bansdroni, Kolkata-70.
- 1.2. DEVELOPER/BUILDER: shall mean MAA CONSTRUCTION a Proprie torship Firm having its office at 14, Postal Park,

Contd....6

Piyali Naskar

P.O. & P.S. Bansdrani, Kolkata-700070, being represented by its Proprietor SRI TAPAS NASKAR, son of Sri Anukul Naskar, by faith Hindu, by occupation Business, residing at 14, Postal Park, P.O. & P.S. Bansdrani, Kolkata-700070.

1.3. SAID PROPERTY: shall mean and include land being Premises No.195, South Roynagar, Ward No.112, P.S. Bansdrani, Kolkata-700070, comprised in Dag No.239, Under P.S. Bansdrani, Khatian No.49,119,189, Dist. South 24-Parganas, the land measuring 6 Cottahs 11 Chittaks 7 Sft. more or less morefully described in Schedule 'A' hereunder written.

1.4. NEW BUILDING: shall mean the building proposed to be constructed in or upon the land comprised in the said property in accordance with the plan to be approved by the owner and the Developer and to be duly sanctioned by the Kolkata Municipal Corporation.

1.5. COMMON FACILITIES: shall mean and include corridors staircase landings, staircase room, passage, boundary wall gate and other facilities required for the enjoyment main-tenance management.

Contd....7

Riyali Naskar

1.6. OWNER'S ALLOCATION: Owner shall get 40% of total R.A.R. i.e. One Flat on the First Floor, One Flat on the Second Floor, Western side, together with undivided proportionate share of land lying and situated at Premises No.195, South Roynagar, Ward No.112 P.S.Bansdroni, Kolkata-700070.

1.7. DEVELOPER'S ALLOCATION the Developer shall get 60% of Total F.A.R. i.e. One Flat on the First Floor, Eastern side, One Flat on the Second Floor, Western side, One Flat on the Third Floor, Western side, together with undivided proportionate share of land lying and situated at Premises No.195, South Roynagar, Ward No.112, P.S.Bansdroni, Kolkata-700070.

1.8. BUILDING PLAN: shall mean and include the Plan to be approved by the owner and Developer and to be sanctioned by the Kolkata Municipal Corporation construction of the said new Building and/or modified plan as may be thereafter approved by the parties and the Kolkata Municipal Corporation.

1.9. TRANSFEROR shall mean and include the person with the right to delivery of possession and/or by any other means adopted for effecting a transfer of space under the law

Contd....8

Risgali Naykan

and/or by any other means adopted for effecting a transfer of space under the law and/or registration by the owner and Builder.

1.10. TRANSFEREE: shall mean and include a person or persons party or parties to whom any flat or other space in the new building hereafter be agreed to be transferred.

ARTICLE -II- INTERPREATION

2.1. The agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement.

ARTICLE- III - OWNER'S REPRESENTATION

3.1. The owner is absolutely seized and possessed of or acquisition or requisition of the State/Centre Government and/or any local Body/Authority.

3.3. The Developer shall for one shipting and shall pay

Contd.....^o

Rajali Narayan

ARTICLE-V- DEVELOPER/BUILDER'S REPRESENTATION

4.1. The Developer/Builder shall keep the title deed, documents and papers of the owner for satisfaction of the, itself with regard to the right, title and interest of the owner and also for inspection of the intending Purchaser but on issuance of proper receipt for documents to the owner.

4.2. The Developer/Builder carry out and/or caused to be carried out the said work of development of the said property and/or construction of the said new proposed building after demolishing the old structure strictly in accordance with the provisions contained in this Development Agreement.

ARTICLE-VI-DEVELOPMENT WORK

5.1. The owner hereby appoints the Developer/Builder as the Developer and/or Contractor which the Developer/Builder hereby agrees and accepts.

5.2. The Developer/Builder shall carry out of caused to be carried out the work of Development in respect of the said property. and shall complete the building within 18 months from the date of sanction plan .

a) by demolishing the existing structure whatsoever comprised in the said

Contd....10

Rajesh Narayan

property by the Developer and the Developer will be entitled to dispose of sell the debris scraps and the demolition cost should be borne by the Developer for the said existing structure.

b) by delivery of vacant and peaceful possession in respect of the owner's Allocation as described in Article -VI in favour of the owner within 18 months from the date of sanction of the building plan.

c) by disposing of ownership basis the remaining flats and spaces together with proportionate share and interest in the land of the said new building in favour of the intending buyer/Purchaser/Purchaser .

ARTICLE - VII - OWNER'S ALLOCATION

6.1. One Flat on the First Floor, Eastern side, One Flat on the Second Floor, Western side, together with undivided proportionate share of land at K.M.C Premises No.195, South Roynagar, Ward No.112, Kolkata- 700070,

Contd....11

Risali Narayan

6.2 DEVELOPER'S ALLOCATION: The Developer shall get three flats on the Second Floor, Three flats on the Third Floor and One flat on the Fourth floor, and three car parking space on the ground floor at K.M.C Premises No.195, South Roynagar.

6.3. The Developer/Builder shall at its own expenses costs complete the said building and/or caused to be completed construction of the said building as well as owner's Allocation and made over vacant and peaceful possession thereof to the owner immediately after the completion of the said new building strictly within 18 months from the date of sanction plan of the Kolkata Municipal Corporation.

6.4. On and from the date of delivery of owner's allocation the Owner herein will be entitled to hold, occupy posses and enjoy herein the same as absolute owner thereof without any objection or obstruction by any one and shall further be entitled to sell transfer, convey, lease out of let out or otherwise deal with or dispose of the same at his discretion.

ARTICLE - VIII - DEVELOPER'S ALLOCATION

7.1. The Developer shall get One Flat on the First Floor Western side, one flat on the Second Floor, Eastern side, one Flat on the third floor, Eastern side, One flat on the Third Floor, Western side, and entire car parking.....12 space, together with undivided proportionate share of land

Piyali Sarkar

7.2. The Developer shall exclusively be entitled to receive realise and appropriate the proceeds and/or the construction costs with regard to the Developer's allocation which the Developer shall become entitled to receive from the intending buyers of Flat or spaces in the said building out of its Allocation.

ARTICLE -IX- DEVELOPER'S COVENANTS

8.1. The Developer shall at its own costs and expenses develop the said property and/or construct and/or caused to be developed constructed the said proposed new building as per the plan to be sanctioned from the Kolkata Municipal Corporation and in the manner as herein agreed.

8.2. The Owner will grant a registered power of Attorney Attorney in favour of the Developer/Builder authorising and or empowering him to all acts, deeds matters and obtaining

Contd....13

Piyali Nayak

Plan from K.M.C. and things necessary for completion of the said proposed new building and to sell flats and spaces together with undivided proportionate share of land except the right of transfer in any manner in respect of the allotted portion of the owner, also empower to sign building plan, modification & completion plan, external drawing plan regarding sanction from K.M.C.

ARTICLE -X- CONSTRUCTION

9.1. The construction of the said proposed new building shall be made by the Developer/Builder as per the plan to be sanctioned by the K.M.C. and in accordance with the terms of the Agreement or any other terms framed hereunder.

9.2. The Developer shall be entitled to obtain necessary modification and/or rectification plan for the purpose of completion of the said building.

9.3. The Developer shall retain, appoint and employ such masons, mistries, architects engineers, contractors, Manager, Supervisor, Durwans for the purpose of carrying out the work and shall solely be liable or responsible for the payment of salaries, wages, charges, and remunerations of masons, mistries, supervisors, Architects, Contractors, Engineer.

Contd....14

Riyali Norkar

9.4. The Developer/Builder herein shall be entitled to allot and deliver possession of the remaining flats and spaces of the said new building together with proportionate interest in the land to the intending buyers on whose account the same will be erected and/or built. It is made clear that Developer shall not deliver or part with possession of the said new building or part with possession of the said new building or portion thereof and unless the Developer allot and deliver possession of the owner's allocation to the owner.

9.5. During the continuance of this Agreement the owner herein will not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of her share in the said property in any manner whatsoever.

9.6. The Developer shall enter into an Agreement with the intending Purchaser for sale of its allocation.

ARTICLE- XI- FORCE MAJURE

10.1. The Developer shall unless prevented by any acts, of the God or act beyond the control of the Developer, the

Contd....15

Piyali Nandan

Developer will complete the construction of the building and deliver to the Owner's allocation within stipulated period as mentioned above.

ARTICLE-XII

11.1. The owner and the Developer has entered into this Agreement on Principal to Principal basis and nothing herein contained shall be deemed or construed as a Partnership between the parties, in any manner nor shall the parties constituted as a occasion of persons.

12. JURISDICTION: the Courts of South 24-Parganas at Alipore will have alone jurisdiction of any matter in relation with the property under this Agreement.

THE FIRST SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT the land measuring 6 Cottahs 11 Chittaks 7 Sft. more or less along with a 500 Sft. Pucca structure standing thereon lying and situated at Mouja Roynagar, J.L.No.47, Dag No.239, Khatian No.49, 119, 189, P.S.Regent Park, now Bansdrani, Touz No.3, 4, 5 Dist.South 24-Parganas, being K.M.C.Premises No.195, South Roynagar, Ward No.112, Kolkata-700070, limits of the Kolkata

Contd...16

Riyali Norton

Municipal Corporation The landed property is butted and bounded as follows:-

- On the North : Dreamland School ✓
- On the South: : 5.061 Meter Cement Concrete Road; ✓
- On the East : Sisuneer School ✓
- On the West : Premises No.195/1, South Roynagar, ✓

THE SECOND SCHEDULE REFERRED TO ABOVE,
(OWNER'S ALLOCATION)

The Owner shall get three flats on the First Floor, and Two flats on the Fourth floor, and a Car Parking space on the ground floor together with undivided proportionate share of land at K.M.C. Premises No. 195, South Roynagar, P.S. Bansdroni, Kolkata-700070, Ward No.112.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The Developer shall get Three Flats on the Second Floor Three Flats on the Third Floor and One Flat on the Fourth Floor and three car parking space on the ground floor lying and situated at K.M.C Premises No. 195, South Roynagar, Ward No.112, P.S. Bansdroni, Kolkata- 700070.

contd...17

Piyali Nandan

IN WITNESS WHERE OF the parties herein have set and subscribed their signature on the day, month and year first above written

SIGNED SEALED AND
DELIVERED in the
PRESENCE :

Piyali Naskar

WITNESSES

1. Ashok Kumar Das
Abopore Police ch
4-27

SIGNATURE OF THE VENDOR

MAA CONSTRUCTION

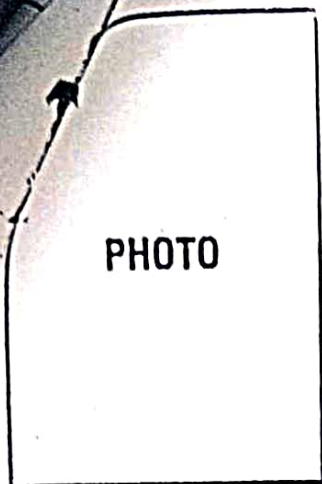
Jagan Naskar
Proprietor

2. Arniya Chatterjee
50, co-operative Road
P.O. Bausironi,
Kolkata-700070

SIGNATURE OF THE DEVELOPER

Drafted by
Sangita Mishra
Advocate-
W.D. 1140/2001

Thumb 1st finger middle finger ring finger small finger

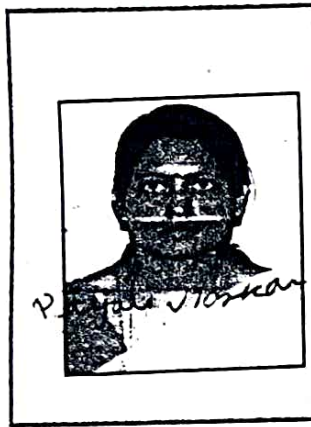


left hand					
right hand					

Name

Signature

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name

Signature *Prakash Narkar*

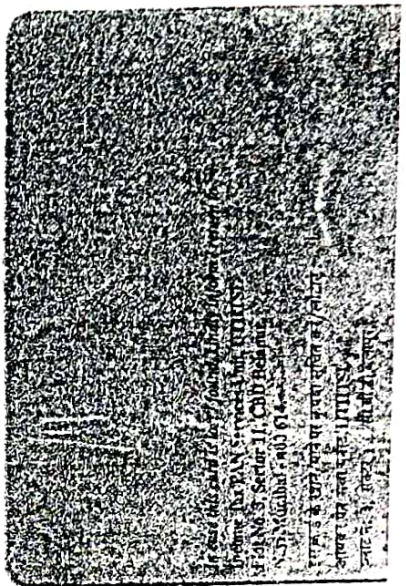
Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name

Signature *Prakash Narkar*





Ringali Markan

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA

आयकर विभाग
 Income Tax Department
 आयकर खाता नंबर कार्ड
 Income Tax Account Number Card
 आयकर विभाग
 INCOME TAX DEPARTMENT

आयकर खाता नंबर
 Income Tax Account Number
ADHPN0237G

Jagan Nandan

In case this card is lost / found, kindly inform / return to :-
 Income Tax PAN Services Unit, UTTAR
 Plot No. A, Sector 11, (C/D) Badli
 New Alambal - 200 614

आयकर खाता नंबर कार्ड खोया / पाया
 आयकर विभाग, उत्तर
 प्लॉट नं. A, सेक्टर 11, (C/D) बड़ली
 नया आलंबल - 200 614



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ কমন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ডব্বিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

To
 মেহাশি চক্রবর্তী
 Snehasish Chakraborty
 50 CO-OPERATIVE ROAD
 Kolkata
 Bansdroni
 Budge Budge - I South 24 Parganas
 West Bengal 700070



MN793883058FT



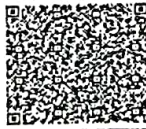
আপনার আধার সংখ্যা / Your Aadhaar No. :

9781 3849 3720

আধার - সাধারণ মানুষের অধিকার



মেহাশি চক্রবর্তী
 Snehasish Chakraborty
 পিতা : চিত্তরঞ্জন চক্রবর্তী
 Father : Chittaranjan Chakraborty
 জন্মতারিখ / DOB : 20/08/1964
 পুরুষ / Male



9781 3849 3720

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Unique Identification Authority of India
 ঠিকানা:
 ৫০, কো-অপারেটিভ রোড,
 কলকাতা, দক্ষিণ ২৪ পরগনা,
 বাঁসদ্রনী, পশ্চিম বঙ্গ, ৭০০০৭০
 Address:
 50, CO-OPERATIVE ROAD,
 Kolkata, South 24 Parganas,
 Bansdroni, West Bengal, 700070

9781 3849 3720

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Snehasish Chakraborty

Directorate of Registration & Stamp Revenue
e-Challan

19-201819-036822784-1

Payment Mode Online Payment

Date: 05/03/2019 12:15:33

Bank : State Bank of India

IN : IK00YPBPM1

BRN Date: 05/03/2019 12:16:19

DEPOSITOR'S DETAILS

Id No. : 16011000054414/7/2019

[Query No./Query Year]

Name : SNEHASISH CHAKRABORTY
Contact No. : Mobile No. +91 9433864522
E-mail :
Address : ALIPORE JUDGES COURT KOLKATA 700027
Applicant Name : Mr SNEHASISH CHAKRABORTY
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16011000054414/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	16011000054414/7/2019	Property Registration- Registration Fees	0030-03-104-001-16	53
Total				2073

In Words : Rupees Two Thousand Seventy Three only

Major Information of the Deed

Deed No :	I-1601-00754/2019	Date of Registration :	08/03/2019
Query No / Year	1601-1000054414/2019	Office where deed is registered	
Query Date	26/02/2019 4:45:46 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SNEHASISH CHAKRABORTY ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433864522, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 56,82,255/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SOUTH RAY NAGAR, Premises No: 195, , Ward No: 112 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		6 Katha 11 Chatak 7 Sq Ft	5,00,000/-	53,07,255/-	Width of Approach Road: 21 Ft.,
Grand Total :					11.0504Dec	5,00,000 /-	53,07,255 /-	



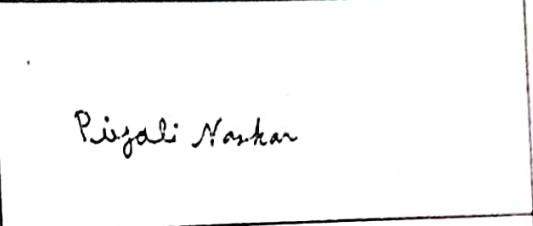
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1,00,000/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1,00,000 /-	3,75,000 /-	

Major Information of the Deed :- I-1601-00754/2019-08/03/2019

Lord Details :



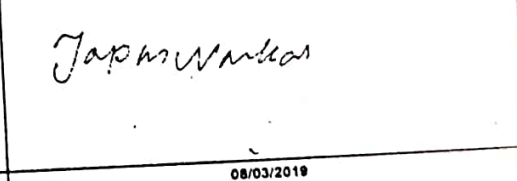
Name, Address, Photo, Finger print and Signature

Sl. No.	Name	Photo	Finger Print	Signature
1	Smt PIYALI NASKAR (Presentant) Wife of Mr TAPAS NASKAR Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office	 08/03/2019	 LTI 08/03/2019	 08/03/2019
14, POSTALA PARK, P.O:- BANSDRONI, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJNPN0092M, Status :Individual, Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admision: 08/03/2019 ,Place : Office				

Developer Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	MAA CONSTRUCTION 14, POSTAL PARK ROYNAGAR, P.O:- BANSDRONI, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 , PAN No.:: ADBPN9237M, Status :Organization, Executed by: Representative

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature			
Sl. No.	Name	Photo	Finger Print	Signature
1	Mr TAPAS NASKAR Son of Mr ANUKUL NASKAR Date of Execution - 08/03/2019, , Admitted by: Self, Date of Admission: 08/03/2019, Place of Admission of Execution: Office	 Mar 8 2019 1:23PM	 LTI 08/03/2019	 08/03/2019
14, POSTAL PARK ROYNAGAR, P.O:- BANSDRONI, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADBPN9237G Status : Representative, Representative of : MAA CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
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Major Information of the Deed :- I-1601-00754/2019-08/03/2019

HASISH CHAKRABORTY
Late C R CHAKRABORTY
JUDGES COURT, P.O:-
RE, P.S:- Allpore, Kolkata, District:-
24-Parganas, West Bengal, India,
700027



Smt. Piya Naskar

08/03/2019

08/03/2019

08/03/2019

Identifier Of Smt PIYALI NASKAR, Mr TAPAS NASKAR

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt PIYALI NASKAR	MAA CONSTRUCTION-11.0504 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt PIYALI NASKAR	MAA CONSTRUCTION-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160100754 / 2019

~~On 27-02-2019~~

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 56,82,255/-

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

~~On 08-03-2019~~

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 13:17 hrs on 08-03-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Smt PIYALI NASKAR, Executant.

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

Execution is admitted on 08/03/2019 by Smt PIYALI NASKAR, Wife of Mr TAPAS NASKAR, 14, POSTALA PARK, P.O: BANSDRONI, Thana: Bansdróni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Identified by Mr SNEHASISH CHAKRABORTY, , , Son of Late C R CHAKRABORTY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 08-03-2019 by Mr TAPAS NASKAR, PROPRIETOR, MAA CONSTRUCTION (Sole Proprietorship), 14, POSTAL PARK ROYNAGAR, P.O:- BANSDRONI, P.S:- Bansdróni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070

Major Information of the Deed :- I-1601-00754/2019-08/03/2019

ated by Mr SNEHASISH CHAKRABORTY, . . . Son of Late C R CHAKRABORTY, ALIPORE JUDGES COURT, ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/03/2019 12:16PM with Govt. Ref. No: 192018190368227841 on 05-03-2019, Amount Rs: 53/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00YPBPM1 on 05-03-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 48, Amount: Rs.5,000/-, Date of Purchase: 01/03/2019, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/03/2019 12:16PM with Govt. Ref. No: 192018190368227841 on 05-03-2019, Amount Rs: 2,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00YPBPM1 on 05-03-2019, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1601-00754/2019-08/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2019, Page from 36140 to 36169

being No 160100754 for the year 2019.



Digitally signed by MAITREYEE GHOSH
Date: 2019.03.11 15:42:21 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 11/03/2019 15:39:14
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)