

89/2023

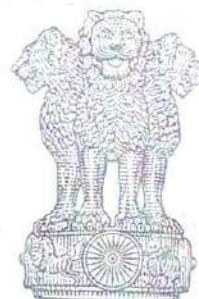
1 - 91/2023

भारतीय गैरन्यायिक

एक सौ रुपये

Rs. 100

100



ONE
HUNDRED RUPEES

सत्यपेव जायते

भारत INDIA INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 633492

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

Addl. District Sub-Registrar
Behala, South 24 Parganas

5 JAN 2023

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the 05th
day of January, 2023 (Two Thousand Twenty-Three) *B E T W E E N*;

Major Information of the Deed

Deed No :	I-1607-00091/2023	Date of Registration	05/01/2023
Query No / Year	1607-2003672247/2022	Office where deed is registered	
Query Date	28/12/2022 6:47:47 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	MITHUN DAS ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830189873, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 75,51,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

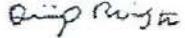
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Santosh Roy Road, Road Zone : (J.L. Sarani -- REST (Premise located on Santosh Roy Road)) , , Premises No: 140A, , Ward No: 123 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha	90,000/-	75,24,002/- Property is on Road
	Grand Total :			6.6Dec	90,000 /-	75,24,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	27,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	100 sq ft	10,000 /-	27,000 /-	

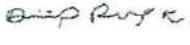
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	UTTAM DUTTA Son of Late INDU BHUSAN DUTTA Executed by: Self, Date of Execution: 05/01/2023 , Admitted by: Self, Date of Admission: 05/01/2023 ,Place : Office			
139, BHUBAN MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxxxx9J, Aadhaar No: 38xxxxxxxx9663, Status :Individual, Executed by: Self, Date of Execution: 05/01/2023 , Admitted by: Self, Date of Admission: 05/01/2023 ,Place : Office				
2	DILIP RITH Son of Late NARAYAN CHANDRA RITH Executed by: Self, Date of Execution: 05/01/2023 , Admitted by: Self, Date of Admission: 05/01/2023 ,Place : Office			
7/1, BHUBAN MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxxxx1M, Aadhaar No: 37xxxxxxxx8567, Status :Individual, Executed by: Self, Date of Execution: 05/01/2023 , Admitted by: Self, Date of Admission: 05/01/2023 ,Place : Office				
3	KALYAN HALDAR (Presentant) Son of Late MICHAEL ARABINDU HALDAR Executed by: Self, Date of Execution: 05/01/2023 , Admitted by: Self, Date of Admission: 05/01/2023 ,Place : Office			
97, BHUBAN MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, PAN No.: ABxxxxxxxx8A, Aadhaar No: 61xxxxxxxx5661, Status :Individual, Executed by: Self, Date of Execution: 05/01/2023 , Admitted by: Self, Date of Admission: 05/01/2023 ,Place : Office				

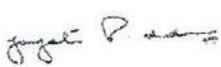
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	H R D CONSTRUCTION 205, SANTOSH ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.: AAxxxxxx6G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	UTTAM DUTTA Son of Late INDU BHUSAN DUTTA Date of Execution - 05/01/2023, , Admitted by: Self, Date of Admission: 05/01/2023, Place of Admission of Execution: Office			
	Jan 5 2023 11:13AM	LTI 05/01/2023		05/01/2023
139, BHUBAN MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx9J, Aadhaar No: 38xxxxxxxx9663 Status : Representative, Representative of : H R D CONSTRUCTION (as PARTNER)				
2	DILIP RITH Son of Late NARAYAN CHANDRA RITH Date of Execution - 05/01/2023, , Admitted by: Self, Date of Admission: 05/01/2023, Place of Admission of Execution: Office			
	Jan 5 2023 11:14AM	LTI 05/01/2023		05/01/2023
7/1, BHUBAN MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJxxxxxx1M, Aadhaar No: 37xxxxxxxx8567 Status : Representative, Representative of : H R D CONSTRUCTION (as PARTNER)				
3	KALYAN HALDAR Son of Late MICHAEL ARABINDU HALDAR Date of Execution - 05/01/2023, , Admitted by: Self, Date of Admission: 05/01/2023, Place of Admission of Execution: Office			
	Jan 5 2023 11:16AM	LTI 05/01/2023		05/01/2023
97, BHUBAN MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, , PAN No.: ABxxxxxx8A, Aadhaar No: 61xxxxxxxx5661 Status : Representative, Representative of : H R D CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
JAYOTI PODDER Son of Late ARUP KUMAR PODDER ALIPORE JUDGES COURT, City:-, P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	05/01/2023	05/01/2023	05/01/2023

Identifier Of UTTAM DUTTA, DILIP RITH, KALYAN HALDAR, UTTAM DUTTA, DILIP RITH, KALYAN HALDAR

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	UTTAM DUTTA	H R D CONSTRUCTION-2.2 Dec
2	DILIP RITH	H R D CONSTRUCTION-2.2 Dec
3	KALYAN HALDAR	H R D CONSTRUCTION-2.2 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	UTTAM DUTTA	H R D CONSTRUCTION-33.3333300 Sq Ft
2	DILIP RITH	H R D CONSTRUCTION-33.3333300 Sq Ft
3	KALYAN HALDAR	H R D CONSTRUCTION-33.3333300 Sq Ft

On 29-12-2022

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 75,51,002/-



Sourav Chakrobarty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 05-01-2023

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

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

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

Presented for registration at 11:06 hrs on 05-01-2023, at the Office of the A.D.S.R. BEHALA by KALYAN HALDAR , one of the Executants.

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

Execution is admitted on 05/01/2023 by 1. UTTAM DUTTA, Son of Late INDU BHUSAN DUTTA, 139, BHUBAN MOHAN ROY ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 2. DILIP RITH, Son of Late NARAYAN CHANDRA RITH, 7/1, BHUBAN MOHAN ROY ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 3. KALYAN HALDAR, Son of Late MICHAEL ARABINDU HALDAR, 97, BHUBAN MOHAN ROY ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Christian, by Profession Business

Indentified by JAYOTI PODDER, , , Son of Late ARUP KUMAR PODDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-01-2023 by UTTAM DUTTA, PARTNER, H R D CONSTRUCTION (Partnership Firm), 205, SANTOSH ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indentified by JAYOTI PODDER, , , Son of Late ARUP KUMAR PODDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 05-01-2023 by DILIP RITH, PARTNER, H R D CONSTRUCTION (Partnership Firm), 205, SANTOSH ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indentified by JAYOTI PODDER, , , Son of Late ARUP KUMAR PODDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 05-01-2023 by KALYAN HALDAR, PARTNER, H R D CONSTRUCTION (Partnership Firm), 205, SANTOSH ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indentified by JAYOTI PODDER, , , Son of Late ARUP KUMAR PODDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2023 10:27AM with Govt. Ref. No: 192022230241720555 on 04-01-2023, Amount Rs: 21/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 93093982 on 04-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 633492, Amount: Rs.100.00/-, Date of Purchase: 24/11/2022, Vendor name: Bidyut Kumar Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2023 10:27AM with Govt. Ref. No: 192022230241720555 on 04-01-2023, Amount Rs: 9,920/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 93093982 on 04-01-2023, Head of Account 0030-02-103-003-02



Sourav Chakrobarty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 10534 to 10572
being No 160700091 for the year 2023.



Digitally signed by SOURAV
CHAKRABORTY
Date: 2023.01.05 15:55:00 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 2023/01/05 03:55:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

(1) SRI UTTAM DUTTA, having PAN : AHRPD6699J, Aadhaar No.3870 5128 9663, son of Late Indu Bhusan Dutta, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 139, Bhuban Mohan Roy Road, Post Office : Barisha, Police Station : Haridevpur, Kolkata : 700008, District : 24 Parganas (South), (2) SRI DILIP RITH, having PAN : AJEPR7241M, Aadhaar No.3719 1683 8567, son of Late Narayan Chandra Rith, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 7/1, Bhuban Mohan Roy Road, Post Office : Barisha, Police Station : Haridevpur, Kolkata : 700008, District : 24 Parganas (South) and (3) SRI KALYAN HALDAR, having PAN : ABIPH4888A, Aadhaar No.6129 9890 5661, son of Late Michael Arabindu Halder, by faith : Christian, by nationality : Indian, by occupation : Business, residing at 97, Bhuban Mohan Roy Road, Post Office : Barisha, Police Station : Haridevpur, Kolkata : 700008, District : 24 Parganas (South), hereinafter collectively called and referred to as "the OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

H.R.D. CONSTRUCTION, a Partnership Firm, having PAN : AAPFH5216G, having its registered Office at 205, Santosh Roy Road, Post Office : Barisha, Police Station : Haridevpur, Kolkata : 700008, District : 24 Parganas (South), represented by its Partners namely, (1) **SRI KALYAN HALDAR**, having PAN : ABIPH4888A, Aadhaar No.6129 9890 5661, son of Late Michael Arabindu Halder, by faith : Christian, by nationality : Indian, by occupation : Business, residing at 97, Bhuban Mohan Roy Road, Post Office : Barisha, Police Station : Haridevpur, Kolkata : 700008, District : 24 Parganas (South), (2) **SRI DILIP RITH**, having PAN : AJEPR7241M, Aadhaar No.3719 1683 8567, son of Late Narayan Chandra Rith, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 7/1, Bhuban Mohan Roy Road, Post Office : Barisha, Police Station : Haridevpur, Kolkata : 700008, District : 24 Parganas (South) and (3) **SRI UTTAM DUTTA**, having PAN : AHRPD6699J, Aadhaar No.3870 5128 9663, son of Late Indu Bhusan Dutta, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 139, Bhuban Mohan Roy Road, Post Office : Barisha, Police Station : Haridevpur, Kolkata : 700008, District : 24 Parganas (South), hereinafter called and referred to as "the **DEVELOPER**" (which term or expression shall unless

excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the

OTHER PART.

WHEREAS one Hemanta Kumar Mazumder was the original recorded Owner of **ALL THAT** piece and parcel of bastu land measuring more or less 7 (Seven) Decimals equivalent to 4 (Four) Cottahs more or less along with other properties, under District : 24 Parganas (South), Additional District Sub-Registry Office at Behala, Police Station : Thakurpukur now Haridevpur, Pargana : Magura, Mouza : Sarkelat, Touzi Nos.23, 26 & 31, J.L. No.14, R.S. No.183, under Khatian No.489, Dag No.404, within the limits of the then South Suburban Municipality.

AND WHEREAS thereafter said Hemanta Kumar Mazumder duly constructed 2 (Two) storied dwelling house having 600 (Six Hundred) Square Feet in each floor totaling 1200 (One Thousand Two Hundred) Square Feet more or less upon his aforesaid bastu property sometimes in the year 1960 and absolutely seized and possessed the same by residing therein with the members of his family, by doing all acts of ownership and paying taxes to the Municipal authority.

AND WHEREAS while thus seized and possessed of the aforesaid property, said Hemanta Kumar Mazumder died intestate on 8th November, 1962, leaving behind his five sons and five daughters namely, Deb Kumar Mazumdar, Dilip Kumar Mazumder, Arun Kumar Majumder, Barun Kumar Mazumder, Swapan Kumar Majumdar, Smt. Rekha Ghosh, Smt. Reba Sarkar, Smt. Renu Mitra, Smt. Monika Ghosh and Smt. Rama Ghosh, as his only legal heirs and successors, who jointly inherited the aforesaid property, left by said Hemanta Kumar Mazumder, each having undivided 1/10th share of the same i.e. undivided 288 (Two Hundred Eighty-Eight) Square Feet and duly mutated their names in the Office of the Kolkata Municipal Corporation (South Suburban Unit) and the entire property numbered as Premises No.140, Santosh Roy Road (mailing address 97, Santosh Roy Road), Police Station : Thakurpukur now Haridevpur, Kolkata : 700008, under Ward No.123, District : 24 Parganas (South).

AND WHEREAS thus after such inheritance, all the aforesaid legal heirs while in enjoyment of the aforesaid property jointly as absolute Owners thereof, one of the co-sharer namely, Deb Kumar Mazumder died intestate on 2nd February, 1998 leaving

behind him surviving his wife Smt. Manjushree Mazumder, one daughter Smt. Mohua Roy and one son Sumit Kumar Majumdar, as his only legal heirs and successors, who jointly inherited the undivided 1/10th share in the aforesaid property left by said Deb Kumar Mazumder each having undivided 1/30th share.

AND WHEREAS subsequently another co-sharer namely, Dilip Kumar Mazumder died intestate on 6th November, 2001 leaving behind him surviving his wife Smt. Anima Mazumdar, one son Dipendu Mazumdar and one daughter Smt. Mala Mitra, as his only legal heirs and successors, who jointly inherited the undivided 1/10th share in the aforesaid property left by said Dilip Kumar Mazumder each having undivided 1/30th share.

AND WHEREAS thereafter subsequently another co-sharer namely, Barun Kumar Mazumder died intestate on 29th December, 2017 leaving behind him surviving his wife Smt. Chandra Mazumder and one son Indranil Mazumder, as his only legal heirs and successors, who jointly inherited the undivided 1/10th share in the aforesaid property left by said Barun Kumar Mazumder each having undivided 1/20th share.

AND WHEREAS while in enjoyment of the aforesaid property as joint Owners thereof, one of the co-sharer namely, Arun Kumar

Majumder gifted away his undivided 1/10th share of the aforesaid property unto and in favour of said Indranil Mazumder by virtue of a registered Deed of Gift, which was duly registered on 28th January, 2014 in the Office of the Additional District Sub-Registrar at Behala and recorded in Book No.I, CD Volume No.3, Pages 1081 to 1091, Being No.00766 for the year 2014 and thus said Indranil Mazumder became the Owner of undivided 3/20th (1/10th + 1/20th) share of the aforesaid property.

AND WHEREAS thus after such inheritance, all the aforesaid legal heirs while in enjoyment of the aforesaid property jointly as absolute Owners thereof, one of the co-sharer namely, Smt. Reba Sarkar, the daughter of said Hemanta Kumar Mazumder died intestate on 2nd January, 1994 leaving behind her four daughters namely, Smt. Sima Bhowmick, Smt. Sikha Dey Roy, Smt. Lekha Mishra and Smt. Lina Bose, who jointly inherited the undivided 1/10th share in the aforesaid property left by their mother namely, Smt. Reba Sarkar.

AND WHEREAS thereafter subsequently another co-sharer namely, Renu Mitra died intestate on 1st October, 1995 leaving

behind her surviving two sons namely, Subir Mitra and Prabir Mitra and a daughter Subhra Sen, as her only legal heirs and successors, jointly inherited the undivided 1/10th share in the aforesaid property left by their mother namely, Renu Mitra, each having undivided 1/30th share of the same.

AND WHEREAS while in enjoyment of the aforesaid property as joint Owners thereof, said Prabir Mitra, son of said Renu Mitra died intestate on 29th December, 2013 leaving behind him surviving his widow Smt. Minu Mitra and his only daughter Moumita Mitra, as his only legal heirs and successors, jointly inherited the undivided 1/30th share in the aforesaid property left by said Prabir Mitra, each having undivided 1/60th share of the same.

AND WHEREAS while in enjoyment of the aforesaid property jointly by the co-sharers/legal heirs, the said Smt. Sima Bhowmick, Smt. Sikha Dey Roy, Smt. Lekha Mishra, Smt. Lina Bose, jointly having undivided 1/10th share, Smt. Rama Ghosh having undivided 1/10th, Subir Mitra having undivided 1/30th share and Smt. Minu Mitra and Moumita Mitra jointly having undivided 1/30th i.e. totaling undivided 4/15th share of the

aforesaid property gifted away in favour said Dipendu Mazumdar by virtue of a registered Deed of Gift, which was duly registered on 21st March, 2014 in the Office of the Additional District Sub-Registrar at Behala and recorded in Book No.I, CD Volume No.8, Pages 6473 to 6489, Being No.02553 for the year 2014 and thus said Dipendu Mazumdar became the Owner of undivided 3/10th (1/30th + 4/15th) of the aforesaid property.

AND WHEREAS thereafter said Subhra Sen being the daughter of said Renu Mitra also died intestate on 1st March, 2012 leaving behind her surviving husband Dipendra Nath Sen and two daughters namely, Smt. Runa Sen and Smt. Rupa Saha, as her only legal heirs and successors, who jointly inherited the undivided 1/30th share in the aforesaid property left by said Subhra Sen, each having undivided 1/90th share of the same.

AND WHEREAS while absolutely seized and possessed the same, said Dipendra Nath Sen, Smt. Runa Sen and Smt. Rupa Saha jointly gifted away their undivided 1/30th share of aforesaid property unto and in favour said Dipendu Mazumdar by virtue of a registered Deed of Gift, which was duly registered on 3rd June, 2014 in the Office of the Additional District Sub-Registrar

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at Behala and recorded in Book No.I, CD Volume No.15, Pages 1187 to 1202, Being No.04574 for the year 2014 and thus said Dipendu Mazumdar became the Owner of undivided 1/3rd (3/10th + 1/30th) of the aforesaid property.

AND WHEREAS meanwhile another co-sharer namely, Monika Ghosh, one of the daughter of said Hemanta Kumar Mazumder died intestate on 17th May, 1996 leaving behind her husband, Amarjit Kumar Ghosh, two sons namely, Sandeep kumar Ghosh, Sanjay Kumar Ghosh and one daughter namely, Smt. Lipika Ghosh, who jointly inherited the undivided 1/10th share in the aforesaid property left by said Smt. Monika Ghosh and thereafter said Amarjit Kumar Ghosh also died intestate on 28th November, 2007 leaving behind his aforesaid two sons and daughter, who jointly inherited the undivided 1/10th share each having undivided 1/30th share.

AND WHEREAS while absolutely seized and possessed the same, said Sandeep Kumar Ghosh, Sanjay Kumar Ghosh and Smt. Lipika Ghosh jointly gifted away their undivided 1/10th share of the aforesaid property unto and in favour said Sumit Kumar Mazumder by virtue of a registered Deed of Gift, which was duly

registered on 5th May, 2014 in the Office of the Additional District Sub-Registrar at Behala and recorded in Book No.I, CD Volume No.12, Pages 2776 to 2792, Being No.03693 for the year 2014 and thus said Sumit Kumar Mazumder became the Owner of undivided 2/15th (1/30th + 1/10th) of the aforesaid property.

AND WHEREAS in the manner stated above, said Smt. Manjushree Mazumder became the Owner of the undivided 1/30th share of the aforesaid property, Smt. Mohua Roy became the Owner of the undivided 1/30th share of the aforesaid property, Sumit Kumar Majumdar became the Owner of the undivided 2/15th share of the aforesaid property, Smt. Anima Mazumdar became the Owner of the undivided 1/30th share of the aforesaid property, Dipendu Mazumdar became the Owner of the undivided 1/3rd share of the aforesaid property, Smt. Mala Mitra became the Owner of the undivided 1/30th share of the aforesaid property, Smt. Chandra Mazumder became the Owner of the undivided 1/20th share of the aforesaid property, Indranil Mazumder became the Owner of the undivided 3/20th share of the aforesaid property and Swapan Kumar Majumdar became the Owner of the undivided 1/10th share of the aforesaid property totaling undivided 9/10th share of the

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aforesaid property and since then have been possessing the same by doing all acts of ownership and paying taxes thereto.

AND WHEREAS similarly another co-sharer namely, Rekha Ghosh, one of the daughter of said Hemanta Kumar Mazumder also died intestate on 8th November, 1962 leaving behind her husband namely, Ranjit Kumar Ghosh and two sons namely Pradip Ghosh, Sudip Ghosh and two daughters namely, Smt. Shipra Mitra and Smt. Hena Majumder, who jointly inherited the undivided 1/10th share in the aforesaid property left by said Smt. Rekha Ghosh each having undivided 1/50th share.

AND WHEREAS while absolutely seized and possessed the same, said Ranjit Kumar Ghosh, Pradip Ghosh, Sudip Ghosh, Smt. Shipra Mitra and Smt. Hena Majumder jointly sold, transferred and conveyed their undivided 1/10th share of the aforesaid property in favour of the Uttam Dutta, Dilip Rith and Kalyan Haldar, by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 15th October, 2014 in the Office of the Office of the Additional District Sub-Registrar at Behala and recorded in Book No.I, CD Volume No.28, Pages 2690 to 2710, Being No.08640 for the year 2014.

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AND WHEREAS while thus seized and possessed of the said property as joint Owners thereof in respect of undivided 9/10th share of the aforesaid property, said Smt. Manjushree Mazumder, Smt. Mohua Roy, Sumit Kumar Majumdar, Smt. Anima Mazumdar, Dipendu Mazumdar, Smt. Mala Mitra, Smt. Chandra Mazumder, Indranil Mazumder and Swapan Kumar Majumdar also sold, transferred and conveyed the same unto and in favour of Uttam Dutta, Dilip Rith and Kalyan Haldar, by virtue of a registered Deed of Conveyance, which was duly registered 19th January, 2021 in the Office of the Office of the Additional District Sub-Registrar at Behala and recorded in Book No.I, Volume No.1607-2021, Pages from 43079 to 43151, Being No.160700775 for the year 2021.

AND WHEREAS after such purchase the Parties hereto of the One Part herein duly mutated their names with the Office of the Kolkata Municipal Corporation (South Suburban Unit) in respect of their aforesaid property and after such mutation, the aforesaid property known and numbered as Premises No.140A, Santosh Roy Road (mailing address 97, Santosh Roy Road), Police Station : Thakurpukur now Haridevpur, Kolkata : 700008, under Ward No.123, District : 24 Parganas (South) and they used to pay the necessary taxes to the said Authority.

AND WHEREAS after such purchase the Parties hereto of the One Part herein also mutated their names with the Office of the B.L. & L.R.O. in respect of their aforesaid property and after such mutation, their names had been recorded under L.R. Khatian Nos.2219, 2220 & 2221, appertaining to L.R. Dag No.404 and finally published the same and they used to pay the necessary rents and khajnas to the said Authority.

AND WHEREAS in the manner stated above, said of Uttam Dutta, Dilip Rith and Kalyan Haldar, the Parties of the One Part herein became the joint Owners of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring more or less 4 (Four) Cottahs together with structure measuring 1200 (One Thousand Two Hundred) Square Feet more or less, situate and lying at Mouza : Sarkelat, Pargana : Magura, Touzi Nos.23, 26 & 31, J.L. No.14, R.S. No.183, under Khatian No.489, corresponding to L.R. Khatian Nos.2219, 2220 & 2221, appertaining to L.R. Dag No.404, being Premises No.140A, Santosh Roy Road (mailing address 97, Santosh Roy Road), Police Station : Thakurpukur now Haridevpur, Kolkata : 700008, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.123, Additional District Sub-

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Registry Office at Behala, District : 24 Parganas (South), morefully described in the **SCHEDULE** hereunder written and hereinafter called and referred to as "the **SAID PROPERTY/PREMISES**".

AND WHEREAS while in enjoyment of the said property, the present Owners herein have jointly decided to develop their said property by raising a multistoried Building thereon both commercial and residential and accordingly obtained a sanctioned Building Plan of a G+III storied Building vide No.2022160181 dated 15th July, 2022.

AND WHEREAS the Owners herein also carrying on partnership business in the nature of development under the name & style **H.R.D. CONSTRUCTION**, having its registered Office at 205, Santosh Roy Road, Post Office : Barisha, Police Station : Haridevpur, Kolkata : 700008, District : 24 Parganas (South).

AND WHEREAS the Owners herein have jointly decided to develop their said property in the name of their said Partnership Firm and accordingly entered into this Agreement under certain terms and conditions as stated herein.

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

1. **OWNERS** :-

Shall mean the Owners as mentioned above.

2. **DEVELOPER** :-

Shall mean the Developer as mentioned above.

3. **PREMISES** :-

Shall mean the property as morefully described in **SCHEDULE** hereunder written.

4. **BUILDING** :-

Shall mean Building to be constructed as per sanctioned Building, which has already been sanctioned by the Kolkata Municipal Corporation in the said property by the Owners herein.

5. **COMMON AREAS** :-

Shall mean and include the passage, ways, stairways, gates, common lavatory, all rain water pipes, sewerage,

fittings, fixtures, manholes pit, lift, gullies, roof municipal filtered water connection and pipe lines water pump and overhead tank, underground reservoir, fences, boundary wall, courtyard, C.E.S.C., electric connection, electric supply to the common areas facilities, electrical fixtures in the common areas, main switches, electric from the garage room, interior walls and other facilities, which will be provided by the Developer from time to time.

6. **ARCHITECT** :-

Shall mean such person or persons having requisite qualification and experience required under the relevant laws/rules to Act as Architect who will be appointed by the Developer for designing and supervision of the Building to be constructed in the said property.

7. That the Owners hereby grant rights to the Developer to construct the Building on the existing land of the **SCHEDULE** : "A" property.

8. In consideration of the Owners have agreed to permit the Developer to commercially develop the said property by raising a G+III storied Building.

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9. That the Owners shall also empower, constitute and appoint the Developer and/or its nominated person or persons as may be required only for the purpose of obtaining necessary permission and approvals from the different authorities in connection with the construction of the Building, the Owners shall be bound to make the Deed of Conveyances to the Purchaser/s directly and the Developer will be the Confirming Party of that said Deed of Conveyance.
10. That the Developer shall sell and transfer the undivided proportionate share of land underneath the Building comprised in the portion of the said Flat.
11. That the Owners shall execute and register the Deed of Conveyance/s along with the Developer as Confirming Party.
12. That the Developer shall execute Deed of Sale as Confirming Party and the Owners also execute any Deed of Transfer.
13. All men and machinery and materials will be supplied by the Developer at its own costs and expenses and by the Supplier nominated by the Developer.

14. All the materials e.g. electrical goods, sewerage goods, water pipe lines, bricks, sands, irons, windows, doors, stone chips and all materials relating to the construction will be supplied by the Developer at its own cost from the Supplier of the Developer.
15. That the Developer shall negotiate the terms and conditions with the intending Purchaser/s for the sale of Flat/s, Shop/s, Car Parking Space/s and other saleable Space/s and shall receive the entire consideration money from the intending Purchaser/s of the said Flat/s and shall discharge the money receipt for the same.
16. That the Developer hereby undertakes to keep the Owners indemnified against all Third Party claims and actions arising out of any sort of act or commission of the Developer in or relating to the construction of the said Building.
17. That the Parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance for the relative obligation prevented by the

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existence of force majeure and shall be suspended from the obligation during the duration of the force majeure.

18. The Owners herein empowered and authorized the Developer herein to construct a multistoried Building over and above said property in accordance with the sanctioned Building Plan as per Specification mentioned hereunder.
19. The Owners herein hereby further empowered and authorize the Developer to enter into Agreement/s for Sale with the intending Purchaser/s in respect of the Flat/s, Shop/s, Office/s, Car Parking/S and other Saleable Space/s of the said multistoried Building and receive consideration money (full or part) thereof in the name of the Firm.
20. The Owners herein hereby declare that they will execute and register the final Deed of Conveyance/s in respect of the Flat/s, Shop/s, Office/s, Car Parking/S and other Saleable Space/s of the said multistoried Building in favour of the intending Purchaser/s upon receiving the full consideration money by the Developer.

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THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY/PREMISES)

ALL THAT piece and parcel of land measuring an area of 4 (Four) Cottahs be the same a little more or less together with structure standing thereon, situate and lying at Mouza : Sarkelat, Pargana : Magura, Touzi Nos.23, 26 & 31, J.L. No.14, R.S. No.183, under Khatian No.489, corresponding to L.R. Khatian Nos.2219, 2220 & 2221, appertaining to L.R. Dag No.404, being Premises No.140A, Santosh Roy Road (mailing address 97, Santosh Roy Road), Police Station : Thakurpukur now Haridevpur, Kolkata : 700008, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.123, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), which is situated within the Zone of **James Long Sarani to Rest (premises located on Santosh Roy Road)**, together with all right, title, interest and right of easements attached thereto and the same is butted & bounded by :-

ON THE NORTH	: 205, Kalipada Mukherjee Road ;
ON THE SOUTH	: 25' wide Santosh Roy Road ;
ON THE EAST	: 18' wide K.M.C. Road ;
ON THE WEST	: 137, Santosh Roy Road.

-:: ANNEXURE ::-

(DESCRIPTION OF SPECIFICATION)

❖ STRUCTURES :-

R.C.C. Frame structure.

❖ BRICK WORKS :-

1st Class brick of Basirhat wall thickness will be 8", 5" & 3".

❖ FLOORING :-

All floor will be of marble.

❖ DOORS & FRAME :-

All flush door with both side commercial ply and frame made of Sal Wood.

❖ WINDOWS :-

Sliding windows with glass and grill.

❖ KITCHEN :-

2" x 4" black stone counter with a steel sink and glaze tiles 8" x 12" over counter and sink up to 2' height.

❖ TOILET :-

Upto 6' height tiles in all walls of toilet with one basin and others standard fittings will be Developer's choice. Two numbers of water point and two numbers of shower points.

❖ WALL FINISHING :-

Putty/Paris will be done over plastered surface in inside wall and snowcem in outside wall.

❖ ELECTRICAL :-

All conceal wiring.

ROOM	LIGHT POINTS	FAN POINTS	5AM. PLUGS	15AMP. PLUGS
Bedroom	3	1	2	1
Dining	3	2	2	1
Kitchen	1	X	1	1
Toilet	1	X	X	1
Balcony	1	X	1	X

N.B. : One A.C. point will be provided in one bed room.

❖ LIFT :-

Four passengers lift.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

*Uttam D. G. Dutt
Dip Roy*

WITNESSES :-
Kalyan Haldar.

1. *ALOK Roy*
471, D.B. Road
KOL-61

Signature of the **OWNERS**

HRD CONSTRUCTION

Kalyan Haldar. Dip Roy
Partner

2. *Jayati Poddar*
Advocate
Alipore Judges Court
Kolkata-700027

HRD CONSTRUCTION

Uttam D. G. Dutt
Partner

Signature of the **DEVELOPER**

Drafted by me :-

AKR
ALOK KUMAR ROY
Advocate
Alipore Judges' Court, Kol : 27.

Computer Typed by :-

Chaske
216G/2, B.C. Road, Kol-34.

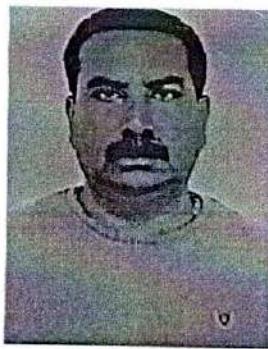


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Name

Signature

Arthur Geltzer



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

Name

Signature

Ring Ritter

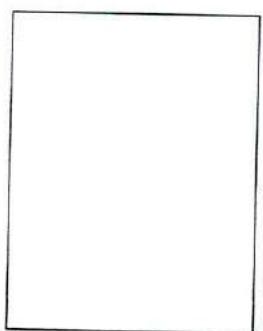


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Name

Signature

Kalyan Halder



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

Name

Signature



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2003672247/2022	Office where deed will be registered
Query Date	28/12/2022 6:47:47 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	MITHUN DAS ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830189873, Status : Advocate	
Transaction		Additional Transaction
[0110] Sale, Development Agreement or Construction agreement		[4305] Declaration [No of Declaration : 2]
Set Forth value		Market Value
Rs. 1,00,000/-		Rs. 75,51,002/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 10,020/- (Article:48(g))		Rs. 21/- (Article:E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Santosh Roy Road, Road Zone : (J.L. Sarani -- REST (Premise located on Santosh Roy Road)), Premises No: 140A, Ward No: 123, Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha	90,000/-	75,24,002/-	Property is on Road
	Grand Total :			6.6 Dec	90,000 /-	75,24,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1 Year, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	100 sq ft	10,000 /-	27,000 /-	



Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	UTTAM DUTTA Son of Late INDU BHUSAN DUTTA,139, BHUBAN MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx9J, Aadhaar No.: 38xxxxxxxx9663, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	DILIP RITH Son of Late NARAYAN CHANDRA RITH,7/1, BHUBAN MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJxxxxxx1M, Aadhaar No.: 37xxxxxxxx8567, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	KALYAN HALDAR Son of Late MICHAEL ARABINDU HALDAR,97, BHUBAN MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, PAN No. ABxxxxxx8A, Aadhaar No.: 61xxxxxxxx5661, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	H R D CONSTRUCTION (Partnership Firm) ,205, SANTOSH ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 PAN No. AAxxxxxx6G, Aadhaar No Not Provided by UIDAIS Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	UTTAM DUTTA Son of Late INDU BHUSAN DUTTA139, BHUBAN MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx9J , Aadhaar No.: 38xxxxxxxx9663	H R D CONSTRUCTION (as PARTNER)
2	DILIP RITH Son of Late NARAYAN CHANDRA RITH7/1, BHUBAN MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJxxxxxx1M , Aadhaar No.: 37xxxxxxxx8567	H R D CONSTRUCTION (as PARTNER)
3	KALYAN HALDAR Son of Late MICHAEL ARABINDU HALDAR97, BHUBAN MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, PAN No. ABxxxxxx8A , Aadhaar No.: 61xxxxxxxx5661	H R D CONSTRUCTION (as PARTNER)



Identifier Details :

Name & address	
JAYOTI PODDER	
Son of Late ARUP KUMAR PODDER	
ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India,	
PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of UTTAM DUTTA, DILIP RITH, KALYAN HALDAR, UTTAM DUTTA, DILIP RITH, KALYAN HALDAR	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	UTTAM DUTTA	H R D CONSTRUCTION-2.2 Dec
2	DILIP RITH	H R D CONSTRUCTION-2.2 Dec
3	KALYAN HALDAR	H R D CONSTRUCTION-2.2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	UTTAM DUTTA	H R D CONSTRUCTION-33.3333 Sq Ft
2	DILIP RITH	H R D CONSTRUCTION-33.3333 Sq Ft
3	KALYAN HALDAR	H R D CONSTRUCTION-33.3333 Sq Ft

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No.: 411231916068 Premises No. : 140A Ward No. : 123 Street Name : SANTOSH ROY ROAD	Reference Deed No. : I-160700775 Date of Registration. : Jan 21, 2021 Office Where Registered : ADSRBEHALA	Owner Name : UTTAM DUTTA, DILIP RITH , KALYAN HALDER Owner Address : 97, BHUBAN MOHAN ROY ROAD , KOLKATA Pin No. : 700008	Character of Premises: Constructed Building Total Area of Land: 4 Cottah,

Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 27-01-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 27-01-2023)
- Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
- Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
- Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
- Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.



Query No: 2003672247 of 2022, Printed On : Dec 28 2022 6:47PM, Generated from wbregistration.gov.in

9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





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



192022230241720555

GRN Details

GRN:	192022230241720555	Payment Mode:	Debit Card Payment
GRN Date:	04/01/2023 10:24:05	Bank/Gateway:	ICICI Bank
BRN :	93093982	BRN Date:	04/01/2023 10:27:07
GRIPS Payment ID:	040120232024172054	Payment Init. Date:	04/01/2023 10:24:05
Payment Status:	Successful	Payment Ref. No:	2003672247/3/2022

[Query No/*/Query Year]

Depositor Details

Depositor's Name:	ALOK KUMAR ROY
Address:	41B/1 ARCADIA EXTENSION
Mobile:	7003207967
Depositor Status:	Advocate
Query No:	2003672247
Applicant's Name:	Mr MITHUN DAS
Identification No:	2003672247/3/2022
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3
Period From (dd/mm/yyyy):	04/01/2023
Period To (dd/mm/yyyy):	04/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003672247/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2003672247/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



040120232024172054

GRIPS Payment Detail

GRIPS Payment ID:	040120232024172054	Payment Init. Date:	04/01/2023 10:24:05
Total Amount:	9941	No of GRN:	1
Bank/Gateway:	ICICI Bank	Payment Mode:	Debit Card Payment
BRN:	93093982	BRN Date:	04/01/2023 10:27:07
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: ALOK KUMAR ROY
Mobile: 7003207967

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230241720555	Directorate of Registration & Stamp Revenue	9941
Total			9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

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