

7/004/2023

T-6035/23



पश्चिम बंगाल WEST BENGAL

2/1140673/23

ARA 77AB 596404  
II

12-51  
08/05/23

Additional Registrar of Assurances  
Kolkata

Corporation is admitted to  
the benefit of the Special and the  
Enrichment of the part of the  
Additional Registrar  
of Assurances, Kolkata

8 MAY 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 8<sup>th</sup> day of  
May Two Thousand Twenty Three (2023);

BETWEEN



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



070520232004325724

## GRIPS Payment Detail

GRIPS Payment ID:	070520232004325724	Payment Init. Date:	07/05/2023 16:43:45
Total Amount:	20041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4138753385217	BRN Date:	07/05/2023 16:44:16
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr SANJAY KANSAL  
Mobile: 8017222213

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240043257258	Directorate of Registration & Stamp Revenue	20041
Total			20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192023240043257258

GRN Details

GRN:	192023240043257258	Payment Mode:	SBI Epay
GRN Date:	07/05/2023 16:43:45	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4138753385217	BRN Date:	07/05/2023 16:44:16
Gateway Ref ID:	231271187074	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	070520232004325724	Payment Init. Date:	07/05/2023 16:43:45
Payment Status:	Successful	Payment Ref. No:	2001140673/2/2023

[Query No:\*Query Year]

Depositor Details

Depositor's Name: Mr SANJAY KANSAL  
Address: 403/1 DAKSHINDARI ROAD FLAT 9H TOWER 2  
Mobile: 8017222213  
Email: sanjay\_kansal@rediffmail.com  
Period From (dd/mm/yyyy): 07/05/2023  
Period To (dd/mm/yyyy): 07/05/2023  
Payment Ref ID: 2001140673/2/2023  
Dept Ref ID/DRN: 2001140673/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001140673/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	2001140673/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.



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



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			Total	20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.

(1) **SRI RANJAN KUNDU (PAN: CQWPK0656E & Aadhaar No. 4686 5956 7089)** son of Late Suresh Chandra Kundu, by faith - Hindu, by Occupation - Service, By Nationality - Indian, residing at 808A, Lake Town, Block - A, Post Office & Police Station - Lake Town, Kolkata - 700089, District North 24 Parganas, (2) **SRI NAYAN KUNDU (PAN: CFIPK2162N & Aadhaar No. 6425 9540 8549)** son of Late Suresh Chandra Kundu, by faith - Hindu, by Occupation - Retired, By Nationality - Indian, residing at 808A, Lake Town, Block - A, Post Office & Police Station - Lake Town, Kolkata - 700089, District North 24 Parganas, (3) **SRI KALYAN KUNDU (PAN: BMEPK1608M & Aadhaar No. 2597 1585 2637)** son of Late Suresh Chandra Kundu, by faith - Hindu, by Occupation - Service, By Nationality - Indian, residing at 808A, Lake Town, Block - A, Post Office & Police Station - Lake Town, Kolkata - 700089, District North 24 Parganas AND (4) **SMT. KALPANA KUNDU (PAN: AENPK9212R & Aadhaar No. 7391 9512 0236)** wife of Sri Swapan Kundu and daughter of Late Suresh Chandra Kundu, by faith - Hindu, by Occupation - Housewife, By Nationality - Indian, residing at G.k. Apartment, Flat No. 9, on 3<sup>rd</sup> Floor, 814 Lake Town, Block - A, Post Office & Police Station - Lake Town, Kolkata - 700089, District North 24 Parganas, hereinafter called and referred to as the **LANDLORDS/ OWNERS** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, representatives, successors, administrators, executors and assigns) of the **FIRST PART**.

**A N D**

**SILVER VILLA REALTORS PRIVATE LIMITED PAN: AAGCP3066Q** is a company incorporated under Companies Act, 1956 and having its registered office at P-17, New CIT Road, 1<sup>st</sup> Floor, P.O. & P.S. Bowbazar, Kolkata-700073, represented by its one of the Director **SRI SANJAY KANSAL, (PAN: ACKPA0003H & AADHAR NO. 727065005794)** son of Late M P Kansal, by faith - Hindu, by occupation - Business, by Nationality - Indian, at 403/1, Dakshindari Road, Alcove Gloria, Tower - 2, Flat No. 9H, Post Office - Sreebhumi, P.S. - Lake Town, Kolkata - 700048, hereinafter called and referred to as the **DEVELOPER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interests and assigns) of the **OTHER PART**.

**WHEREAS** the Governor of the state of West Bengal had sold, transferred and conveyed a plot of land measuring about 2 Cottahs 7 chittacks 18 sq. ft. lying and situated at Mouza - Patipukur, J.L. No. 24, plot no. 808A, of the development Scheme of the Government of West Bengal under Patipukur Township, under C.S. plot No. 40, P.S. - Dum Dum new Lake Town, District 24 Parganas now North 24 Parganas unto and in favour of Suresh Chandra Kundu by a deed of conveyance dated 25<sup>th</sup> day of March, 1963 duly registered before the Sub Registrar Cossipore Dum Dum and recorded in Book No.1, Volume No. 40, pages 129 to 133, being no. 235

for the year 1963 for a valuable consideration thereof free from all sorts of encumbrances.

**AND WHEREAS** the said Suresh Chandra Kundu became the sole and absolute owner and seized and possessed of/or otherwise well and sufficiently entitled to inter-alia **ALL THAT** piece or parcel of land measuring about 2 Cottahs 7 chittacks 18 sq. ft. lying and situated at Mouza - Patipukur, J.L. No. 24, plot no. 808A, of the development Scheme of the Government of West Bengal under Patipukur Township, under C.S. plot No. 40, P.S. - Dum Dum now Lake Town, District 24 Parganas now North 24 Parganas and enjoying the right, title and interest thereof free from all sorts of encumbrances.

**AND WHEREAS** the said Suresh Chandra Kundu recorded his name before South Dum Dum Municipality being Municipal Holding No. 731, Lake Town and constructed two storied building upon the said plot of land.

**AND WHEREAS** the said Suresh Chandra Kundu died intestate on 16.12.1997 and leaving behind him surviving his wife namely Niva Ran Kundu and three sons namely Ranjan Kundu, Nayan Kundu and Kalpan Kundu and one daughter namely Kalpana Kundu as his legal heirs and successors of the said deceased Suresh Chandra Kundu.

**AND WHEREAS** the said Niva Rani Kundu, Ranjan Kundu, Nayan Kundu, Kalyan Kundu and Kalpana Kundu recorded their names before South Dum Dum Municipality being Municipal Holding No. 1327 previously 731, Lake Town, Block -A, Kolkata - 700 089 and pay rates and taxes regularly before the concern authority.

**AND WHEREAS** the said Niva Rani Kundu died intestate on 07.07.2001 and leaving behind her surviving her three sons namely Ranjan Kundu, Nayan Kundu and Kalyan Kundu and one daughter namely Kalpana Kundu as her legal heirs and successors of the said deceased Niva Rani Kundu.

**AND WHEREAS** the said Ranjan Kundu, Nayan Kundu, Kalyan Kundu and Kalpana Kundu became the joint owners and seized and possessed of/or otherwise well and sufficiently entitled to inter-alia **ALL THAT** piece or parcel of land measuring about 2 Cottahs 7 Chittacks 18 sq.ft. along with two storied building measuring about 800 sq. ft. on the ground floor and 800 sq. ft. on the first floor totaling 1600 sq. ft. lying and situated at Mouza - Patipukur, J.L. no. 24, Plot No. 808A, of the development Scheme of the Government of West Bengal under Patipukur Township, on the portion of C.S. Plot No. 40, being municipal Holding No. 1327 previously 731, Lake Town Block 'A', under Ward No. 30 within the limit

of South Dum Dum Municipality, Kolkata - 700 089, P.S. - Dum Dum now Lake Town, District North 24 Parganas and enjoying the right, title and interest thereof free from all sorts of encumbrances, more fully and particularly mentioned, described, enumerated, possessed and given under the **FIRST SCHEDULE** hereunder written

**AND WHEREAS** the said Ranjan Kundu, Nayan Kundu, Kalyan Kundu and Kalpana Kundu the land Owners herein desirous to develop **ALL THAT** piece or parcel of land measuring about 2 Cottahs 7 Chittacks 18 sq.ft. along with two storied building measuring about 800 sq. ft. on the ground floor and 800 sq. ft. on the first floor totaling 1600 sq. ft. lying and situated at Mouza - Patipukur, J.L. no. 24, Plot No. 808A, of the development Scheme of the Government of West Bengal under Patipukur Township, on the portion of C.S. Plot No. 40, being municipal Holding No. 1327 previously 731, Lake Town Block 'A', under Ward No. 30 within the limit of South Dum Dum Municipality, Kolkata - 700 089, P.S. - Dum Dum now Lake Town, District North 24 Parganas, which property is more fully and particularly mentioned, described, enumerated, provided and given at and under the **FIRST SCHEDULE** hereunder written and/or given.

The Owners/1st part have engaged the party of the 2<sup>nd</sup> part as Builder/Developer for construction and completion of the said building on the said premises and the party of the 2<sup>nd</sup> part has accepted the said engagement as "Developer" who will construct a multi-storied building on the land of the said premises in accordance with the building plan duly sanctioned by the Office of South Dum Dum Municipality with erection and structure in the said building in the manner on the terms and conditions stipulated hereinafter appearing.

1. That for the purpose of construction a multi-storied building on the said property detailed in First Schedule below, the Developer shall adopt all procedures and make necessary arrangements to complete the said building as per sanctioned plan from South Dum Dum Municipality at the own cost and expenses of the Developer.
2. That the developer shall construct and complete the building on the land of the said premises and the proposed construction shall be constructed and completed within a period of 36 months from the date of obtaining of sanctioned building plan from the South Dum Dum Municipality whichever is later and owing to unavoidable circumstances on the part of the developer in

completion of the said proposed construction, the said time for completion of the construction may be extended on mutual consent of the parties for six months or to such period as may be mutually decided.

3. The Owners' allocation would be four flats measuring about 960 sq. ft. each super built up area on the proposed building which is more fully detailed and specified in **SECOND SCHEDULE** written and rest constructed area of the said proposed building with proportionate share of land shall be regarded to be the allotted portion of the developer which is more fully detailed and specified in **THIRD SCHEDULE**. The developer shall be entitled to dispose of his allotted portion to any intending buyer/ buyers for residential/ commercial/ semi commercial purposes only at his own sweet will and discretion by accepting the amount of consideration and for the said purpose the developer shall be entitled to enter into agreement for sale upon accepting the amount of earnest money and upon receipt of full amount of consideration. The developer shall be entitled to execute and register a deed of sale in favour of such intending buyer/buyers under and by virtue of a registered development power of attorney, which the Owners undertakes to execute and register in favour of the developer simultaneously with the

execution of this agreement at the cost and expenses of the developer.

4. The Owners or their constituted attorney shall put signature after verification on the additional plan and/or other applications and documents as would require to be submitted at the office of the South Dum Dum Municipality in respect to the said property.
5. That the developer is hereby authorized and empowered in relation to said construction, so far as may be necessary to apply and obtain quotas, entitlement and other allocation of or for cement, steel, bricks and other materials allocable to the Owners for the construction of the said proposed building and similarly to apply for and obtain temporary and/or permanent connection of water, electricity, power, gas and other input and facilities required for the instruction of enjoyment of the building plan for which the Owners shall execute a Development power of attorney in favour of the Developer and all such power of attorney and other authorities shall be executed as shall be required by the Developer for the purpose of construction and allied jobs and the Owners shall also sign all such applications and other documents as shall be required for the purpose or otherwise for in construction of proposed building from time to time and Owners

or his constituted attorney shall sign on the building plan before submitting the same to the Municipal authority.

6. That the Owners will execute and register a Development Power of Attorney in favour of the developer simultaneously with the execution of this agreement to enable the developer to take all necessary action for and on behalf of the Owners concern for commencing the work, construction and completion of the said proposed Housing Project and entering into agreement for sale of the flats or apartment and floor spaces of the developer's allocation as per Third Schedule in the said building but all such power of attorney shall be executed and registered by the Owners concern at the cost and expenses of the developer so that the developer can sale/transfer his allocation with proportionate share of land.
7. That the Owners shall not interfere with or obstruct in any manner in the execution and completion work of development and construction job on the land of the said premises.
8. That the Owners shall pay all arrear municipal taxes due and payable in respect of the said property as arises till the date of execution of this agreement. After the completion of the proposed

building and handing over possession of the Owners' allocation to the Owners liabilities in this behalf shall be the joint liability of the Owners and developer in proportion to their allocation of the proposed building.

9. That the Owners shall not do any act, deed or thing whereby enjoyment of any common facilities among the several flats Owners in the building may be obstructed.
10. That the allocation of the Owners concern and the Developer has been specifically mentioned in Second Schedule and Third Schedule respectively.
11. The Developer shall be entitled to fix its signboard on the said property, for advertisement of sale of flat and inserting in newspaper and other advertising media after sanction of the building plan without any objection from the land Owners.
12. The Developer absolutely shall appoint any Architects for supervising the structural constructions of the foundation, basements, pillars, structures, terms and conditions slabs, concrete underground/overhead reservoirs, electrical and plumbing fixtures and materials for constructions sewers and sewerage system etc. and shall have the right to do so.

exclusively at their (developers) costs and expenses. The land Owners shall not be liable responsible in any manner whatsoever regarding for the construction materials used by the developer.

13. That the developer have full right to amalgamate the said land with any other adjacent land purchased or entered into a Joint development Agreement or otherwise by the Developer at the expenses of the Developer and Owners and developer mutually agrees to aforesaid amalgamation of the aforesaid land.
14. The Developer shall have their full right to dispose of their allotted portion of the said building in favour of the intending buyers and the Owners shall have no objection in respect of the same. The consideration money which ever shall be realized by the developer for the disposal of his allotted portion of the said Building, shall be regarded the income of the developer and the Owners shall not be accountable for such money received by the developer before any authority namely income tax and other statutory authorities.
15. That upon demise either of the parties to this agreement shall not be cancelled or terminated, the respective heirs of the deceased party will steps into the shoes of the deceased party and the said heirs of the deceased party shall be bound to fulfill the terms of

this agreement. The Owners undertakes to effect delivery of possession of the said property in free condition and without any encumbrances so that the developer can undertake the development job of the said premises.

16. The developer and its men, agents, engineers, architects, masons, Labours, contractors will have free access to the said premises and will take all necessary steps/action necessary for implementation of the project by development of the land of the said premises, posting of banners and advertisement in the papers inviting buyers of the allotted portion of the developer. The developer hereby agrees to ensure for all sorts of safety and security measures and will be solely responsible for any untoward incidents/accidents, damage, loss caused to or suffered by anybody during the period of construction.
17. That the sale proceeds of the developer's allocation will be considered as consideration of the flats/apartment of the developer and all other expenses incurred by the developer.
18. The parties of the both part have entered into agreement purely on principle-to-principle basis and nothing stated herein shall be deemed or constructed as partnership or a joint ventures between

the Owners concern and developer. Each party shall keep other indemnified from and against the same.

19. The apartments in the said housing project of developer's allocation shall be booked and sale by the developer to the intending purchaser or purchasers for residential/commercial purposes only. The developer is entitled to accept money from the intending purchasers by way of advance for the sale of flat or flats/ garage/ spaces of the building from the intending purchasers. The Owners shall not be entitled to interfere with and to raise any objection whatsoever thereto.
20. All disputes and differences by and between the parties hereto and their representatives as to this agreement or its clauses or as to the meaning, scope and effect there or as to the rights, benefits and privileges of the parties hereto as to any matter touching these presents shall be referred to the arbitration of two arbitrators to be appointed by the parties hereto. The arbitration proceedings shall be governed under the provisions of Arbitration and conciliation Act 1996 and the rules framed there under for the time being in force.
21. That simultaneously with the execution of this agreement, the Owners shall handover all the original documents relating to the

title of the Owners in the said property upto the completion of the building to the developer, Thereafter the original documents of the Said Property shall be handed over by the Developer to the syndicate/ committee/ body corporate/ company/ association to be formed under the West Bengal Apartment Ownership Act, 1972 (Association) at the time of handing over of the Project to the Association. The Owners further assures that the said property is free from all encumbrances. From the date of delivery of possession of the apartment, the developer and the Owners of the respective flats shall pay the proportionate Municipal taxes and any other impositions, maintenance charges and other expenses relating to the said housing project proportionately as may be determined by all the flat Owners or by the Association of the Apartment Owners to be formed.

22. That it is agreed upon that if for any reason the Owners cannot execute and register a Power of Attorney in favour of the developer conferring rights upon the developer to transfer the allotted portion of the developer in the said building in favour of the intending buyers by executing and registering deed of sale, the Owners undertakes to execute and register deed of sale in favour of intending buyers with regard to the allotted portion of the developer in the said proposed building by joining as vendor in the deed of sale.

23. Notwithstanding anything contained anywhere in this agreement or in any other agreement between the parties, every conditions contained in this agreement or any performance due by the Owners herein shall be strictly subject to realization of any cheque or negotiable instrument provided by the developer herein at post/later date.
24. That the developer shall be liable to deliver actual physical possession of the completed flat as agreed upon herein to the Owners.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece or parcel of land measuring about 2 Cottahs 7 Chittacks 18 sq.ft. along with two storied building measuring about 800 sq. ft. on the ground floor and 800 sq. ft. on the first floor totaling 1600 sq. ft. lying and situated at Mouza - Patipukur, J.L. no. 24, Plot No. 808A, of the development Scheme of the Government of West Bengal under Patipukur Township, on the portion of C.S. Plot No. 40, being municipal Holding No. 1327 previously 731, Lake Town Block 'A', under Ward No. 30 within the limit of South Dum Dum Municipality, Kolkata - 700 089, P.S. - Dum Dum now Lake Town, District North 24 Parganas.

*Manoj Kumar*

The said land is butted and bounded in the manner following:

- ON THE NORTH** : 12 ft. wide Road;  
**ON THE SOUTH** : Other Plot;  
**ON THE EAST** : Other Plot;  
**ON THE WEST** : Other Plot;

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(Allotted portion of the Owners)**

**ALL THAT** four residential flats measuring about 960 sq. ft. each super built up area on the said proposed building together with undivided proportionate share of land of the said proposed building.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**(Allotted portions of the Developer)**

**ALL THAT** the entire constructed area of the proposed building upon said First Schedule property together with proportionate share of land except the Owners' allocation mentioned in Second Schedule.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

**(Common portions of the proposed building)**

1. The foundations, columns, beams, supports, girders, entrance and exists, sky street, corridors, stair, staircase of the building, boundary walls and main gate, stair case and stair case landing.
2. Common passage, common areas
3. Water pump, overhead water tank and underground water reservoirs, water pumps and other common plumbing installation pump room, ventilation duct.
4. Electrical wiring, motors, fittings and fixtures for lighting the stair cases lobby and other common areas (excluding those as are installed for any particulars flat) installation fixtures, fittings etc and roof.
5. Drains and sewerage line of the building.
6. Such other common parts, areas equipment, installation fixtures, fittings, covered and open space in or around the said building as are necessary for passage to or about the occupy of the flats and as are assessments of necessary of the building.
7. The ultimate roof of the said building will be used by the purchasers commonly.
8. Lift.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

## (SPECIFICATION)

The General specification of the work for the First Party appended below:-

- STRUCTURE** : R.C.C. frame structure as per specification sanctioned in the Corporation and empanelled structural Engineer of the South Dum Dum Municipality.
- FLOOR FINISH** : All floors will be tiles finished.
- WALL FINISH** : Cement mortar plaster, exterior and interior wall, beam, columns, etc. plaster of Paris framing with standard quality materials to all interior walls.
- TOILET & KITCHEN** : Two taps, one shower, one basin, one white western type commode will be provided for each toilet and the floor will be mosaic finished, wall will be of tiles upto 6' height and the wall will be finished with plaster of paris. On one side kitchen counter with black stone will be provided with approved quality sink.

- WINDOWS** : Steel frame with glass panel, window to be provided by the Developer and the window is to be guarded with M.S. Grills at flat Owners own cost as will be assessed by the Developers
- SANITARY AND PLUMBING** : Full concealed and P.V.C. pipe lines will be as per corporation approval.
- ELECTRICAL POINTS FITTINGS** : a) Concealed P.V.C. conduits, standard quality copper wire will be provided.  
 b) Separate meters for all the flat Owners as well as for common use will be provided at extra cost to be paid by the flat Owners as will be assessed by the Developers. 1) 1 room points, 2) light points, 1 fan points, 5 amp. Plug, ii) living cum dining, 3 light points, 2 fan points, 5 amp. Plug point and calling bell, iii) kitchen : 2 light points and 5 amp. Plug, iv) toilet : 1 light point and 5amp. Plug. Geyser Points in all Bathrooms, Air Conditioner Points in all Bedrooms & Living Room.
- MAIN GATE** : Shagun Wood

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seal on the day, month, year first above written

**SIGNED, SEALED & DELIVERED**

in the presence of :-

**WITNESSES:**

1. Lalani Ray,  
890 Lake Town  
Block-A Kol-89

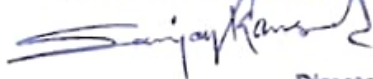
2. Md. Awaish  
P-890, Lake Town  
Block-A, Kol-89.

Ranjan Kundu.  
Nayan Kundu.

Kalyan Kundu.  
Kalpana Kundu

**SIGNATURE OF THE OWNERS**

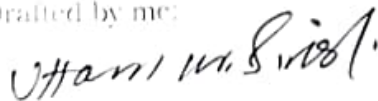
SILVER VILLA REALTORS PVT. LTD.



**Director**

**SIGNATURE OF THE DEVELOPER**

Drafted by me:



**UTTAM KUMAR SINGH**

Advocate

Sealdah Court Complex,

Room No. 101, 1st Floor,

Kolkata-700014

Enrolment No. F/26/199/02

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Singay Ramu*

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



*Ranjana Kundu*

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



*Nayana Kundu*

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



*Rajya Kundu*

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

# SPECIMEN FORM FOR TEN FINGERPRINTS



Kalpana Kunder

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

PHOTO

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

PHOTO

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

PHOTO

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



## Major Information of the Deed

Deed No :	I-1902-06035/2023	Date of Registration	08/05/2023
Query No / Year	1902-2001140673/2023	Office where deed is registered	
Query Date	06/05/2023 10:27:03 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	UTTAM KUMAR SINGH Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830079802, 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. 1,04,99,064/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,030/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, , Ward No: 030, Holding No:1327 JI No: 24, Pin Code : 700089



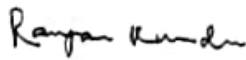
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-164 (RS :40 )		Bastu	Bastu	2 Katha 7 Chatak 18 Sq Ft		94,19,064/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>					<b>4.0631Dec</b>	<b>0 /-</b>	<b>94,19,064 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	0/-	10,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1600 sq ft</b>	<b>0 /-</b>	<b>10,80,000 /-</b>	

and Lord Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Shri RANJAN KUNDU</b> Son of Late Suresh Chandra Kundu Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office			
08/05/2023	LTI 08/05/2023	08/05/2023	



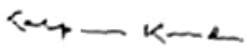
808A, Lake Town, Block -A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cqxxxxxx6e, Aadhaar No: 46xxxxxxxx7089, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023  
 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Shri NAYAN KUNDU</b> Son of Late Suresh Chandra Kundu Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office			
08/05/2023	LTI 08/05/2023	08/05/2023	

P808/a, LAKE TOWN, BLOCK-a, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CFxxxxxx2N, Aadhaar No: 64xxxxxxxx8549, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023  
 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Shri KALYAN KUNDU</b> Son of Late Suresh Chandra Kundu Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office			
08/05/2023	LTI 08/05/2023	08/05/2023	



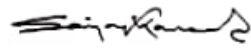


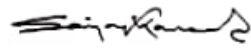


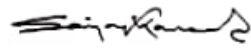
808A, Lake Town, Block -A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BMxxxxxx8M, Aadhaar No: 25xxxxxxxx2637, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023  
 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Smt KALPANA KUNDU</b> Wife of Shri Swapan Kundu Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office	 08/05/2023	 LTI 08/05/2023	 08/05/2023
814, Lake Town, Block -A,, Block/Sector: G.K. APARTMENT, Flat No: 9 3RD FLOOR, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aexxxxxx2r, Aadhaar No: 73xxxxxxx0236, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office			


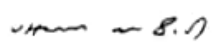
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SILVER VILLA REALTORS PRIVATE LIMITED</b> P-17, New CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: aaxxxxxx6q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri SANJAY KANSAL (Presentant)</b>            Son of Late M P KANSAL            Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office         </td> <td>             May 8 2023 5:27PM         </td> <td>             LTI            08/05/2023         </td> <td>             08/05/2023         </td> </tr> </tbody> </table> 403/1, Dakshindari Road, Alcove Gloria, Tower-2, Flat No. 9H, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3H, Aadhaar No: 72xxxxxxx5794 Status : Representative, Representative of : SILVER VILLA REALTORS PRIVATE LIMITED	Name	Photo	Finger Print	Signature	<b>Shri SANJAY KANSAL (Presentant)</b> Son of Late M P KANSAL Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office	 May 8 2023 5:27PM	 LTI 08/05/2023	 08/05/2023
Name	Photo	Finger Print	Signature						
<b>Shri SANJAY KANSAL (Presentant)</b> Son of Late M P KANSAL Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office	 May 8 2023 5:27PM	 LTI 08/05/2023	 08/05/2023						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr UTTAM KUMAR SINGH</b> Son of Late Shiv Sankar Singh Sealdah Court Complex, City:- , P.O:- Entally, P.S:-Entally, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	 08/05/2023	 08/05/2023	 08/05/2023
Identifier Of Shri RANJAN KUNDU, Shri NAYAN KUNDU, Shri KALYAN KUNDU, Smt KALPANA KUNDU, Shri SANJAY KANSAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri RANJAN KUNDU	SILVER VILLA REALTORS PRIVATE LIMITED-1.01578 Dec
2	Shri NAYAN KUNDU	SILVER VILLA REALTORS PRIVATE LIMITED-1.01578 Dec
3	Shri KALYAN KUNDU	SILVER VILLA REALTORS PRIVATE LIMITED-1.01578 Dec
4	Smt KALPANA KUNDU	SILVER VILLA REALTORS PRIVATE LIMITED-1.01578 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri RANJAN KUNDU	SILVER VILLA REALTORS PRIVATE LIMITED-400.00000000 Sq Ft
2	Shri NAYAN KUNDU	SILVER VILLA REALTORS PRIVATE LIMITED-400.00000000 Sq Ft
3	Shri KALYAN KUNDU	SILVER VILLA REALTORS PRIVATE LIMITED-400.00000000 Sq Ft
4	Smt KALPANA KUNDU	SILVER VILLA REALTORS PRIVATE LIMITED-400.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, , Ward No: 030, Holding No:1327 JI No: 24, Pin Code : 700089

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 164		Seller is not the recorded Owner as per Applicant.

08-05-2023

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 of Indian Stamp Act 1899.

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

Presented for registration at 17:13 hrs on 08-05-2023, at the Office of the A.R.A. - II KOLKATA by Shri SANJAY KANSAL.

**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 1,04,99,064/-

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

Execution is admitted on 08/05/2023 by 1. Shri RANJAN KUNDU, Son of Late Suresh Chandra Kundu , 808A, Lake Town, Block -A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Service, 2. Shri NAYAN KUNDU, Son of Late Suresh Chandra Kundu , P808/a, LAKE TOWN, BLOCK-a, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Service, 3. Shri KALYAN KUNDU, Son of Late Suresh Chandra Kundu , 808A, Lake Town, Block -A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Service, 4. Smt KALPANA KUNDU, Wife of Shri Swapan Kundu , 814, Lake Town, Block -A., Sector: G.K. APARTMENT, Flat No: 9 3RD FLOOR, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife

Indetified by Mr UTTAM KUMAR SINGH, . . Son of Late Shiv Sankar Singh, Sealdah Court Complex, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-05-2023 by Shri SANJAY KANSAL.

Indetified by Mr UTTAM KUMAR SINGH, . . Son of Late Shiv Sankar Singh, Sealdah Court Complex, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101.00/- ( E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 21.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/05/2023 4:44PM with Govt. Ref. No: 192023240043257258 on 07-05-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBIEPay), Ref. No. 4138753385217 on 07-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 10,00/-, by online = Rs 20,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 115686, Amount: Rs.10.00/-, Date of Purchase: 02/02/2023, Vendor name: J CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/05/2023 4:44PM with Govt. Ref. No: 192023240043257258 on 07-05-2023, Amount Rs: 20,020/-, Bank: SBI EPay ( SBIEPay), Ref. No. 4138753385217 on 07-05-2023, Head of Account 0030-02-103-003-02

Handwritten signature

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1902-2023, Page from 189689 to 189721  
being No 190206035 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.05.11 17:06:43 -07:00  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/05/11 05:06:43 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)