

SL-7824/2022

7-7935/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

NO. 2-1823585/2022

24/06/22

Signature Sheet and
Endorsement Sheet are
the Part & Parcel of the
Document

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DISTRICT SUB-REGISTRAR-I
HOOGHLY.

24 JUN 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 24th
day of June Two Thousand and Twenty Two (2022).

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সংখ্যা ৬৬৮০ তারিখ ২৪/০৬/২২
মূল্য ৬৬৮০/-
ক্রতার নাম অন্ত্যস্ত ৫৫৫৫৫
মাকিম মোঃ জিঃ মোঃ
থানা টাঙ্গুর
জলা লক্ষ্মী
ভতারের স্বাক্ষর

জিত চ্যাটার্জী
লাইসেন্স প্রাপ্ত স্ট্যাম্প ভেঙার
জলা অঙ্গ আদালত, চাঁদা, চাঁদা



DISTRICT SUB-REGISTRAR-1
PANCHAJANYA

24 JUN 2022

B E T W E E N

(1) SRI SATYABRATA BHATTACHARJEE, (PAN AZPPB5194G, Aadhaar No. 2452 6540. 5925) son of Late, Abani Mohan Bhattacharjee, and Late, Sarasi Bhattacharjee, by Occupation - LANDHOLDER, **(2) SMT. SWAPNA BHATTACHARJEE, (PAN ALSPB5694 C,** Aadhaar No.7715 0955 3921), Wife of Late, Debabrata Bhattacharjee, by Occupation - LANDHOLDER and **(3) SRI ABHISEK BHATTACHARJEE, (PAN ALSPB5696A,** Aadhaar No. 2213 1058 9576) Son of Late Debabrata Bhattacharjee, by Occupation - LANDHOLDER, all by faith - Hindu, all by Nationality, Indian, all residing at M.G Road, Chinsurah, P. O. Chinsurah, P. S. Chinsurah, District -Hooghly, PIN-712101, West Bengal, hereinafter referred to and called as the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

SRI AMITAVA RAY (PAN – AFJPR4030D) , son of Late, Anil Baran Roy, by Occupation – Business, residing at 47/1, Bachaspati Para Road, Dakshineswar, P.O. Dakshineswar, P.S. Belghoria, Kolkata – 700 076, Dist. North 24 Parganas, by faith – Hindu, by Nationality – Indian, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**



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DISTRICT SUB-REGISTRAR-Y
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WHEREAS one Dr. Shachi Kumar Chattopadhyay, son of Late Hemanta Kumar Chattopadhyay, of Mahatma Gandhi Road, Chinsurah, Hooghly, purchased one plot of land measuring an area 14 (fourteen) cottahas 7 (seven) chittacks be the same a little more or less, lying and situated at Mouza - ~~Dharampur~~ (Now Chinsurah), J. L. No. ~~17~~, Now J.L.No.20, Touzi No. 2076, comprised in C. S. Dag No. 590, R. S. Dag No. 590/669, under R. S. Khatian No. 1472, now L.R.Dag No.1097, Under L.R. Khatian No.6865, Holding No.175/123/99, Ward No.17 within the jurisdiction of Chinsurah Police Station, within the local limits of Hooghly Chinsurah Municipality, in the District of Hooghly, from Murari Mohan Paul and others by virtue of one Bengali Saf Bikray Kobala dated 14.01.1955 duly registered before the Sub - Registrar at Hooghly and recorded in Book No. 1, Being No. 195, for the year 1955 for valuable consideration mentioned thereon.

AND WHEREAS by virtue of aforesaid Bengali Saf Bikray Kobala the said Dr. Shachi Kumar Chattopadhyay, became the sole and absolute owner of the said property and mutated his name in the records of local Hooghly Chinsurah Municipality and was paid relevant taxes in his name as absolute owner and occupier thereof and was seized and possessed of the same free from all encumbrances.

AND WHEREAS since then the said Dr. Shachi Kumar Chattopadhyay, sold, conveyed and transferred a major portion measuring an area 11 (eleven) Katta 6 (six) chittack be the same a little more or less out of entire property measuring an area 14 (fourteen) Katta 7 (seven) chittack be the same a little more or less, situated at Mouza- ~~Dharampur~~ (Now Chinsurah), J. L. No. ~~17~~ (now 20), Touzi No. 2076, comprised in C. S. Dag No. 590, R. S. Dag No. 590/669, under R.S. Khatian No. 1472, Now L.R.Dag No.1097, Under L.R. Khatian

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Satyajit Kumar Bhattacharjee
Swapna Bhattacharjee
Abhinav Bhattacharjee

Satyajit Kumar Bhattacharjee
Swapna Bhattacharjee
Abhinav Bhattacharjee



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No.6865, Holding No.175/123/99, Ward No.17, within the jurisdiction of Chinsurah Police Station, within the local limits of Hooghly Chinsurah Municipality, in the District of Hooghly unto and in favour of Smt. Sarasi Bhattacharjee, wife of Sri Abani Mohan Bhattacharjee, of Mahatma Gandhi Road, Chinsurah, Hooghly, by virtue of one Bengali Saf Bikray Kobal, executed on 14.08.1964 duly registered before the District Sub-Registrar at Hooghly, which was recorded in Book No. I, Volume No. 90, pages 197 to 202, Being No. 8558 for the year 1964, against valuable consideration mentioned thereon.

AND WHEREAS the said Dr. Shachi Kumar Chattopadhyay, sold, conveyed and transferred remaining portion measuring an area 3 (three) Katta 1 (one) chittack be the same a little more or less, lying and situated at Mouza- ~~Dharampur~~ ^(now Chinsurah), J. L. No. 20, Touzi No. 2076, comprised in C. S. Dag No. 590, R. S. Dag No. 590/669, under R.S. Khatian No. 1472, Now L.R. Dag No.1097, Under L.R. Khatian No.6865, Holding No.175/123/99, Ward No.17, within the jurisdiction of Chinsurah Police Station, within the local limits of Hooghly Chinsurah Municipality, in the District of Hooghly unto and in favour of said Smt. Sarasi Bhattacharjee, by virtue of one Bengali Saf Bikray Kobala, executed on 07.01.1966 duly registered before the District Sub- Registrar at Hooghly, which was recorded 3 in Book No. I, Volume No. 2, pages 294 to 297, Being No. 88 for the year 1966, against valuable consideration mentioned thereon.

AND WHEREAS by virtue of aforesaid two Bengali Saf Bikray Kobala the said Smt. Sarasi Bhattacharjee became the sole absolute owner of the said property and mutated her name in the records of local Hooghly Chinsurah Municipality and was paid relevant taxes in her name as absolute owner and occupier thereof and was seized and

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Satyambata Bhattacharjee
Swapna Bhattacharjee.
Abhiram Bhattacharjee.





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possessed of the same.

AND WHEREAS while seized and possessed of the same the said Sarasi Bhattacharjee died intestate on 10.06.1995 leaving behind her two sons namely Sri Satyabrata Bhattacharjee and Sri Debabrata Bhattacharjee (since deceased) as her only legal heirs and successors of the aforesaid properties and accordingly after the demise of said Sarasi Bhattacharjee her aforesaid legal heirs and successors became the absolute joint owners of undivided 1/2 (half) share of the aforesaid two properties and jointly seized and possessed of the same as absolute joint owners and occupiers thereof and were seized and possessed of the same free from all encumbrances. Be it noted here that the husband of said Sarasi Bhattacharjee, namely Abani Mohan Bhattacharjee predeceased herself and died on 03.01.1995.

AND WHEREAS while seized and possessed of the same the said Debabrata Bhattacharjee died intestate on 31/10/2006 leaving behind his surviving wife namely Smt. Swapna Bhattacharjee and only son namely Sri Abhisek Bhattacharjee as his only legal heirs and successors of the aforesaid properties and accordingly after the demise of said Debabrata Bhattacharjee his aforesaid legal heirs and successors jointly became the absolute owners of undivided 1/2 (half) share of the aforesaid two properties and jointly seized and possessed of the same as absolute owners and occupiers thereof and were seized and possessed of the same free from all encumbrances.

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AND WHEREAS the Owners herein decided to Develop East-West-North portion in the backside, demarcated by a 'Drain' behind the two storied house measuring an area of (5 Five) Katta 3 (Three) Chittack 31 (Thirty One) sq.ft more or less, out of the entire property measuring about 14 Katta 7 Chittack be same little more or less and a passage



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up to Mahatma Gandhi Road out of their residual land to East -West- North portion for egress and ingress.

AND WHEREAS in that circumstances the Owners herein became the absolute joint owners and occupiers thereof and are jointly seized and possessed of and /or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer or under any terms and conditions as the Owners shall think fit and proper.

AND WHEREAS the Owners hereinabove decided to develop the East-West-North portion in the backside of the property demarcated by a 'Drain' through a competent developer and accordingly after several discussions, the owners being satisfied with the credentials of the developer and agreed to entrust the developer to develop the portion of the aforesaid property hereinafter referred to as the SAID PROPERTY and more fully described in 'Schedule A' hereunder written with certain terms and conditions described hereunder.

AND WHEREAS the Developer has agreed with the Owners for the construction of the said multi-storied R.C.C. framed structure with brick built building containing various numbers of floors on the said plot of land as per drawing plan and specifications and duly signed by the Owners and sanctioned by the competent authority and in conformity with the said details of construction under and subject to the terms and conditions hereinafter written.

AND WHEREAS the Owners hereby declares that the said plot of



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land is free from all encumbrances, liens, attachments etc. and the Owners have marketable title thereto.

**NOW THIS INDENTURE WITH ESSETH AND IT IS HEREBY AGREED
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-**

ARTICLES-I-DEFINITION:-

1) OWNERS:

(a) **SATYABRATA BHATTACHARJEE** (PAN **AZPPB5194G**, Aadhaar No.2452 6540 5925,), son of Late Abani Mohan Bhattacharjee, by Occupation - LANDHOLDER ,(b) **SMT. SWAPNA BHATTERJEE** (PAN- ALSPB 5694C, Aadhaar No.7715 0955 3921), wife of Late, Debabrata Bhattacharjee, by Occupation - LANDHOLDER and (c) **SRI ABHISEK BHATTACHARJEE**, (PAN- ALSPB 5696A, Aadhaar No. 2213 1058 9576), son of Late, Debabrata Bhattacharjee, by Occupation - LANDHOLDER, all by faith - Hindu, all by Nationality - Indian, all are residing at M.G.Road, P.O. Chinsurah, P. S. Chinsurah, District -Hooghly, PIN - 712101, West Bengal and their heirs, executors, administrators, legal representatives and assigns.

2) DEVELOPER :

(a) **SRI AMITAVA RAY** (PAN - AFJPR4030D), son of Late Anil Baran Roy, by Occupation - Business, residing at 47/1, Bachaspati Para Road, Dakshineswar, P.O. Dakshineswar, P.S. Belghoria, Kolkata- 700 076, Dist. North 24 Parganas, by faith - Hindu, by Nationality - Indian and their heirs, executors, administrators, legal representatives and assigns.

3) SAID PROPERTY:

All that piece and parcel of land measuring about 5 (five) Cottahas 3
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(three) Chittacks 31 (thirty one) sq.ft out of entire property measuring about 14 Katta 7 Chittack be the same a little more or less and a passage for egress and ingress up to Mahatma Gandhi Road, Chinsurah, Hoogly 712101, lying and situated at Mouza - ~~Dharampur~~(now Chinsurah), J. L. No. ~~17~~, (now 20) Touzi No. 2076, comprised in C. S. Dag No. 590, R. S. Dag No. 590/669, under R. S. Khatian No. 1472, Now L.R. Dag No.1097, Under L.R. Khatian No.6865, Holding No.175/123/99, Ward_No.17, within the jurisdiction of Chinsurah Police Station, within the local limits of Hooghly Chinsurah Municipality, in the District of Hooghly which is butted and bounded in the following manner:

- ON THE NORTH:** Common Passage.
- ON THE SOUTH:** Property of Owners and Common Passage.
- ON THE EAST:** Tank.
- ON THE WEST:** Property of Tapan Bandopadhyya and others.

4) BUILDING:

Shall mean and include the building to be constructed at the property mentioned hereinabove. the drawing plan and specifications approved and duly signed by the Owners and sanctioned by the competent authority and constructed in conformity with the details of construction given to the annexure 'A' hereunder written.

5) BUILDING PLAN:

Means such plans to be prepared by the architect for the constructions of the new building to be sanctioned by the competent authority and shall include any renewal or amendments thereto and/or modification thereof made or caused by the developer after approval and duly signed by the Owners or any other Government Authority.



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6) SALABLE SPACE:

Shall mean the space in th e new building available for independent use and occupation by the owner and the developer after making due provisions for common facilities as per the sanctioned plan of the Hoogly^h - Chinsurah Municipality and providing the owners and developer.

7) ARCHITECT:

Shall mean such person/persons with requisite qualification to be appointed by the Developer for designing and planning of the new building.

8) COMMON AREAS AND FACILITIES:

Shall mean unless the context otherwise requires the items specified in sanction 3 (d) of the West Bengal Apartment Ownership Act, 1972 and more fully mentioned in the Schedule 'C' hereunder.

9) OWNERS' ALLOCATION :

On completion of the proposed building the Owner of the ONE PART 1. Sri Satyabrata Bhattacharjee AND 2 Smt. Swapna Bhattacharjee and 3. Sri Abhisek Bhattacharjee jointly shall get two separate self- contained flats (including 20% Super built up area each) measuring around 600 Sq.ft. approx. each in the ground floor east facing in the proposed new building along with all common facilities existing thereon with a sum of Rs. 30,00,000/- (Rupees thirty lakhs) to the owners of the ONE PART, which shall be divided as per devolution mentioned above .

10) DEVELOPER'S ALLOCATION :

shall mean and include the total FAR except owner's allocation in the proposed new building along with all common facilities existing thereon like the owners of the PART ONE .

11) CONSIDERATION:

That in consideration of owner's having entrusted, giving license to the



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developer to enter the property and to develop and construct a multistoried building having dwelling units and or flats/Garages at his own cost and conferring him the right power and privileges mentioned herein, the developer agrees to payee a total sum of Rs.30,00,000/- (Thirty Lakhs) only to the owners of the ONE PART, which shall be divided as per devolution mentioned above.

Save and except the aforesaid allocated portions, the remaining Portions of the proposed building will exclusively belong to the Developer together with rights to sell (by way of execution and registration of the flats, other commercial spaces etc. by respective Deed of Conveyance except Owner's Allocation), convey and transfer the same to any intending buyer or buyers along with the rights to collect the entire consideration for the same from them and in that case the OWNERS shall not be entitled to raise any objection thereto in any manner whatsoever.

 That the Developer will demolish the existing building structure (except boundary wall) and shall take the sell price of building materials and in that case the Owners herein shall have no objection for the same and the Owners shall not claim any monetary benefit from the

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Developer herein.

That the Developer shall have every right to amalgamate the said property with other adjacent plot or plots of land at his own costs and expenses if necessary and in that event the Owners herein shall have no objection for the same in any manner whatsoever.

12) TRANSFER :

With the grammatical variations shall mean transfer by way of sale of the super built up space except the Owners' allocation to be transferred by the Developer for consideration to the intending transferee or transferees.

12) TRANSFeree :

Means a person or persons, firm or firms, limited company or companies to whom in the New Building Flat or Unit will be transferred.

13) WORDS:

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine gender and vice-versa.

14) COMMENCEMENT:

The Agreement shall be deemed to have commenced from the date of signing these presents.

ARTICLE – II : DEVELOPER'S RIGHTS AND LIABILITIES :-

i) That the Owners hereby grant permission subject to what has been hereunder provided an exclusive right to the Developer to build upon and to exploit for the purpose of convenient commercial exploitation and the developer may amalgamate the said property under consideration with other property and vice - versa and shall be able to construct the new building thereon in accordance with the plan to be sanctioned by the Hoogly- Chinsurah Municipality.



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ii) All applications, plans and other documents which may be required by the developer for obtaining necessary sanction of the sanctioned plan from the Hoogly-Chinsurah Municipality shall be prepared and submitted by the developer on behalf of the owner and shall bear all costs and necessary expenses.

iii) Nothing in these present shall be construed as a demise or assignment or conveyance in law by the owner of the said property or any part thereof to the developer or as creating any right, title or interest in respect of the developer other than the exclusive right and interest by the developer to commercially exploit the same in terms hereof stated.

The Owners herein empowering and appointing the said Developer as their true and lawful Attorney to obtain Sanctioned Building Plan and the construction therein after demolishing the existing structure thereon, and the Owners have agreed to execute a Development Power of Attorney in favour of the Developer.

POSSESSION

(a) The owner shall give quite peaceful and unencumbered possession of the said property to the developer simultaneously with the signing of these presents enabling the developer to survey the entire property for soil testing and other necessary jobs for the preparation of the new building.

(b) The developer shall complete the construction of the New Building as per TIME CLAUSE and shall handover the owner's allocation in completed condition in all respects, which is to be settled in between the developer and the owner as written above.

(C) The developer shall be exclusively entitled to the developer's allocation in the New Building with exclusive right to transfer or other-



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wise deal or dispose of without any right, title, claim or interest therein by the owner. The owner shall enjoin with the developer to transfer by proper Deed of Conveyance/ Conveyances to the intended purchaser or purchasers with the undivided proportionate share of land and common facilities.

(d) That the owner shall execute a registered power of Attorney in favour of the developer in such a form and manner as reasonably may be required by the developer to facilitate all his necessary dealings in all respects in respect of the property.

(e) The owner shall enjoin with the developer to execute the Deed of Conveyance in favour of the intending purchaser or purchasers.

PROVIDED ALWAYS that any advance or payment to be obtained by the Developer shall be at his own risk and responsibility and the Owners shall not at all be liable or responsible for the same or any portion thereof.

PROVIDED ALSO that the Developer shall not be entitled to transfer in any manner whatsoever or encumber the Owners' allocation which will be handed over to them in consideration of these presents as provided hereinafter.

1. The Developer shall bear and pay all such charges for the sanction of the building plan as shall be required by the competent authority including mutation charges if any and shall comply with any sanction provision clearance or approval as may be required.
2. All applications and other necessary papers and documents and drawings plans and specifications in connection with the construction of the said building shall be signed by the Owners and submitted by the Developer in all respects. However, the Developer who shall pay, bears all fees, charges and expenses required to be paid or deposited



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to perform any such job or to cause any such job to be performance.

3. The Owners have also agreed that the Developer shall have the right to enter into agreement for selling of built up space and collect money as consideration from the intending purchaser or Purchasers of all the floors or flats excluding the Owners' allocation at his own risk and responsibility and the Owners not being responsible or liable for booking fees or installments of purchase price of flats received by the Developer from the transferee or transferees.

ARTICLE - III - BUILDING:-

DEVELOPER at their own cost or may with advances received from the intending Purchaser/Purchasers/transferees and shall construct the said building on the said plot of land.

ARTICLE-IV-BUILDING ALLOCATION:-

(i) Immediately upon the completion of the construction of the said building on the said plot of land in all respects in accordance with the sanctioned building plan and also in conformity with details of constructions and certified by the Architect of the Developer that the building has been so constructed and completed, the Developer shall deliver to the Owners the Owners' allocation which will absolutely belong to him and the Owners shall not have any right, title, interest, claims or demand whatsoever to the remaining Developer's allocation thereon.

The common areas facilities including staircase, landings and corridors to be constructed in the said building shall be for the common use of the Owners or their assigns and transferees and other transferees of other flats for ingress to and egress from their respective floors to the main road.

The roof of the proposed constructed building is the property of



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Owners' Association and / or Co-operative Society after hand over to the Association. The Developer will make sure the roof is clear of any temporary or permanent structure upon hand over to the Owners' Association and/or Co-operative Society.

ARTICLE-V-COMMON EXPENSES

i) The Owners and Developer or their nominees shall pay and bear proportionate share of all ground rent property maintenance charges, Municipal taxes and dues and outgoings and all other common expenses within the meaning of the West Bengal Apartment Ownership Act 1972 in respect of their occupied space as may be determined jointly by the Owners and developer until as association of flat Owners be formed by the Owners and transferees of all other floors in the said building is formed.

ii) The Owners shall, until formation of a Co-operative Society or any Association of the floor or the flat Owners, pay regularly and punctually, their proportionate share of the said common expenses and in case of the Owners' failure of doing so, they shall be liable for the same and for all claims, actions, demands, costs, charges, expenses and / or proceedings whatsoever may arise out of such default and the Owners hereby agrees to keep the Developer indemnified and harmless consequent upon such default made by the Owners.

ARTICLES-VI-COMMON RESTRICTIONS

The Owner's allocation in the said building shall be subject to the same restrictions on transfer and use as are applicable to the developer's allocation in the said building intended for the common benefits of all occupier of the said building which shall include the



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following.

- i) The Owner's shall not use or permit to be used of the Owners' allocation in the said New Building for any illegal or immoral trade or activity which may cause inconvenience or hazard to the other occupiers of the New Building and the same restriction shall also be applicable in the case of the developer's allocation.
- ii) Both the parties shall abide by all laws, Rules and Regulations of the Government, other Local Bodies and Association when formed in future without invading the right of the owner. The respective allottees shall keep their respective allocation in the New Building in good and habitable condition.
- iii) The proposed transferee shall give written understanding to be bound by the terms and conditions hereof and thereof and shall duly and promptly pay all and whatsoever shall be payable in relation to the area in their possession as well as for the common expenses.
- iv) The respective allottees shall keep the interiors walls, sewers, drains, pipes and other fittings, fixtures, appurtenances, floor, ceiling etc. in each of their respective allocation in the said building in good working conditions and repair and in particular shall not cause any damage to the said building or any part of their space or accommodation therein and shall keep all the other occupiers of the building indemnified from and against the consequences of any such damage.
- v) Neither party shall throw accumulated any dirt or rubbish or waste or permit the same to be thrown or accumulated in or around the New Building or elsewhere in the New Building.
- vi) The Owners shall permit the developer and their employees and agents with or without workmen and other with some reasonable limitations to enter into and upon the Owners' allocation and every part

thereof for the purpose of maintenance or repairing of any part of the building and/or for the purpose of repairing maintaining, re-building, cleaning, lighting and keeping in order and in good condition any common facilities and/or for the purpose of pulling down, maintaining repairing and testing drains, gas lines, water pipes and electric wires and for any other similar purposes.

ARTICLE-VII-OWNERS' OBLIGATION:

- i) The owner's hereby agree and covenant with the developer not to cause any interference or hindrances in the construction of the New Building by the developer. And also not to do any act or deed or thing by which the developers may be prevented from selling, assigning or disposing of his own allocation.
- ii) The Owners shall handover the photocopies of the Title Deed and other documents relating to the said property to the developer at the time of execution of these presents and shall be bound to handover the original Title Deed and other documents relating to the said property as and when it will be required by the developer.

DEVELOPER'S OBLIGATION:

The developer hereby agrees and covenant with the owners:-

- 
- a) The developer shall complete the construction within the stipulated period of 24(Twenty Four) months from the date of getting the sanctioned plan from the Hoogly-Chinsurah Municipality whichever is later and may be extended by another six months if required.
 - b) The developer shall not violate or contravene any of the provisions of the building rules of the Hooghly-Chinsurah Municipality.
 - c) The Developer shall complete the construction of the said build-



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ing according to the drawings plans and specifications sanctioned by the competent authority and in conformity with the details of construction within **24 (Twenty Four) months** from the date of starting of constructional work and a further period of **6 (six) months** shall be extended due to force-mejure clause, if required.

d) If Lock Down will declared by the Govt. after obtaining the building sanction plan then the Lock Down period will be discounted from the completion time in discussion between the Owners and the Developer.

ARTICLE-VIII-OWNERS' INDEMNITY

The Owners hereby undertakes that the developer shall be entitled to its allocated portion without any interference and or disturbance by the owner and also sign necessary papers/documents of the bank if required by the intending purchaser or purchasers from the allotted portion of the developer.

ARTICLES - IX - DEVELOPER'S INDEMNITY

The developer hereby undertakes to keep the Owners indemnified against all third parties claims and actions arising out of any sort of act or commission of the developer or in relation to the construction of the New Building strictly in accordance with the plan sanctioned by the Hoogly-Chinsurah Municipality.

ARTICLE-X-FORCE MAJURE

Force Majure shall mean flood, earthquake, riot ,war, storm, civil commotion etc. or any other fact or commission beyond the control of the parties hereto to receive and deliver the completed construction in re-



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spect of the aforesaid property and shall remain suspended during the sustenance of the Force Majure.

ARTICLES - XI - MISCELLANEOUS

- a) The Owners and developer have entered into this agreement purely as a contract in between themselves and nothing contained herein shall be deemed to construe as partnership between them.
- b) Nothing in this agreement shall be construed as a demise or assignment or conveyance in land by the owner of the said property or any part thereof to the developer or creating any right title and interest in respect of the property to the developer other than an exclusive right to exploit the same in terms of this agreement but the developer shall be entitled to take bank loan or loans without effectuating the owner and their property.
- c) The owner hereby fully agreed and consented that the developer shall have the right to advertise fix hoarding or sign board or any kind of publicity for the benefit of the commercial exploitation of the New Building.
- d) The owner shall show all relevant deeds, parcha to the Developer as and when will be required.

ARTICLES-XII-LEGAL ACTION

Both the parties shall have liberty to take legal steps against each other before the competent Court of Law, if the appointed Arbitrator with consent of both the parties fails to resolve any problem/dispute arising relating to the construction of the abovementioned property in other matters.

ARTICLES-XIII- JURISDICTION

Under the original jurisdiction of the Ld. District Judge at Hoogly shall



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have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of bastu land measuring an area 5 (Five) Cottahas 3 (Three) Chittacks 31 (Thirty One) sq.ft. out of entire property measuring about 14 Katta 7 Chittack be the same a little more or less and a passage up to Mahatma Gandhi Road, together with one structure cemented flooring residential building standing thereon, measuring an area 600 sq.ft. more or less, lying and situated at Mouza - ~~Bhaurampur~~ (Now Chinsurah), J. L. No. ~~20~~ (now 20), Touzi No. 2076, comprised in C. S. Dag No. 590, R.S. Dag No. 590/669, corresponding to L. R. Dag No. 1097, under R.S. Khatian No. 1472 corresponding to L. R. Khatian No. 6865, being Municipal Holding No. 175/123/99, Mahallah- Chhatagoli, within the jurisdiction of Chinsurah Police Station, within the local limits of Hooghly Chinsurah Municipality, under Ward No. 17, A.D.S.R.O. Chinsurah, in the District of Hooghly, which is butted and bounded as follows :-

ON THE NORTH: Common Passage.
ON THE SOUTH: Property of Owners and Common Passage.
ON THE EAST: Tank.
ON THE WEST: Property of Tapan Bandopadhyaya and others.

THE SCHEDULE 'B' ABOVE REFERRED TO

OWNERS' ALLOCATION :

It is agreed by the Parties that in consideration of the said land measuring of 5 (five) Cottahas 3 (three) Chittacks 31 (thirty-one) sq.ft more or less of the Owners, on completion of the proposed building the Owner of the ONE PART 1. Sri Satyabrata Bhattacharjee AND 2 Smt. Swapna Bhattacharjee and 3. Sri Abhisek Bhattacharjee jointly



DISTRICT SUB-REGISTRAR-I
HOOGHLY.

24 JUN 2022

shall get two separate self- contained flats (including 20% Super built up area each) measuring around 600 Sq.ft. approx. each in the ground floor east facing in the proposed new building along with all common facilities existing thereon with a sum of Rs. 30,00,000/- (Rupees thirty lakhs) to the owners of the ONE PART, which shall be divided as per devolution mentioned above .

Save and except the owners allocated portions, the remaining portions of the proposed building will exclusively belong to the Developer together with rights to sell (by way of execution and registration of the flats, other commercial spaces etc. by respective Deed of Conveyance except Owner's Allocation), convey and transfer the same to any intending buyer or buyers along with the rights to collect the entire consideration for the same from them and in that case the OWNERS shall not be entitled to raise any objection thereto in any manner whatsoever.

That the Developer shall have every right to amalgamate the said property with other adjacent plot or plots of land at his own costs and expenses and in that event the Owner herein shall have no objection for the same in any manner whatsoever.

THE SCHEDULE 'C' ABOVE REFERRED TO
COMMON AREAS COMMON FACILITIES

AND COMMON EXPENSES

The Owners of the land along with the other co-Owners, occupiers, society or syndicate or association shall allow each other the following



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DISTRICT SUB-REGISTRAR-I
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easement and quasicasement rights privileges etc.

- i) Land under the said building described in the Schedule-'A'.
- ii) All side spaces, back spaces, paths, passages, drain ways in the land of the said building.
- iii) General lighting of the common portions and space for installations of electric meters in general and separate.
- iv) Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- v) Staircase and staircase landings.
- vi) Lobbies on each floor.
- vii) Common septic tank.
- viii) Common water pump.
- ix) Common water reservoir.
- x) Water and sewerage evicition from the pipes of every unit, to drain and sewerage common to the said building.
- xi) Common electric line.
- xii) Top roof of the said building.
- xiii) Lift and its accessories.
- xiv) Lightning arrester system.

SCHEDULE 'D' ABOVE REFERRED TO

(SPECIFICATION)

- 
1. STRUCTURE : Building designed with R.C.C. framed structure which restson an individual column, design approved by the competent Authority.
 2. EXTERNAL WALL: 8" thick brick wall and plastered with cement mortar.
 3. INTERNAL WALL: 5" thick brick wall and plaster withcement mortar ; wall between two rooms will be 5".



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DISTRICT SUB-REGISTRAR-I
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4. FLOORING : Flooring will be Tiles flooring with 6" skirting.
5. BATH ROOM: Bathroom fitted upto 6'0" height with designer glazed tiles of standard brand. Bathroom floor will be made by standard floor tiles.
6. KITCHEN: Cooking platform (Green polish Marble) and steel sink will be fitted AND 3'-0" height glazed standard tiles above the platform to protect the oil spot and flooring-standard marble.
7. TOILET: Glaze tiles 6' ft. height and also fitted by one commode with cistern, one shower point, two CP Tap.:-Glaze tiles 6' height, one commode with cistern and CP.
8. DOORS : Main Door good quality wooden sal frame and Pine wooden door and other doors are good quality wooden sal frame with pine door with peep hole on main entrance door.
9. WINDOWS : Aluminum Sliding windows with glass fittings covered by Iron grill.
10. WATER SUPPLY: Water supply round the clock is assured for which necessary deep tube well will be installed.
11. PLUMBING: Toilet concealed wiring with two bib cock, one shower, one Geyser point in toilets all fittings are standard ISI brand. Additional Geyser points can be provided in other Toilets with additional prevailing market rate.
12. ELECTRICITY: 32 (thirty two) points for three bed roomed flats and 22 (twenty two) points for two bed roomed flats to be provided.
13. PAINTING: a) Inside wall of the flat will be finished with wall putty and external wall with Exterior paint or equivalent.
b) All doors and windows frame and shutter painted with two coats white primer.
14. VERANDAH : Grill will be provided upto 1'-6" height from 1'-6" top of floor if necessary.



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DISTRICT SUB-REGISTRAR-I
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15. LIFT: One Lift to be provided in the said building.

EXTRA WORK : Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.

If the Owners desire to do any extra work apart from the herein-
above mentioned Specification, then the Owners shall have to pay extra cost to the Developer as
per market price.

IN WITNESS WHEREOF the Owners and developer set and subscribed their respective hands and signature on the date, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the parties in the

1. Satyabrata Bhattacharjee

Presence of :

1. Sudip Kumar Chakraborty 2. Swapna Bhattacharjee.
Barabazar, G.T. Road West
P. O & P. S. Chandernagore
Dt - Hooghly
Pin - 712136

3. Abhisek Bhattacharjee.

SIGNATURE OF THE OWNERS

2. P. M. Chakraborty
Chandernagore, (West)
Chandernagore
Hooghly.
712101

Amitabha

SIGNATURE OF THE DEVELOPER

Drafted by :-

Drafted by me
Nemai Ch. Paul, Advocate
Reg. No. - WB-383/1987
Chinsurah Judge's Court

Computer/type by me :-

Tapas Kumar

Chandernagore, Hooghly.



DISTRICT SUB-REGISTRAR-I
HOOGHLY

24 JUN 2022



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

GRN Details

GRN:	192022230058255801	Payment Mode:	Online Payment
GRN Date:	24/06/2022 13:05:53	Bank/Gateway:	State Bank of India
BRN :	IK0BTCYNG3	BRN Date:	24/06/2022 13:07:32
Payment Status:	Successful	Payment Ref. No:	2001823585/1/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	AMITAVA RAY
Address:	47/1, BACHASBATI PARA ROAD, NORTH 24- PARGANAS.
Mobile:	9038026989
Depositor Status:	Buyer/Claimants
Query No:	2001823585
Applicant's Name:	Mr Sudip Kumar Chakraborty
Identification No:	2001823585/1/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001823585/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2001823585/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.

দুই হাতের আঙ্গুল -এর ছাপ (টিপ)

বিক্ষেতা/ক্ষেতা/দাতা/গ্রহীতা

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 <i>Satyabrata Bhattacharya</i>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) উজ্জ্বলী	(২) উজ্জ্বলী	
 <u>সাক্ষর</u>		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 <i>Antanaboy</i>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) উজ্জ্বলী	(২) উজ্জ্বলী	
 <u>সাক্ষর</u>		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	



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DISTRICT SUB-REGISTRAR-I
HOOGHLY
24 JUN 2022

দুই হাতের আঙ্গুল -এর ছাপ (টিপ)

বিক্ষেতা/ক্ষেতা/দাতা/গ্রহীতা

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 Swapna Bhattacharjee.		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তুঙ্গনী	(২) তুঙ্গনী	
 Swapna Bhattacharjee. সাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 Abhishek Bhattacharjee.		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তুঙ্গনী	(২) তুঙ্গনী	
 Abhishek Bhattacharjee. সাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	



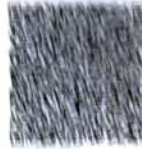
DISTRICT SUB-REGISTRAR-I
HOOGHLY.

24 JUN 2022

24/6



ভাৰত-অসম
Bharat Assam
সত্যমোহন ভট্টাচার্য
Satya Mohan Bhattacharya
পিতা : অমলী (সত্যম ভট্টাচার্য)
Father : Abani Mohan Bhattacharya
জন্মতারিখ / DOB : 05/01/1948
পুত্র : Male



2452 6540 5925

আসার আধার, আসার পরিচয়

Satya Mohan Bhattacharya

आयकर विभाग
INCOME TAX DEPARTMENT
SATYABRATA BHATTACHARJEE
ABANI MOHAN BHATTACHARJEE
02/01/1945
Permanent Account Number
AZPPB5194G
Satyabrata
Bhattacharjee
Signature

भारत सरकार
GOVT. OF INDIA



Satyabrata Bhattacharjee



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20649/26039

To
স্বপ্না ভট্টাচার্য
Swapna Bhattacharjee
PRANTI M.G.ROAD
Hooghly Chinsurah (M)
Chinsurah
Chinsurah - Magra Hooghly
West Bengal 712101

79521151

MN795211514FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7715 0955 3921

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



স্বপ্না ভট্টাচার্য
Swapna Bhattacharjee
পিতা : মানিক চক্রবর্তী
Father : Manik Chakrabarty
জন্মতারিখ / DOB : 07/06/1958
মহিলা / Female



7715 0955 3921

আধার - সাধারণ মানুষের অধিকার

Swapna Bhattacharjee.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SWAPNA BHATTACHARJEE
MANIK CHAKRABARTY

07/06/1958
Permanent Account Number
ALSPB5694C

Swapna Bhatta Charyee
Signature

14122006

Swapna Bhatta Charyee.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20649/26040

To
অভিষেক ভট্টাচার্য
Abhisek Bhattacharjee
PRANTIK M.G.ROAD
Hooghly Chinsurah (M)
Chinsurah
Chinsurah - Magra Hooghly
West Bengal 712101

26/11/2013
79533120

MN795331208FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2213 1058 9576

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অভিষেক ভট্টাচার্য
Abhisek Bhattacharjee
পিতা : দেবব্রত ভট্টাচার্য
Father : Debabrata Bhattacharjee
জন্মতারিখ / DOB : 06/11/1981
পুরুষ / Male



2213 1058 9576

আধার - সাধারণ মানুষের অধিকার

Abhisek Bhattacharjee.



Abhishek Bhattacharjee.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFJPR4030D



नाम /NAME

AMITAVA RAY

पिता का नाम /FATHER'S NAME

ANIL BARAN RAY

जन्म तिथि /DATE OF BIRTH

09-11-1960

हस्ताक्षर /SIGNATURE

Amitava Ray

Shahin

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Amitava Ray



ভারত সরকার

Government of India



অমিতাভ রায়
Amltava Ray

জন্মতারিখ / DOB: 09/11/1960
পুরুষ / Male



5809 5397 4446

আধার - সাধারণ মানুষের অধিকার

Amltava Ray



WEST BENGAL LAW CLERKS STATE COUNCIL
Sealdah Court Complex (7th Floor)
1, Beliaghata Road, Kolkata-700014

IDENTITY CARD NO. 00003335

NAME
S/DW OF
ADDRESS

SUDIP KR. CHAKRABORTY
ROBINDRA NATH CHAKRABORTY
BARABAZAR, G T. ROAD
CHANDANNAGAR
P.S. CHANDANNAGAR
DIST. HOOGHLY



DATE OF BIRTH
EC NO.
WORKING PLACE
DATE OF ISSUE

XXXX
000004/0811/002443
CHANDANNAGAR CIVIL COURT
13.10.2012

Signature of the Chairman

Sudip Kumar Chakraborty

Major Information of the Deed

Deed No :	I-0601-07935/2022	Date of Registration	24/06/2022
Query No / Year	0601-2001823585/2022	Office where deed is registered	
Query Date	16/06/2022 10:01:34 PM	D.S.R. - I HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	Sudip Kumar Chakraborty District Judge Hooghly,Thana : Chinsurah, District : Hooghly, WEST BENGAL, PIN - 712101, Mobile No. : 9038026989, Status :Seller/Executant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
		Rs. 56,90,812/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,010/- (Article:48(g))		Rs. 46/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Mahatma Gandhi Road, Mouza: Chinsurah, JI No: 20, Pin Code : 712101

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-1097 (RS :-)	LR-6865	Bastu	Bastu	5 Katha 3 Chatak 31 Sq Ft		52,95,937/-	Width of Approach Road: 8 Ft.,
Grand Total :					8.6304Dec	0 /-	52,95,937 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	0/-	3,94,875/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	600 sq ft	0 /-	3,94,875 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri SATYABRATA BHATTACHARJEE (Presentant) Son of Late ABANI MOHAN BHATTACHARJEE Executed by: Self, Date of Execution: 24/06/2022 , Admitted by: Self, Date of Admission: 24/06/2022 ,Place : Office			
	24/06/2022	LTI 24/06/2022	24/06/2022	
M.G. ROAD, CHINSURAH, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AZxxxxxx4G, Aadhaar No: 24xxxxxxxx5925, Status :Individual, Executed by: Self, Date of Execution: 24/06/2022 , Admitted by: Self, Date of Admission: 24/06/2022 ,Place : Office				
2	Smt SWAPNA BHATTACHARJEE Wife of Late DEBABRATA BHATTACHARJEE Executed by: Self, Date of Execution: 24/06/2022 , Admitted by: Self, Date of Admission: 24/06/2022 ,Place : Office			
	24/06/2022	LTI 24/06/2022	24/06/2022	
M.G. ROAD, CHINSURAH, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx4C, Aadhaar No: 77xxxxxxxx3921, Status :Individual, Executed by: Self, Date of Execution: 24/06/2022 , Admitted by: Self, Date of Admission: 24/06/2022 ,Place : Office				
3	Shri ABHISEK BHATTACHARJEE Son of Late DEBABRATA BHATTACHARJEE Executed by: Self, Date of Execution: 24/06/2022 , Admitted by: Self, Date of Admission: 24/06/2022 ,Place : Office			
	24/06/2022	LTI 24/06/2022	24/06/2022	
M.G.ROAD, CHINSURAH, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx6A, Aadhaar No: 22xxxxxxxx9576, Status :Individual, Executed by: Self, Date of Execution: 24/06/2022 , Admitted by: Self, Date of Admission: 24/06/2022 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri AMITAVA RAY Son of Late ANIL BARAN ROY Executed by: Self, Date of Execution: 24/06/2022 , Admitted by: Self, Date of Admission: 24/06/2022 ,Place : Office	Photo  24/06/2022	Finger Print  LTI 24/06/2022	Signature  24/06/2022
Son of Late ANIL BARAN ROY 47/1, BACHASBATI PARA ROAD, City:- Not Specified, P.O:- DAKSHINESWAR, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700076 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx0D, Aadhaar No: 58xxxxxxxx4446, Status :Individual, Executed by: Self, Date of Execution: 24/06/2022 , Admitted by: Self, Date of Admission: 24/06/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SUDIP KUMAR CHAKRABORTY Son of Late RABINDRANATH CHAKRABORTY BARABAZAR, G.T. ROAD WEST, City:- Chandannagar, P.O:- CHANDANNAGAR, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136	 24/06/2022	 24/06/2022	 24/06/2022
Identifier Of Shri SATYABRATA BHATTACHARJEE, Smt SWAPNA BHATTACHARJEE, Shri ABHISEK BHATTACHARJEE, Shri AMITAVA RAY			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri SATYABRATA BHATTACHARJEE	Shri AMITAVA RAY-2.87681 Dec
2	Smt SWAPNA BHATTACHARJEE	Shri AMITAVA RAY-2.87681 Dec
3	Shri ABHISEK BHATTACHARJEE	Shri AMITAVA RAY-2.87681 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Shri SATYABRATA BHATTACHARJEE	Shri AMITAVA RAY-200.00000000 Sq Ft
2	Smt SWAPNA BHATTACHARJEE	Shri AMITAVA RAY-200.00000000 Sq Ft
3	Shri ABHISEK BHATTACHARJEE	Shri AMITAVA RAY-200.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Mahatma Gandhi Road, Mouza: Chinsurah, JI No: 20, Pin Code : 712101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1097, LR Khatian No:- 6865	Owner:ষোড়শী ভট্টাচার্য্য, Gurdian:অবনী মোহন, Address:নিজ , Classification:বালু, Area:0.23500000 Acre,	Seller is not the recorded Owner as per Applicant.

On 24-06-2022

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

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

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

Presented for registration at 15:26 hrs on 24-06-2022, at the Office of the D.S.R. - I HOOGHLY by Shri SATYABRATA BHATTACHARJEE, 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 56,90,812/-

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

Execution is admitted on 24/06/2022 by 1. Shri SATYABRATA BHATTACHARJEE, Son of Late ABANI MOHAN BHATTACHARJEE, M.G. ROAD, CHINSURAH, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession Retired Person, 2. Smt SWAPNA BHATTACHARJEE, Wife of Late DEBABRATA BHATTACHARJEE, M.G. ROAD, CHINSURAH, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101 by caste Hindu, by Profession House wife, 3. Shri ABHISEK BHATTACHARJEE, Son of Late DEBABRATA BHATTACHARJEE, M.G.ROAD, CHINSURAH, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession Business, 4. Shri AMITAVA RAY, Son of Late ANIL BARAN ROY, 47/1, BACHASBATI PARA ROAD, P.O: DAKSHINESWAR, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700076, by caste Hindu, by Profession Business Indetified by Shri SUDIP KUMAR CHAKRABORTY, , , Son of Late RABINDRANATH CHAKRABORTY, BARABAZAR, G.T. ROAD WEST, P.O: CHANDANNAGAR, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 14/-

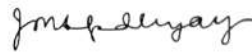
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2022 1:07PM with Govt. Ref. No: 192022230058255801 on 24-06-2022, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTCYNG3 on 24-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8050, Amount: Rs.5,000/-, Date of Purchase: 24/06/2022, Vendor name: Jc Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2022 1:07PM with Govt. Ref. No: 192022230058255801 on 24-06-2022, Amount Rs: 2,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTCYNG3 on 24-06-2022, Head of Account 0030-02-103-003-02



Jayanti Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0601-2022, Page from 159620 to 159653

being Nò 060107935 for the year 2022.



Jmshedyay

Digitally signed by JAYANTI
MUKHOPADHYAY
Date: 2022.06.30 14:09:55 +05:30
Reason: Digital Signing of Deed.

(Jayanti Mukhopadhyay) 2022/06/30 02:09:55 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I HOOGHLY

West Bengal.

(This document is digitally signed.)