



DEVELOPMENT AGREEMENT

ACHINTYA



02/1/25

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MV-1,11,68,172/ -

Certified that the Document is Admitted to Registration. The Signature Sheet/Sheets The Endorsement Sheet/Sheets Attached with this Document are the Part of this Document.

Shash
 Additional District Sub-Registrar
 Barasat North 24 Parganas
 17 JAN 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 16th day of December Two thousand Twenty Four (2024) in the Christian Era.

নং - 3812.

সন ও তারিখ - 13.12.2024

ক্রোতার নাম -

Sabuj Kumar Ray

সাকিন -

Huichyfm

স্ট্যাম্প মূল্য 1000/-

ভেডার -

বারাসাত কোট, উত্তর 24 পরগণা

ভেডার - শ্রী হারান চন্দ্র সাহু

টি.ডি. নং 3 NOV 2024

তারিখ 1200000

মেট্র স্ট্যাম্প নং -

ট্রিভারা অফিস - বারাসাত



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Bikram Ghosh (RXT1675495)

Slr - Subanta Ghosh

Vill & P.O - Bhagyabantapur.

P.S - Sheson

Dist - North 24 Pgs.

Ke1 - 700128.

(2)

BETWEEN

1. SRI ACHINTYA CHAKRABORTY, PAN-ATKPC5169M, VOTER ID. CKW0252213, son of Late Ajit Chakraborty alias Ajit Kumar Chakraborty, residing at Udayrajpur, P.O. Udayrajpur, P.S. Madhyamgram, District North 24 Parganas, Kolkata-700129,

2. SMT. KRISHNA SINHA ROY, PAN-DEAPS0890K, VOTER ID. CKW2411361, wife of Sri Swapan Singha Roy, daughter of Late Ajit Chakraborty alias Ajit Kumar Chakraborty, residing at Swami Shibananda Road, P.O. & P.S. Barasat, District North 24 Parganas, Kolkata-700124,

3. SMT. PAYAL CHAKRABORTY, PAN-AXAPB1647D, VOTER ID. YCW496058, daughter of Late Ashim Kumar Chakraborty alias Ashim Chakraborty.

4. SMT. KOYAL CHAKRABORTY, PAN-ARNPC0520F, VOTER ID. YCW2021111 daughter of Late Ashim Kumar Chakraborty alias Ashim Chakraborty both are residing at Udayrajpur, P.O. Udayrajpur, P.S. Madhyamgram, District North 24 Parganas, Kolkata-700129, all are by Nationality- Indian, by faith- Hindu, by occupation- Busienss & House wife, hereinafter referred to and called as the **LAND OWNERS** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

"DIMENSION 369" PAN-AAUFD8743M a Partnership firm having its' Principal place of Business Cum Office at Shantinagar, Udayan, P.O. Hridaypur, P.S. Barasat, District North 24 Parganas, Kolkata -



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700127 represented by its partners **1. SRI SABUJ KUMAR ROY**, PAN-AGHPR4992D, VOTER ID. RQL1883941, AADHAAR NO. 6642 5797 8391 son of Late Mahananda Roy, residing at Shantinagar, Hridaypur, P.O. Hridaypur, P.S. Barasat, District North 24 Parganas, Kolkata-700127, by faith - Hindu, by occupation - Business, by Nationality - Indian **2. SRI DULAL HALDER** PAN-ACGPH2301H, VOTER ID. YCW1786136, AADHAAR NO. 8991 8813 3736 son of Late Bhupendra Nath Halder, residing at Gandhi Pally, P.O. Kora Chandigarh, P.S. Madhyamgram, District North 24 Parganas, Kolkata - 700129, by faith - Hindu, by occupation - Business, by Nationality - Indian, **3. SRI SAMAR SARKAR** PAN-CSPSP6672F, VOTER ID. CKW2963494, AADHAAR NO. 7596 8486 7372, son of Late Sarat Chandra Sarkar, residing at Hridaypur, P.O. Hridaypur, P.S. Barasat, District North 24 Parganas, Kolkata - 700127, by faith - Hindu, by occupation - Business, by Nationality - Indian hereinafter referred to and called as the **DEVELOPER** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, successors-in-interest legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Bijoy Bhusan Chakraborty, Ajit Kumar Chakraborty alias Ajit Chakraborty, Anil Kumar Chakraborty and Mani Bhusan Chakraborty purchased a piece or parcel of land measuring an area of 63 decimals comprised in C.S. Dag No. 714 under Khatian No. 435 and land measuring an area of 13 decimals comprised in C.S.



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Dag No. 709 under Khatian No. 70, lying and situated at Mouza Udayrajpur, J.L. No. 43, Re.Su. No. 6, Touzi No. 146, P.S. Madyamgram formerly Barasat, District North 24 Parganas by way of a registered Patta being No. 1497 dated 20.02.1951 registered at S.R.O. Barasat, the said patta copied in Book No. 1, Volume No. 27, pages 24 to 26 for the year 1951 and by way of a registered Deed of Sale being No. 3469 dated 10.05.1954 registered at S.R.O. Barasat, the said deed duly copied in Book No. 1, Volume No. 43, pages from 242 to 245 for the year 1954 and by way of a registered Deed of Sale being No. 7286 dated 02.11.1954 registered at S.R.O. Barasat, the said deed duly copied in Book No. 1, Volume No. 83, pages from 109 to 111 for the year 1954 and by way of a registered Patta being no. 3515 dated 28.04.1951 registered at S.R.O. Barasat, the said patta copied in Book No. 1, Volume No. 44, pages from 60 to 62 for the year 1951.

AND WHEREAS after getting the said land said Bijoy Bhusan Chakraborty, Ajit Kumar Chakraborty alias Ajit Chakraborty, Anil Kumar Chakraborty and Mani Bhusan Chakraborty recorded their names in R.S. Records of Rights being R.S. Khatian No. 1152, 1153, 1154 & 1156, R.S. Dag No. 714, 714/1558, 714/1557 & 714/1559.

AND WHEREAS said Bijoy Bhusan Chakraborty, Ajit Kumar Chakraborty alias Ajit Chakraborty, Anil Kumar Chakraborty and Mani Bhusan Chakraborty for their better enjoyment and occupation they divided the said land by way of a registered Deed of Partition being No. 6718 dated 18.07.1973 registered at S.R.O. Barasat the



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said deed duly copied in Book No. 1, Volume No. 89, pages from 154 to 158 for the year 1973.

AND WHEREAS as per the said partition deed said Ajit Kumar Chakraborty alias Ajit Chakraborty got a piece or parcel of land measuring an area of 7 cottahas 1 chittacks 15 sq.ft. equivalent to 12 decimals be the same a little more or less which was recorded in the said partition Deed in KHA Schedule, in Plot No. 2 thereof and he recorded his name in L.R. Records of Rights being L.R. Khatian No. 2664, L.R. Dag No. 2036 and constructed a one storied building thereon.

AND WHEREAS while said Ajit Kumar Chakraborty alias Ajit Chakraborty seized and possessed the said land he died on 18.11.1993 intestate leaving behind his wife namely Usha Rani Chakraborty, two sons namely Ashim Kumar Chakraborty and Achintya Chakraborty i.e. the land owner No. 1 herein and one daughter namely Krishna Sinha Roy i.e. the land owner No. 3 herein as his only legal heirs and successors and they got the said land by way of inheritance as per Hindu Succession Act. 1956.

AND WHEREAS after that said Usha Rani Chakraborty seized and possessed the said land she died on 11.03.2018 intestate leaving behind her two sons namely Ashim Kumar Chakraborty and Achintya Chakraborty i.e. the land owner No. 1 herein and one daughter namely Krishna Sinha Roy i.e. the land owner No. 2 herein as her only legal heirs and successors and they got the said land by way of inheritance as per Hindu Succession Act. 1956.



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AND WHEREAS after that said Ashim Kumar Chakraborty seized and possessed the said land he died on 13.10.2020 and his wife Chaitali Chakraborty died on 07.12.2011 intestate leaving behind his two daughters i.e. the land owner No. 3 and 4 herein as their only legal heirs and successors and they got the said land by way of inheritance as per Hindu Succession Act. 1956.

AND WHEREAS by way of such inheritance the land owners herein recorded their names in L.R. Records of Rights being L.R. Khatian No. 15101, 15102, 15103 & 15104.

AND WHEREAS the land owners herein are the joint absolute owner of a piece or parcel of land measuring an area of 7 cottahas 1 chittacks 15 sq.ft. equivalent to 12 decimals be the same a little more or less comprised in C.S. Dag No. 714, R.S. Dag No. 714/1559, L.R. Dag No. 2036, under R.S. Khatian No. 1152, 1153, 1154 & 1156, L.R. Khatian No. 15101, 15102, 15103 & 15104, lying and situated at Mouza Udayrajpur, J.L. No. 43, Re.Su. No. 6, Touzi No. 146, P.S. Madyamgram formerly Barasat, District North 24 Parganas by way of inheritance and possessing the same free from all sorts of encumbrances.

AND WHEREAS now the land owner intend to develop the under first schedule property measuring an area of **7 cottahas 1 chittacks 15 sq.ft. equivalent to 12 decimals** be the same a little more or less by raising construction of MULTI storied building in accordance with the sanctioned building plan but due to lack of experience he could not proceed further and finding no other alternative but to



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decide to appoint **DEVELOPER** who will be able to undertake the aforesaid job. The land owner have expressed their desire to construct a MULTI storied building upon the Schedule land which is free from all sorts of encumbrances, liens, charges, lispendents, attachments to the Developer herein at the Developer's costs and expenses and under some mutual terms and conditions subject to the sanction of the building plan by the concerned appropriate authority. The mutual terms and conditions are as mentioned below. The Developer accepted the proposal of the land owner for construction of the said MULTI storied building at its own costs and expenses in accordance with the sanctioned building plan.

NOW THIS AGREEMENT WITNESSES and it is hereby agreed by and between the parties as follows:-

1. **DEFINITION:** unless there is anything repugnant to the subject or context.
- (a) **LAND OWNER:** shall mean **1. SRI ACHINTYA CHAKRABORTY, 2. SMT. KRISHNA SINHA ROY, 3. SMT. PAYAL CHAKRABORTY, 4. SMT. KOYAL CHAKRABORTY** and their legal heirs, executors, administrators and assigns and legal representatives.
- (b) **AMALGAMATED LAND/AMALGAMATED PROPERTY;** shall mean the said land/or the said property with other surrounding or adjacent land or lands and or properties already acquired and/or so may be acquired by the Developer and amalgamated and or adjoined with said land and or said property by the Developer in future.



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(c) **BUILDING:** shall mean multi storeyed building or buildings as to be constructed according to the sanctioned Plan or Revise Plan to be prepared, submitted only by the Developer and sanctioned by the concerned Municipality and the said land described in the first schedule hereunder only and/or the said amalgamated land as stated herein above.

(d) **PREMISES/AMALGAMATED PREMISES:** shall mean the official identity of the collective form or the said amalgamated land with one or more building collectively.

(e) **DEVELOPER:** shall mean "**DIMENSION 369**" a partnership firm and its' partners for the time being and their representatives, legal heirs, executors, administrators, representatives and assigns.

(f) **LAND OWNER'S ALLOCATION:** the land owner shall be entitled to get morefully and particularly mentioned in the Second schedule of this agreement.

(g) **DEVELOPER'S ALLOCATION:** Developer's allocation shall mean always mean the rest of the portion of the flat/ shop/garage/ godawn etc. with and or all other portion of the building of the said premises as per constructed area alongwith undivided proportionate share of land and the common areas and facilities of the building and premises as fully and particularly mentioned in the third schedule of this agreement.

(h) **COVERED AREA:** shall mean and include the built up area



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measured at floor level of any unit taking the external dimension of the unit including the built up area of Balconies/Verandahs save and excepting the walls separating one unit from other of which 50% only to be added and the proportionate share of common are comprising the building.

- (i) **COMMON AREAS AND FACILITIES:** common areas and facilities including the land on which the building is located and all easement rights, appurtenances belonging to the land and the building the foundation, columns, supports, main walls roof or trace, stair case, lift and entrance and exist of the building, installation of the common services, such as power light, water tank, pump, motor and in general all apparatus and installations existing for common use, all other parts of the property necessary or convenient to its existence maintenance and safety or normally in common use from time to time.
- (j) **COMMON EXPENSES:** common expenses means expenses of administration, maintenance, repair or replacement of the common area and facilities.
- (k) **COMMON PURPOSE:** common purpose mean and include the purpose of managing, maintaining up keeping, administrating and security of the building and the particulars the common areas installations and facilities, rendering of common services in common to the unit purchasers/holders collection and this disbursement of the common expenses and dealing with the matters in all of common interest of the occupants of the building.



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2. This agreement shall be deemed to have been commenced on and with effect from the date, month and year first above written.
3. The Land owner shall hand over vacant and peaceful possession of the land to the Developer to construct a multi storeyed building on the said plot of land according to sanction building plan which is to be approved and sanctioned by the local Madhyamgram Municipality and/or any other competent authority at costs and expenses of Developer and the land owner shall deliver full and vacant possession of the said land to the Developer at the time of obtaining the sanctioned Plan and also hand over Xerox copies of title Deed and relevant papers and documents to the Developer and the original papers and documents relating to the said property present before any authority if required by the land owner.
4. The Developer shall obtain the sanctioned building Plan or modified if necessary for construction of the said proposed multi storeyed building on the said plot of land at their own costs and in that connection the land owner will sign papers, Plan and all applications as required for getting the Plan sanctioned or modified from the appropriate authority in accordance with Law. If the constructed area increase and/or decrease due to aforesaid modification of sanctioned plan, the land owner allocation shall be increase and/or decrease.
5. The Developer shall complete the construction of the said multi storeyed building within **24 (twenty four) months** from the date of plan sanctioned by Madhyamgram Municipal authority. In case of any natural calamity which is beyond the control of the



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Developer then the Developer shall get a further period of 6 (Six) months as grace for completion of the said construction work beyond which no time shall be extend in any case. The Developer shall sign all papers alongwith possession letter/letters as per requirement of the land owner, simultaneously with handing over possession to the land owner.

6. The Developer shall pay the Municipality and other Govt. rent and taxes from the date of handing over the possession by the land owner upto repossession to the land owner.
7. The developer shall be at liberty to negotiate for sale lease, mortgage, transfer of the only Developer allocation with any prospective purchaser or purchasers in-course of construction or after the construction togetherwith proportionate share of land on which the said multi storeyed building will be constructed, at such consideration and on such terms and condition with such person or persons as the Developer think fit and proper and the land owner will at the request of the Developer execute and register the Deed of conveyance or conveyances in respect of the Developer allocation if necessary to and in favour of the person or persons of the Developer. The Developer deliver possession on completion of the land owner allocation in good and habitable condition in the new building togetherwith all rights in the common portion and common amenities and facilities.
8. The land owner shall execute a Registered Development Power of Attorney empowering the Developer or their Agent to execute all



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such agreement for sale/Sale or transfer for and on behalf of the land owner concerning the Developer's allocation exclusively of the said multi storeyed building alongwith the proportionate share of land in the said premises. It is agreed by and between the parties hereto that the Developer shall not henceforth use the aforesaid Power of attorney for selling land owner's allocation as written in the second schedule herein below. The Land owner shall not revoke the said Development Power of Attorney during the subsistence of this agreement.

9. The land owner hereby declared and confirmed the Developer that he is absolute owner and in khas possession to the landed property described in the first schedule hereunder written and have good and marketable title free from all encumbrances, charges, mortgage, attachment, liens, lispens and adverse claim. There is no agreement with any person or persons and if any discrepancy be found any time in regards of the title being good and marketable and free from all encumbrances, charges, mortgage, attachment, liens, lispens and adverse claim, it shall be the sole responsible of the land owner to make the title good, clear and marketable in accordance with law and difficulty even in such case then the Developer shall call up the land owner to rectify the same within reasonable period.

10. The land owner shall have no right or power to terminate this agreement till the period, provided the Developer does not violate any of the terms and conditions contained in this agreement but



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the land owner may terminate this agreement if he see any unnecessary delaying in their construction work and he will take any kind of legal action.

11. The Developer shall at their own costs construct, erect and complete the said MULTI storied building including the land owner's allocation in accordance with the sanction building plan and complying with all rules and regulations of all statutory body or bodies provided the Developer exclusively shall be sole responsible for committing violation of any laws, rules and regulations thereof.
12. The Developer shall be at sole liberty to engage various professional like legal adviser, Architect, R.C.C Consultant and/or Contractors which so ever as their choice who shall take steps on behalf of the Developer from time to time and the Developer shall be responsible for making payments to each and every one of them. The land owner shall have no responsibility for making payments to any of them either during the construction period and/or after completion of the construction or at any point of time and even if any local hazards arise during construction then the Developer shall solve the same at its own costs and expenses. It is agreed between the parties that the land owner will have every right to engage various professional like legal adviser, Architect, R.C.C Consultant of their choice and also land owner good suggestion to the Developer.
13. The Developer shall be authorized by the land owner in so far as is necessary to apply for and obtaining of permanent connection



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of electricity, drainages, sewerage and/or other facilities to the new building and other inputs and facilitates required for the purpose and for which the land owner will execute in favour of the Developer all sorts of papers and documents at the costs of the Developer as shall be required by the Developer.

14. The Developer shall install, erect the building at Developer's own costs and expenses including water pump, twenty four hours water supply arrangement, over head reservoir, electrification, permanent electric connection from the **WBSEDCL** and until permanent electric connection is obtain temporary electric connection shall arrange and provide of the said building. The land owner will bear costs and expenses for installation of separate individual electric meter in his allocated portion as per the **WBSEDCL** norms.
15. All costs, charges and expenses including fees payable to the Architect shall be discharged and paid by the Developer and the land owner will have no liability, responsibility in this context to the Architect in any manner whatsoever.
16. The land owner will not do any act, deed of things whereby the Developer may be prevented from lawful construction and completion of the said building in the time and sale of their flats/units etc.
17. The land owner do hereby agrees with the Developer not to let out, sell, grant, lease, mortgage and/or charges or not to make



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any agreement for any purpose save and except the land owner's allocation from the date of execution of this agreement and it is further agreed that the land owner will be entitled to transfer or otherwise deal with their allocations in the building in the manner as the land owner shall deem fit and proper at any time without taking any prior and/or subsequent permission in any manner from the developer herein and also the Developer shall not put in any way interfere with or disturb the quiet and peaceful possession along with right to transfer land owner's allocation by the land owner.

18. In the event of death of the land owner then the legal heir/heirs of the deceased land owner shall have every right regarding about the construction works and he/she/they has/have no right or power to terminate this agreement and also have no right to change any clause of this agreement till the period and the same condition is also applicable in case of death of the Developer.
19. The Developer have sole right to transfer, lease, mortgage and even they can made the Registry of their allocated portion to any person or persons at its own discretion as per terms and conditions of this agreement, and in that case the land owner shall have no right to interfere disturb/prevent the Developer in any manner as the Developer have full power to take any action as they will deem fit for their portion.
20. That the land owner will grant to the Developer a Development



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Power of Attorney as may be required for the purpose of obtaining of sanctioned plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Municipality and other authorities.

21. It is agreed that in the event of any damage or injury arising out from accidents for careless of the Developer and subsequently victimizing such work men or any other persons whatsoever or causing any harm to the property during the course of construction, the Developer shall bear the responsibility and liability thereof and shall keep the land owner, their estate and effect safe and harmless and indemnify against all suits, cases, claims, demands rights and actions in respect of such eventualities.
22. That the land owner with or without their architect/architects shall have every right to supervise the construction of their allocation and if any objection is made on the part of the land owner then the developer shall do the work to rectify in respect of objection relating to construction within a reasonable time.
23. The Developer hereby agrees and covenants with the land owner not to do any act, deed thing whereby the land owner are prevented from enjoying, selling assigning and/ or disposing of any land owner's allocation in the building at the said premises.



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24. The developer shall not transfer and/or assign the benefits of this agreement to any third parties without the written consent of the land owner, not to create any liabilities upon the land owner and also not disturbing the allocation of the land owner.
25. That the Developer shall defend, possess, manage and maintain the said premises including the construction of the proposed new building at its own costs.
26. Nothing in these presents shall be construed as a demise or assignment on conveyance in law of the said premises or any part thereof to the developer by the land owner or so creating any right title or interest in respect of the said land unto and in favour of the developer hereto either than the exclusive licence or right in favour of the Developer to do the acts, deeds and things expressly provided herein as well as stated in the agreement or development so given by the land owner to the Developer hereof for the purpose mentioned therein.
27. Any notice required to be given by the land owner to the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Developer if delivered by hand and duly acknowledged or sent by registered post with due acknowledgment and shall likewise be deemed to have been served on the land owner by the Developer at above noted address.
28. The Developer and the land owner will mutually frame scheme



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for the management and the administration of the said building and/or common parts thereof after the completion of the said building.

29. THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING:-

(a) The land on which the building will be constructed with all easements rights and appurtenances to that land and building.

(b) The foundations, columns, girders, beams, roofs, slabs, supports, main walls, stair case, lift and stair ways, entrance, exit and passage.

(c) Water tanks, pumps, electric motor, sewerage and water pipe line and all such apparatus for common use.

(d) Installation of common services which may be specially provided in the schedule.

(e) The roof or house top of the building shall be exclusively owned and possessed by the Land owner and other Flats owners commonly.

30. Common area and facilities shall remain undivided and as no owner of any portion of the building shall be entitled to bring any action of suit for partition or division on any part thereof.

31. That the land owner shall be entitled to use the common areas and facilities with all other Co-Owners of the building without



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hindering or encroaching upon the lawful rights of the other Co-Owners, further the land owner or occupiers of the flats shall not place or caused to be placed in the lobbies, vestibules, stair-ways, corridors and other area and facilities both common and restrict of any kind and such areas shall be used for the other purposes then for normal transit through them.

32. The land owner will not be liable of any income tax, wealth tax or any other taxes in respect of the Developer's allocation and Developer shall be liable to make payment of the same and keep the land owner indemnified against all actions suits proceedings, cost charges and expenses in respect thereof.

RESTRICTION

33. The land owner's allocation in the proposed building shall be subject to the same restrictions and so far applications applicable to the Developer allocation in the building intended for common benefits of all occupiers of the building.
34. Neither party shall use nor permit the area of the respective allocations in the building nor any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity or use thereof for any purpose which may cause any hazard to the other occupiers of the building and/or the neighbouring people.
35. Both parties shall abide by laws, byelaws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and the responsibility



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for any division, violation and/or breach of any of the laws, bye-laws and regulations.

36. The name of the proposed building is **AJIT USHA APARTMENT.**
37. Court of jurisdiction over the property shall have jurisdiction to enter by try all actions, suits, proceedings arising out of this agreement.
38. However if any disputes and differences between the parties arises out of the meaning, construction or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the arbitration of two independent Arbitrators, one to be appointed by each of the parties, who shall act as joint Arbitrators, and they shall jointly appoint an Umpire. All Arbitrators will act in terms of The Arbitration and Conciliation Act 1996.

LIQUIDATED DAMAGES AND PENALTY

39. In the event of the land owner committing breach on any of the terms and conditions herein contained or compelling the Developer to make delay to develop the land, the Developer shall be entitled to sue in any court of the law against the land owner to get payment for the same damage and expenses/ compensations for any excuse of constructional costs due to increase of price of raw materials or labour and shall be liable to pay such reasonable losses and compensation as shall



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determined by the Architect of the Developer in accordance with law subject to condition that this clause shall have no effect, if delay is caused by the land owner due to fault of the Developer.

40. The Developer will pay Rs. 10,000.00 (Rupees Ten Thousand) only every month for accommodation in favour of the Land owners herein until the possession and hand over of the owner's allocation.
41. Intstallation charge of Transformer shall not be borne by the land owner.
42. Land owner shall have no objection if the Developer entered into separate agreement with the other adjacent land owner/s.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring an area of 7 **cottahas 1 chittacks 15 sq.ft. equivalent to 12 decimals** be the same a little more or less alongwith 1800 sqft. cemented flooring one storied residential building thereon shown in Plot No. 2, comprised in C.S. Dag No. 714, R.S. Dag No. 714/1559, **L.R. Dag No. 2036**, under R.S. Khatian No. 1152, 1153, 1154 & 1156, **L.R. Khatian No. 15101** (in the name of Achintya Chakraborty area of land **04 decimals**), **L.R. Khatian No. 15102** (in the name of Krishna Sinha Roy area of land **04 decimals**), **L.R. Khatian No. 15103** (in the name of Koyal Chakraborty area



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of land 02 decimals) and L.R. Khatian No. 15104 (in the name of Payal Chakraborty area of land 02 decimals) lying and situated at Mouza Udayrajpur, J.L. No. 43, Re.Su. No. 6, Touzi No. 146, P.S. Madyamgram formerly Barasat, District North 24 Parganas within the local limits of Madhyamgram Municipality Ward No. 12, Holding No. 12 School Road (Uttarpara), Kolkata-700129, under the jurisdiction of A.D.S.R.O. Barasat.

BUTTED AND BOUNDED BY:-

- ON THE NORTH** : Plot No. 1 Phani Bhusan Chakraborty.
ON THE SOUTH : Plot No. 3 Anil Kumar Chakraborty.
ON THE EAST : Moni Bhusan Chakraborty.
ON THE WEST : 12ft. wide Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

(LAND OWNER'S ALLOCATION)

1. SRI ACHINTYA CHAKRABORTY, 2. SMT. KRISHNA SINHA ROY, 3. SMT. PAYAL CHAKRABORTY, 4. SMT. KOYAL CHAKRABORTY shall be entitled to get four flats

1. 3BHK flat on the second floor South-West side measuring carpet area 850 sq.ft. hving super built up area of 1150 sq.ft. be the same a little more or less
2. 1BHK flat on the first floor North side measuring carpet area 350 sq.ft. hving super built up area of 500 sq.ft. be the same a little more or less
3. 2BHK flat on the first floor North-East side measuring carpet



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Barasat, North 24 Parganas

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area 450 sq.ft. having super built up area of 700 sq.ft. be the same a little more or less

4. 2BHK flat on the third floor North-East side measuring carpet area 450 sq.ft. having super built up area of 700 sq.ft. be the same a little more or less

5. Open Garage on the Ground floor corner measuring an area of 150 sq.ft. be the same a little more or less

TOGETHER WITH undivided proportionate share of the land and common areas, lift, stair, staircase, lobby, top roof and all other facilities attached with the proposed multi storied building and also get Rs. 42,00,000.00 (Rupees Forty Two Lakhs) only as non refundable money at the time of execution of this agreement.

The Developer shall give possession letter to the land owner's according to his allotment as mentioned herein.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

The Developer will be entitled to get all Parts and portions of the proposed multi storeyed building and the said land fully described in the first schedule **TOGETHER WITH** undivided proportionate share of the land and common areas and facilities save and except the land owner's allocation as mentioned in the Second Schedule above referred.



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THE FOURTH SCHEDULE ABOVE REFERRED TO

(MATERIAL TO BE USED)

1. **STRUCTURE:** Building Designed with R.C.C Frame structure rests on individual column foundation as per structural design approved by the competent Authority.
2. **EXTERNAL WALL:** 5" thick brick wall and plastered with Cement wash.
3. **INTERNAL WALL:** 5" thick brick wall and Plastered with Cement Mortar to be finished with putty.
4. **DOORS:** All door frames of the door in the flat shall be made of sal wood. All the doors are made as laminated flush doors.
5. **WINDOW:** Aluminium sliding window frame fitted by glass with standard quality Grill.
6. **KITCHEN:** Cooking platform and sink will be black stone and 2'-0" height white Glazed Tiles above the platform to protect the oil spot. One C.P. bib cock point will be provided.
7. **SANITARY FITTING:** One Indian Type pan or comode make with standard low down cystem plumbing fittings and two C.P Bib-Cock and one shower point in bath with 5' height white Glazed tiles from floor level. These toilets are of standard materials. One Basin (dining). All the external and Internal sanitary plumbing lines are made of highdensity standard pipes. All the sanitary lines to be connected with Septic tank and waster water lines with the drain source. If there is any need of geyser, extra payment to be borne by land owner.



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(25)
8. W.C: one English white commode with lowdown PVC cystem, Two C.P Bib-Cocks and 5'-0" height Glazed tiles (white) to be provided. Apart from above, extra payment to be paid for extra works by the purchaser.

9. WATER : 24 hours water facility through O.H Tank from the source of Deep tube well which installed inside the Apartment compound.

10. FLOORING: All the Floor are finished with vitrified floor tiles with 4" skirting.

11. GRILL: Standard quality of Grill shall be fixed at Balcony/ Verandah upto 3'-0" height only.

Shop: cemented floor, one shutter, inside plaster, lime wash and three electric point each.

12. ELECTRIFICATION:

BED ROOM

2 (Two) Light points.

1 (One) Fan point.

1 (One) plug point (5AMP)

only one AC point in 1BHK bed room

only two AC point in 3BHK bed room

DINING AND DRAWING ROOM:

2 (Two) Light points.

1 (one) Fan point.

1 (one) plug point (5AMP)

1 (one) power plug point.

1 (one) TV point.

1 (one) fridge pooint.



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(26)

1 (one) inverter.

VERANDAH/BALCONY:

1 (one) light point.

KITCHEN:

1 (one) light point.

1 (one) Exhaust Fan point.

1 (one) power plug point (15 AMP)

TOILET:

1 (one) light point.

1 (one) Exhaust Fan point.

1 (one) 15Amp. Plug point.

CALLING BELL:

1(one) calling bell point at the main entrance.

AND

13. PAINTING:

a) Inside wall of the flat will be putty and external wall with weather coate or equivalent.

14. LIFT: Lift installed in the building.

ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION.

(a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced.

(b) The decision of developer will be final in respect of the extra specification of the proposed building.

IN WITNESSES WHEREOF we the aforesaid parties of this



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Barasat, North 24 Parganas

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agreement have put out respective hands and seals, the day, month and year first above written.

SIGNED SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES :-

1. Arishekh Chakraborty
Udayrajpur, School Road,
Madhyamgram,
Kolkata - 700129

2. Amit Banerjee
Haridaspur, Haridaspur,
Barasat - 700127.

1. Achintya Chakraborty

2. Konshra Sankha Roy

3. Payal Chakraborty

4. Koyal Chakraborty

Signature of the Land owner

Drafted and Prepared By:-

Asish Kumar Ghosh
Asish Kumar Ghosh (Adv)
Advocate
Barasat Judge's Court
Advocate,

Barasat Judges' Court.
F-1716/1941 of 2009.

DIMENSION 369
Sabuj Kumar Roy
Partner

DIMENSION 369

Dalal Holder

Partner
DIMENSION 369

Samar Sarker

Computer Typed By :-

Bidyut Kumar Haldar
(Bidyut Kumar Haldar)

Barasat.

Signature of The Developer



Additional District Sub-Registrar
Barasat, North 24 Parganas

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Barasat, North 24 Parganas

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UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Achintya Chakraborty

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					Achintya Chakraborty ডান হাত

Achintya Chakraborty
Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Krishna Sinha Roy

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					Krishna Sinha Roy ডান হাত

Krishna Sinha Roy

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District-Sub-Registrar
Barasat, North 24 Parganas
17 JAN 2025

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Payal Chakraborty

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	Payal Chakraborty ডান হাত
					

Payal Chakraborty
Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Koyal Chakraborty

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	Koyal Chakraborty ডান হাত
					

All the above fingerprints are of the above named person and attested by the said person.

Koyal Chakraborty
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.













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UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Sabuj Kumar Roy

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				





Sabuj Kumar Roy
৩১ ১০

Sabuj Kumar Roy
Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Dulal Halder

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Dulal Halder
৩১ ১০

Dulal Halder
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : Samar Sarkar

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Samar Sarkar
৩১ ১০

Samar Sarkar
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



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Barasat, North 24 Parganas

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১। জেলার নাম	২। থানার নাম ও ভৌজি নং	৩। মার্কেলের নাম ও তহশীল ব্লক নং	৪। ভূমিদায়কের রসিদনং
উত্তর ২৪ পরগণা	বারাসাত	বারাসাত-২	REVREC2022150300675
৫। মৌজার নাম ও জে.এল. নং	৬। জমাবন্দী নং	৭। খতিয়ান নং	৮। দাগ নং
ইন্দ্রবাজপুর(৪৩)		2664	2036...
৯। জমির পরিমাণ (বতক)	১০। রায়তের নাম ও পিতা/স্বামীর নাম ও মাঝিন		
12.0000	১১। কাহার দ্বারা (খাজনা) দাখিল হইয়াছে		
	অজিত কুমার চক্রবর্তী, পিতা- রজনীকান্ত, ঠিকানা- নিজ		
	অজিত কুমার চক্রবর্তী		

রায়তের উপর সালিয়ানা তালব

নগদ খাজনা ১২	মার চার্জ ১৩	পঞ্চক র ১৪	পূর্তকর ১৫	শিক্ষা কর ১৬	বিবিধ		গ্রামীণ কর্মসংস্থান আইনে দেয়		মোট ১৯
					খাম জমি বাবদ লাইসেন্স ফি ১৭(ক)	অন্যান্য ১৭ (খ)	মার চার্জ ১৮ (ক)	সেস ১৮(খ)	
564	0	0	0	0	0	0	85	0	649

ওয়াশীল

	তিন সনের পূর্বকার ২০	তৃতীয় সনের বাকি ২১	দ্বিতীয় সনের বাকি ২২	খাম সনের পূর্বকার ২৩	হাল ২৪	সুদ ২৫	*অগ্রিম ২৬
খাজনা	0	0	0	564	564	41	0
মার চার্জ	0	0	0	0	0	0	0
পঞ্চ কর	0	0	0	0	0	0	0
পূর্ত কর	0	0	0	0	0	0	0
শিক্ষা কর	0	0	0	0	0	0	0
খাম জমি বাবদ লাইসেন্স ফি	0	0	0	0	0	0	0
অন্যান্য	0	0	0	0	0	0	0
গ্রামীণ কর্মসংস্থান আইনে দেয়	0	0	0	0	0	0	0
(ক) মার চার্জ	0	0	0	85	85	0	0
(খ) সেস	0	0	0	0	0	0	0
মোট	0	0	0	649	649	41	0
বাদ মিনাঃ	0	0	0	0	33	0	0
বালো দন	0	0	0	0	0	0	0

*যে সনের বাবদ ওয়াশীল: ১৪২৮-১৪২৯

মোট আদায়
(কথায়)

আদায়কারী কর্মচারীর সহি ও তারিখ

দৃষ্টব্য: চেকের দ্বারা খাজনা দেওয়া হইলে
এইখানে তাহার সবিশেষ বিবরণ লিখিতে
হইবেINR -1306/-
One Thousand Three Hundred Six Only.

** রাজস্ব প্রদান সম্পত্তির মালিকানার বৈধতা হালি ঘটায় না।

** The collection is made provisionally u/s 23 of WBLR Act on the basis of present use without prejudice to the applicability of provision u/s 4B & 4D of WBLR Act.



Office of the MADHYAMGRAM MUNICIPALITY
MADHYAMGRAM
PROPERTY TAX RECEIPT



Assessee Id : 1333823 Assessment No. : 1202601333823 Old. No.: 18154 Holding No : 12

Receipt Date : 21/11/2024

Name of the Assessee : PAYAL CHAKRABORTY, KOYAL CHAKRABORTY, KRISHNA SINGHA ROY & ACHINTYA

Receipt No : 2024-2025/F/18686

Ward No : 12 CHAKRABORTY Locality/Street : SCHOOL RD (UTTARPARA)

Bill Receipt No. :

Received the sum of Rs. 133.00 (in words) RUPEES ONE HUNDRED THIRTY-THREE ONLY
on account of property tax and surcharge as detailed below :

	Details of Arrear Received (Year wise)					Current (2024-2025)				
	Year (Others)	2021-2022	2022-2023	2023-2024	Total Arrear	1st Qtr Amount April - June	2nd Qtr Amount July - Sep	3rd Qtr Amount Oct - Dec	4th Qtr Amount Jan - March	Total Amount
PropertyTax	0.00	0.00	0.00	0.00	0.00	37.00	37.00	37.00	37.00	148.00
RebateOnPropertyTax	0.00	0.00	0.00	0.00	0.00	-3.70	-3.70	-3.70	-3.70	-14.80
SurchargeAmt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Amount :										133.20
Round-off Amount :										-0.20
Net Amount :										133.00

Pay Mode: Cash, Amount: 133.00

Bank Transaction ID :

Collecting Sarkar/Counter : SK. SELIM ALI
(C21)

Paid At : Municipality



Authorised Signatory



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



192024250360259938

GRN Details

GRN: 192024250360259938 Payment Mode: SBI Epay
GRN Date: 16/01/2025 14:12:07 Bank/Gateway: SBlePay Payment Gateway
BRN : 5295708538019 BRN Date: 16/01/2025 14:12:28
Gateway Ref ID: 645428014 Method: Union Bank Of India-Retail NB
GRIPS Payment ID: 160120252036025991 Payment Init. Date: 16/01/2025 14:12:07
Payment Status: Successful Payment Ref. No: 2000142224/1/2025
[Query No*/Query Year]

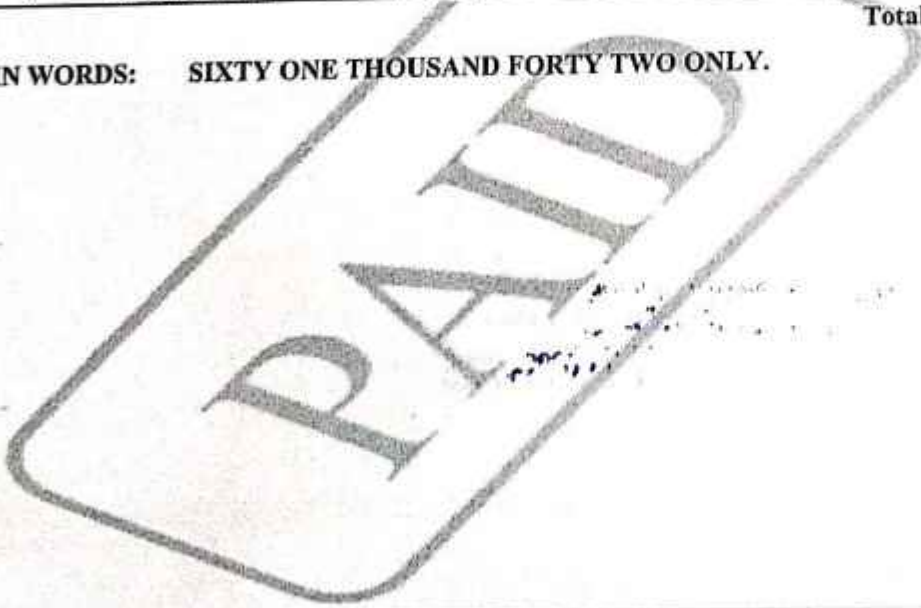
Depositor Details

Depositor's Name: Shri Sabuj Kumar Roy
Address: Shantinagar, Hridaypur, Barasat
Mobile: 9163919877
Period From (dd/mm/yyyy): 16/01/2025
Period To (dd/mm/yyyy): 16/01/2025
Payment Ref ID: 2000142224/1/2025
Dept Ref ID/DRN: 2000142224/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000142224/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	19021
2	2000142224/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	42021
Total				61042

IN WORDS: SIXTY ONE THOUSAND FORTY TWO ONLY.





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Major Information of the Deed

Deed No :	I-1503-00259/2025	Date of Registration	17/01/2025
Query No / Year	1503-2000142224/2025	Office where deed is registered	
Query Date	15/01/2025 8:00:06 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Asish Kumar Ghosh Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9163919877, 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 : 42,00,000/-]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 1,11,68,172/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 42,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: School Road, Mouza: Udayrajpur, , Ward No: 12, Holding No:12 JI No: 43, Pin Code : 700129







Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2036 (RS :-)	LR-15101	Bastu	Bastu	4 Dec	10,00,000/-	32,72,724/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-2036 (RS :-)	LR-15102	Bastu	Bastu	4 Dec	10,00,000/-	32,72,724/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-2036 (RS :-)	LR-15104	Bastu	Bastu	2 Dec	5,00,000/-	16,36,362/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-2036 (RS :-)	LR-15103	Bastu	Bastu	2 Dec	5,00,000/-	16,36,362/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :					12Dec	30,00,000 /-	98,18,172 /-	
Grand Total :					12Dec	30,00,000 /-	98,18,172 /-	





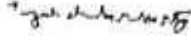


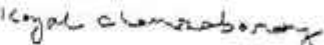
Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	1800 Sq Ft.	10,00,000/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1800 sq ft	10,00,000 /-	13,50,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Achintya Chakraborty (Presentant) Son of Late Ajit Chakraborty Alias Ajit Kumar Chakraborty Executed by: Self, Date of Execution: 16/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office		 Captured	
		17/01/2025	LTI 17/01/2025	17/01/2025
Udayrajpur, City:- Not Specified, P.O:- Udayrajpur, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: atxxxxxx9m, Aadhaar No: 98xxxxxxxx3433, Status :Individual, Executed by: Self, Date of Execution: 16/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Krishna Sinha Roy Wife of Shri Swapan Sinha Roy Executed by: Self, Date of Execution: 16/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office		 Captured	
		17/01/2025	LTI 17/01/2025	17/01/2025
Swami Shinananda Road, City:- Not Specified, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: dexxxxxx0k, Aadhaar No: 75xxxxxxxx9204, Status :Individual, Executed by: Self, Date of Execution: 16/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office				












3	Name	Photo	Finger Print	Signature
	Payal Chakraborty Daughter of Late Ashim Kumar Chakraborty Alias Ashim Chakraborty Executed by: Self, Date of Execution: 16/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office	 <small>17/01/2025</small>	 Captured <small>LTI 17/01/2025</small>	 <small>17/01/2025</small>
Udayrajpur, City:- Not Specified, P.O:- Udayrajpur, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: : axxxxxxx7d, Aadhaar No: 60xxxxxxx8104, Status :Individual, Executed by: Self, Date of Execution: 16/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Koyal Chakraborty Daughter of Late Ashim Kumar Chakraborty Alias Ashim Chakraborty Executed by: Self, Date of Execution: 16/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office	 <small>17/01/2025</small>	 Captured <small>LTI 17/01/2025</small>	 <small>17/01/2025</small>
Udayrajpur, City:- Not Specified, P.O:- Udayrajpur, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: : arxxxxx0f, Aadhaar No: 74xxxxxxx4575, Status :Individual, Executed by: Self, Date of Execution: 16/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office				

Developer Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	DIMENSION 369 Shantinagar Udayan., City:- Barasat, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127 Date of Incorporation:XX-XX-2XX3 , PAN No.: : AAxxxxxx3M,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> Shri Sabuj Kumar Roy Son of Late Mahananda Roy Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 17/01/2025, Place of Admission of Execution: Office </td> <td>  <small>Jan 17 2025 11:01AM</small> </td> <td>  Captured <small>LTI 17/01/2025</small> </td> <td>  <small>17/01/2025</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Sabuj Kumar Roy Son of Late Mahananda Roy Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 17/01/2025, Place of Admission of Execution: Office	 <small>Jan 17 2025 11:01AM</small>	 Captured <small>LTI 17/01/2025</small>	 <small>17/01/2025</small>
Name	Photo	Finger Print	Signature						
Shri Sabuj Kumar Roy Son of Late Mahananda Roy Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 17/01/2025, Place of Admission of Execution: Office	 <small>Jan 17 2025 11:01AM</small>	 Captured <small>LTI 17/01/2025</small>	 <small>17/01/2025</small>						



Shantinagar, Hridaypur,, City:- Not Specified, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: agxxxxxx2d, Aadhaar No: 66xxxxxxxx8391 Status : Representative, Representative of : DIMENSION 369 (as partner)




2	Name	Photo	Finger Print	Signature
	Shri Dulal Halder Son of Late Bhupendra Nath Halder Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 17/01/2025, Place of Admission of Execution: Office	 <small>Jan 17 2025 11:05AM</small>	 Captured <small>LTI 17/01/2025</small>	 <small>17/01/2025</small>

Gandhi Pally,, City:- Not Specified, P.O:- Konra Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: acxxxxxx1h, Aadhaar No: 89xxxxxxxx3736 Status : Representative, Representative of : DIMENSION 369 (as partner)

3	Name	Photo	Finger Print	Signature
	Shri Samar Sarkar Son of Late Sarat Chandra Sarkar Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 17/01/2025, Place of Admission of Execution: Office	 <small>Jan 17 2025 11:05AM</small>	 Captured <small>LTI 17/01/2025</small>	 <small>17/01/2025</small>

Hridaypur,, City:- Barasat, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: cpxxxxxx2f, Aadhaar No: 75xxxxxxxx7332 Status : Representative, Representative of : DIMENSION 369 (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Bikram Ghosh Son of Shri Susanta Ghosh Barasat Court, City:- Not Specified, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 <small>17/01/2025</small>	 Captured <small>17/01/2025</small>	 <small>17/01/2025</small>
Identifier Of Achintya Chakraborty, Shri Sabuj Kumar Roy, Shri Dulal Halder, Shri Samar Sarkar, Krishna Sinha Roy, Payal Chakraborty, Koyal Chakraborty			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Achintya Chakraborty	DIMENSION 369-4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Krishna Sinha Roy	DIMENSION 369-4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Payal Chakraborty	DIMENSION 369-2 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Koyal Chakraborty	DIMENSION 369-2 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Achintya Chakraborty	DIMENSION 369-599.94000000 Sq Ft
2	Krishna Sinha Roy	DIMENSION 369-599.94000000 Sq Ft
3	Payal Chakraborty	DIMENSION 369-300.06000000 Sq Ft
4	Koyal Chakraborty	DIMENSION 369-300.06000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: School Road, Mouza: Udayrajpur, .
Ward No: 12, Holding No:12 JI No: 43, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2036, LR Khatian No:- 15101	Owner:অচিন্ত চক্রবর্তী, Gurdian:অজিত কুমার চক্রবর্তী, Address:মিঙ্গ , Classification:বাড়, Area:0.04000000 Acre,	Achintya Chakraborty
L2	LR Plot No:- 2036, LR Khatian No:- 15102	Owner:কৃষ্ণা সিংহরায়, Gurdian:অজিত কুমার চক্রবর্তী, Address:মিঙ্গ , Classification:বাড়, Area:0.04000000 Acre,	Krishna Sinha Roy
L3	LR Plot No:- 2036, LR Khatian No:- 15104	Owner:পায়েল চক্রবর্তী, Gurdian:অমীম কুমার চক্রবর্তী, Address:মিঙ্গ , Classification:বাড়, Area:0.02000000 Acre,	Payal Chakraborty
L4	LR Plot No:- 2036, LR Khatian No:- 15103	Owner:কোয়াল চক্রবর্তী, Gurdian:অমীম কুমার চক্রবর্তী, Address:মিঙ্গ , Classification:বাড়, Area:0.02000000 Acre,	Koyal Chakraborty



On 17-01-2025

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

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

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

Presented for registration at 10:56 hrs on 17-01-2025, at the Office of the A.D.S.R. BARASAT by Achintya Chakraborty, one of the Executants.

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 1,11,68,172/-

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

Execution is admitted on 17/01/2025 by 1. Achintya Chakraborty, Son of Late Ajit Chakraborty Alias Ajit Kumar Chakraborty, Udayrajpur, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 2. Krishna Sinha Roy, Wife of Shri Swapan Sinha Roy, Swami Shivananda Road, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession House wife, 3. Payal Chakraborty, Daughter of Late Ashim Kumar Chakraborty Alias Ashim Chakraborty, Udayrajpur, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife, 4. Koyal Chakraborty, Daughter of Late Ashim Kumar Chakraborty Alias Ashim Chakraborty, Udayrajpur, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife

Identified by Bikram Ghosh, , Son of Shri Susanta Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-01-2025 by Shri Sabuj Kumar Roy, partner, DIMENSION 369 (Partnership Firm), Shantinagar Udayan,, City:- Barasat, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127

Identified by Bikram Ghosh, , Son of Shri Susanta Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-01-2025 by Shri Dulal Halder, partner, DIMENSION 369 (Partnership Firm), Shantinagar Udayan,, City:- Barasat, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127

Identified by Bikram Ghosh, , Son of Shri Susanta Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-01-2025 by Shri Samar Sarkar, partner, DIMENSION 369 (Partnership Firm), Shantinagar Udayan,, City:- Barasat, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127

Identified by Bikram Ghosh, , Son of Shri Susanta Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,021.00/- (B = Rs 42,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 42,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2025 2:12PM with Govt. Ref. No: 192024250360259938 on 16-01-2025, Amount Rs: 42,021/-, Bank: SBI ePay (SBIEPay), Ref. No. 5295708538019 on 16-01-2025, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs. 1,000.00/-, by online = Rs 19,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 3812, Amount: Rs.1,000.00/-, Date of Purchase: 13/12/2024, Vendor name: HARAN CH SADHU

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/01/2025 2:12PM with Govt. Ref. No: 192024250360259938 on 16-01-2025, Amount Rs: 19,021/-, Bank: SBI EPay (SBIPay), Ref. No. 5295708538019 on 16-01-2025, Head of Account 0030-02-103-003-02



Srijani Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2025, Page from 6714 to 6756

being No 150300259 for the year 2025.



Ghosh

Digitally signed by Srijani Ghosh
Date: 2025.01.17 16:24:27 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 17/01/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.