

00133/25

I-124/2025

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

AU 093645

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

(Certified true and correct copy as submitted for registration. The signature sheets and the endorsement sheet attached with the document are the part of this document.)

District Sub-Registrar-II
Alipore, Sec-24, Purba Medinipur

06 JAN 2025

DEVELOPMENT AGREEMENT

THIS INDENTURE made this the 6th day of
January, 2025

BETWEEN

Gyigit Das

SHIB DURGA ENTERPRIZE
SHIB DURGA ENTERPRIZE
SHIB DURGA ENTERPRIZE
Partner
Shouli Chakrabarty
Rupa Nepal
Ratna Mondal

Handwritten notes: 119, 30558

SRI SUJIT BASU (PAN AGRPB9283H) (AADHAAR NO. 915667953231), son of Sudhir Kumar Basu, by faith - Hindu, residing at 41/16, Sarsuna Main Road P.O.- Sarsuna, P.S. - Sarsuna, Kolkata- 700061, District - South 24 Parganas, hereinafter referred to as the "**LANDOWNER/OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, legal representative and/or assigns) of the **FIRST PART**.

AND

SHIB DURGA ENTERPRIZE (PAN ADIFS5128A), a partnership firm, having its place of business at P-49, Brazomani Debya Road, P.O. & P.S. - Sarsuna, Kolkata - 700 061, represented by its Partners, **(1) SMT SHOULI CHAKRABORTY (PAN BNNPB4874Q) (AADHAAR NO. 3089 4164 3350)**, wife of Sri Dipankar Chakraborty, by religion - Hindu, by Occupation - Business, residing at P-49, Brazomani-Debya Road, P.O. & P.S. - Sarsuna, Kolkata - 700 061, **(2) SMT. RUPA NEPAL (PAN AMZPN8691D) (AADHAAR NO. 7005 8480 6236)**, wife of Sankar Keshar Nepal, daughter of Yam Bahadur Chetry, by religion - Hindu, by Occupation - Business, residing at 66/11A, Sarsuna Main Road, P.O. & P.S. - Sarsuna, Kolkata - 700061, and **(3) SMT RATNA MONDAL (PAN AQAPM3990P) (AADHAAR NO. 7893 7555 8737)** wife of Ashok Kumar Mondal, by religion - Hindu, by Occupation - Business, residing at 66/10, Sarsuna Main Road, P.O. & P.S. -Sarsuna, Kolkata - 700061, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to include the partner or partners for the time being of said firms and its successor-in-office, legal representative and/or assigns) of the **SECOND PART**.

WHEREAS one Jayat Sen Ghosh and Ranat Sen Ghosh was the Owner in respect of **ALL THAT** piece and parcel of land measuring about 4 Cottahs 9 Chittaks 8 Sq. ft. alongwith other properties lying and situated A.D.S.R.O. Behala, Mouza - Dakshin Behala, Pargana - Balia J.L. No. 16, R.S. No. 81, Touzi No. 351, Dag No. 346, R.S. Khatian No. 600 & 603, P.S. - Behala, under District - South 24 Parganas by virtue of Surrender Deed from one Narayan Chandra Bandopadhyay dated 04.04.1935 being registered in the office of S.R. Behala and recorded in Book No. 1, Volume No. 15, Pages 40 & 41, being No. 661 for the year 1935.

AND WHEREAS while thus seized and possessed of the aforesaid property the said Jayat Sen Ghosh and Ranat Sen Ghosh duly sold transferred and conveyed **ALL THAT** piece and parcel of land measuring about 4 Cottahs 9 Chittaks 8 Sq. ft. lying and situated A.D.S.R.O. Behala, Mouza - Dakshin Behala, Pargana - Balia J.L. No. 16, R.S. No. 81, Touzi No. 351, Dag No.

SHIB DURGA ENTERPRIZE

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Partner

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Rupa Nepal
Partner

SHIB DURGA ENTERPRIZE

Ratna Mondal
Partner

Sujit Basu

346, R.S. Khatian No. 600 & 603, P.S. - Behala, under District - South 24 Parganas, in favour of Rathindra Nath Sanayal by virtue of Deed of Conveyance dated 11.08.1959 being registered in the office of S.R. Alipore and recorded in Book No. I, Volume No. 132, Pages 53 to 62, being No. 7305 for the year 1959.

AND WHEREAS after purchasing the aforesaid land the said Rathindra Nath Sanayal duly obtain building sanctioned plan from the competent authority and started constructional work in the year 1960 and has completed a two storied structure standing thereon.

AND WHEREAS while thus seized and possessed of the aforesaid property the said Rathindra Nath Sanayal duly sold transferred and conveyed the same in favour of Landowner herein by virtue of a Deed of Conveyance dated 11.03.1978 being registered in the office D.S.R. Alipore and recorded in Book No. I, Volume No. 44, Pages 138 to 145, being No. 1267 for the year 1978.

AND WHEREAS after purchasing the aforesaid property the said Sujit Kumar Basu, the Landowner herein duly recorded his name in the records of Kolkata Municipal Corporation vide Premises No. 216, Sarsuna Main Road, vide Assessee No. 411271500687, under Ward No. 127.

AND WHEREAS the Landowner herein thus became the owner in respect of **ALL THAT** piece and parcel of land measuring about 4 Cottahs 9 Chittaks 8 Sq. ft. alongwith two storied structure measuring about 2400 sq.ft. (each floor measuring more or less 1200 sq. ft.) standing thereon lying and situated A.D.S.R.O. Behala, Mouza - Dakshin Behala, Pargana - Balia J.L. No. 16, R.S. No. 81, Touzi No. 351, R.S. & L.R. Dag No. 346, R.S. Khatian No. 600 & 603, L.R. Khatian No. 343 & 865, within the limits of the Kolkata Municipal Corporation vide Premises No. 216, Sarsuna Main Road, vide Assessee No. 411271500687, under Ward No. 127, Kolkata - 700061, District - South 24 Parganas.

AND WHEREAS the Landowner is presently desirous to develop the said property by a competent developer.

AND WHEREAS after being fully satisfied regarding the aforesaid representations made by the Owner discussed with the Developer concerning the viability of the development of the said property and the terms and conditions on which the development of the said property can be undertaken and after such discussion the developer has agreed to develop the said property in accordance with the Building Plan to be sanctioned by the competent authority, for the construction of a multi Storied Building at the said property.

SHIB DURGA ENTERPRIZE

Shouli Chakraborty
Partner

SHIB DURGA ENTERPRIZE

Rupa Nepal
Partner

SHIB DURGA ENTERPRIZE

Ratna Mondal
Partner

Sujit Basu

AND WHEREAS the Developer has inspected all the papers and documents relating to the title of the Owner to the said property and has made itself satisfied and agreed to develop the said property by constructing a multi storied Building at the said property in accordance with Building Plan which is to be sanctioned by the competent authority.

AND WHEREAS for betterment of further proceedings and for strengthening of such understanding the parties herein is agreed to execute this Indenture on the terms and conditions hereinafter appearing in the aforesaid Agreement for Development.

NOW THIS AGREEMENT WITNESSETH as follows:

ARTICLE - I

Unless in these presents it is repugnant or inconsistent with:

- (a) **OWNER** shall mean the said **SRI SUJIT KUMAR BASU**.
- (b) **DEVELOPER** shall mean **SHIB DURGA ENTERPRIZE**, a Partnership Firm, represented by its Partners, **SMT SHOULI BANERJEE @ SHOULI CHAKRABORTY, SMT. RUPA NEPAL and SMT RATNA MONDAL**.
- (c) **OWNER'S SHARE** Shall mean 45% of total F.A.R. (as its used basis), together with the undivided proportionate share and interest in the land underneath the said building and all common rights over the common areas and facilities as per the terms and conditions of these presents including common facilities and amenities as fully and particularly set out in the **SECOND SCHEDULE**.
- (d) **DEVELOPER'S SHARE** shall mean the remaining portion of the said multi storied Building to be constructed on the said property comprising several flats in the **THIRD SCHEDULE** hereunder written.
- (e) **COMMON FACILITIES AND AMENITIES** shall include certain common spaces which will be provided by the "Developer" commonly to the said "Owner" and "Purchaser" and required for establishment location enjoyment provision, maintenance and/or management of the Building.
- (f) **SALEABLE SPACE** shall mean the space / flats in the multi storied Building (excepting the Owner share) to be constructed on the said property available for independent use and occupation after making due provisions for common facilities and the spaces.
- (g) **BUILDING & PLAN** shall mean and include the multi storied Building to be constructed by the "Developer" on the said property as per the sanctioned Plan by the competent authority and all other relevant statutory authorities.
- (h) **SERVICE ORGANISATION** shall mean a Society Body or Association to be formed by the "Developer" and the "Owner" in consultation with the others flat - Owner to take over the management / Administration of the common facilities in the



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Partner

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Rupa Nepal
Partner

SHIB DURGA ENTERPRIZE
Ratna Mondal
Partner

said Building and to be registered under West Bengal Society Act., 1961 and so whatsoever.

- (i) **COMMON FACILITIES** shall mean and include the costs of operating and maintaining as and when required after the completion of the Building and shall include Taxes, Charges, Salaries, Premium and other expenses payable in respect thereof or incidental there to be shared proportionately by the Owner / Flat Owner / Occupants of the said Building as per their respective allocated area, particulars of which have been set out in the Fourth Schedule hereunder written.
- (j) **ARCHITECT** shall mean a qualified person or persons having experience in Civil Constructions and duly registered with the competent authority and all other statutory Authorities required under the prevailing laws.

ARTICLE - II

OWNER' OBLIGATIONS

- (a) The Owner has agreed to produce the original registered Deed of the said property and other required relevant papers for the building plan sanction and the Development of the said property.
- (b) The Owner have agreed to make over possession of the said property to the "Developer" simultaneously with the execution of these presents and/or immediately on getting the clearance / sanction from the relevant statutory authority subject to the terms and conditions hereinafter contained.
- (c) The "Owner" agrees and covenant with the "Developer" not to cause any interference in the construction of the said Building, if anything is not going against the spirit of this Agreement and further agrees not to create any hindrance/obstruction during the process of construction in any manner whatsoever and shall always extend his hands of cooperation to the Developer as and when sought by him.
- (d) The "Owner" agrees to execute further Deed or Deeds in favour of the Developer for betterment of the work as and when required by the Developer.
- (e) The "Owner" agrees to rectified all defects arising in any documents of his property at his own cost.

ARTICLE - III

OWNER' RIGHTS AND REPRESENTATIONS

- (a) The "Owner" is absolutely seized and possessed of and/or otherwise well and sufficient entitled to the said property more fully described in the First Schedule hereunder written.
- (b) The said property is not affected by provisions of the Urban Land Ceiling and Regulations Act, 1976.
- (c) There is no bar legal or otherwise for the "Owner" to obtain the certificate under Section 230A(1) of the Income Tax Act, 1961 or any modification thereof and other consents and permissions that may be required for the purpose.



SHIB DURGA ENTERPRIZE

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SHIB DURGA ENTERPRIZE

Shovai Chakraborty
Partner

Purpa Nepal
Partner

Ratna Mondal
Partner

ARTICLE -IV
DEVELOPER'S OBLIGATIONS

(a) If any amendment or modification is required to be made in the said Building Plan, the same shall be done by the "Developer" on behalf of the "Owner" and the "Developer" shall pay and bear all fees whereas applicable.

(b) Nothing in these property shall be constructed as a demise or assignment or conveyance in law by the "Owner" of the said property or any part thereof to the "Developer" in this Residential and partly other than residential Building.

(c) The "Developer" shall complete the construction of the said multi storied building within 24 months from the date of obtaining building sanction plan which would be extended for a further period of 6 months due to any latches which is beyond the control of the Developer.

(d) The "Developer" shall on completion of the construction of the said Building is to be found to put the "Owner" in undisputed possession of the "Owner" share / allocation space in the manner fully described in the Second Schedule hereunder written together with all rights in common facilities.

(e) The "Developer" will hold possession of the said property as exclusive license and the "Developer" shall arrange Municipal mutation & B.L. & L.R.O. of the said property in "Owner's" name and all such expenses incurred for the mutation procedure shall be exclusively borne by the "Developer" and

Be it mentioned here that the arrear taxes in respect of the said property shall be borne by the "Owner" and to which the "Developer" shall in no way be liable .

(f) The "Developer" hereby agrees and covenants with the "Owner" not to transfer and assign benefits of this Agreement or any part thereof without the consent in written of the "Owner".

(g) The "Developer" hereby agrees and covenants with the "Owner" not to violate or contravene any of the provisions or rules applicable for construction of the Building as a result of which the obligations and liabilities will affect upon the "Owner".

(h) The "Developer" hereby agrees and with the "Owner" not to do any act, deed or thing whereby the "Owner" are prevented from enjoying, selling, assigning and / or disposing of any of the "Owner" Allocation on the Building and remaining spaces and vice versa.

(i) The "Developer" are authorized to enjoy any financial assistance against mentioned property from any person / or organization or any credit facilities from any supplier / suppliers, if any disputes arises the "Owner" shall not be liable and responsible and no claim will be entertained in connection with any liability.

(j) The "Developer" shall provide alternative accommodation @ Rs. 6000/- to the "Owner" till the delivery of Owner's Allocation.

SHIB DURGA ENTERPRIZE
Partner
Shouli Chakraborty.

SHIB DURGA ENTERPRIZE
Partner
Rupa Nepal.

SHIB DURGA ENTERPRIZE
Partner
Ratna Mondal.

Sujitha

ARTICLE V

DEVELOPER'S RIGHTS AND REPRESENTATIONS

- (a) The "Developer" shall be exclusively entitled to the Developer's Allocation in the Building with the right to transfer or otherwise deal with or dispose of the same and the "Owner" will not in any way interfere with and peaceful possession of the Developer's Allocation provided that the "Developer" has complied with all the terms and conditions which are to be observed and performed by the Developer.
- (b) In so far as necessary all dealings by the "Developer" in respect of the Land and Building shall be in the name of "Owner" for which purpose the "Owner" have agreed to execute a Registered Power of Attorney in favour of **SHIB DURGA ENTERPRIZE**, a Partnership Firm, represented by its Partners, **SMT SHOULI BANERJEE @ SHOULI CHAKRABORTY, SMT. RUPA NEPAL and SMT RATNA MONDAL** the "Developer" by these presents with clear understanding that such dealing shall not in any way of fasten or create any Financial liabilities upon the "Owner".

ARTICLE - VI
BUILDING

- (a) The "Developer" shall at their own costs and expenses for construct, erect and complete a multi storied Building on the said Land within the time specified above in accordance with the sanctioned Building Plan with good and standard materials as may be specified by the "Architect" and with the observation of "Owner" from time to time.
- (b) The "Developer" shall install and erect the said Building at its own costs and expenses and shall arrange Common Electric Meter in the said building.
- (c) The "Developer" shall arrange individual Electric Meter in respect of all the flats thereon at the cost of the respective occupiers.
- (d) The "Developer" shall be authorized in the name of the Owner in so far as it necessary to apply for and obtain quotas entitlements and other allocation for cement, steel, bricks and other Building materials allocable to the "Owner" for the construction of the Building and to similarly apply for and obtain temporary and permanent connections of water electricity, drainage, sewerage whatsoever to the said Building and other inputs and facilities required for the construction or enjoyment of the Building.
- (e) All the costs, charges and expenses including Municipal fees, Architect fees shall be discharged by the "Developer" during the period from the execution of this Agreement till the completion of the construction of the said Building and the "Owner" shall bear no responsibility in this context for the above mentioned period.



SHIB DURGA ENTERPRIZE

Shouli Chakraborty
Partner

SHIB DURGA ENTERPRIZE

Rupa Nepal
Partner

SHIB DURGA ENTERPRIZE

Ratna Mondal
Partner

ARTICLE-VII
FURTHER OBLIGATIONS MUTUALLY AGREED BY THE
OWNER AND THE DEVELOPER

The "Owner" agrees and covenants with the "Developers" that as soon as the "Owner" allocated areas will be completed as per specification and satisfactory condition and/or request of the "Developer" to take possession of their mentioned Allocation, they will take possession within 30 days notice and without any disturbances or creating any problems provided the allocated flat and common portions and spaces are depend up to the entire satisfaction of the "Owner".

ARTICLE VIII
OWNER INDEMNITY

The Owner" hereby undertake that the "Developer" shall be entitled to the construction and shall enjoy their allocation performs and observes and fulfilled all the terms / conditions herein contained and/or on their part to be observed, performed and/or fulfilled.

ARTICLE - IX
DEVELOPER'S INDEMNITY

(a) The "Developer" hereby undertakes to keep the "Owner" indemnified from and against all third party's claim and actions arising out of any part of act or commission of the "Developer" in or relating to the construction of the said Building.

(b) The "Developer" hereby indemnifies and keeps the "Owner" indemnified from and against all actions, suits, costs, proceedings and claims and demands that may arise out of the "Developer" allocation with regard to the development of the said property and/or in the matter of the construction of the Building and/or for any defect therein.

ARTICLE - X
MISCELLANEOUS

(a) The "Owner" and the "Developers" have entered in to this Agreement purely for construction and nothing contained herein shall be deemed to contract as partnership between the "Developers" and the "Owner" or as a joint venture between the parties hereto constitute as an Association of persons this arrangement is subject to production of the original Deed of Conveyance as aforesaid.

(b) The "Developers" and the "Owner" with consultation with the other Flat Owner shall mutually formed scheme for the management and/or for the administrations of the said Building and/or common parts and facilities thereof.

(c) The "Owner" and the "Developers" hereby agrees by all the rules and regulations of such management / society / Association / Organization and hereby give their consent to abide by the same.

ARTICLE - XI

(a) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force



SHIB DURGA ENTERPRIZE
Shoblie Chakrabarty

SHIB DURGA ENTERPRIZE
Rupa Nepal

SHIB DURGA ENTERPRIZE
Ratna Mondal

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

(b) Force majeure shall mean flood, earthquake, riot, war storm, tempest, civil / commotion, strike, order of a statutory authority and any other act or commission beyond the control of the parties hereto.

ARTICLE - XII
ARBITRATION

All disputes and differences arising out of this Agreement regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents of determination of any liability shall be referred to the sole arbitration of an Arbitrator, if both the parties agree upon and to the event of any disagreement, the same shall be referred to the arbitration of two Arbitrator, one to be appointed by the "Owner" and another to be appointed by the "Developers" and the same shall be demand to be reference within the meaning of the Arbitration and convention Act, 1996 or any statutory enactment or modification thereof.

ARTICLE - XIII
JURISDICTION

All the disputes have to be settled up under the jurisdiction of South 24 Parganas.

THE FIRST SCHEDULE ABOVE REFERRED TO

~~ALL THAT~~ piece and parcel of land measuring about 4 Cottahs 9 Chittaks 8 Sq. ft. ~~alongwith two storied structure measuring about 2400 sq.ft. (each floor measuring more or less 1200 sq. ft.) standing thereon lying and situated A.D.S.R.O. Behala, Mouza - Dakshin Behala, Pargana - Balia J.L. No. 16, R.S. No. 81, Touzi No. 351, R.S. & L.R. Dag No. 346, R.S. Khatian No. 600 & 603, L.R. Khatian No. 343 & 865, within the limits of the Kolkata Municipal Corporation vide Premises No. 216, Sarsuna Main Road, vide Assessee No. 411271500687, under Ward No. 127, Kolkata - 700061, District - South 24 Parganas which is butted and bounded as follows:-~~

ON THE NORTH : Property of Jayat Sen Ghosh & others,
ON THE SOUTH : 12 ft. wide common passage,
ON THE EAST : 16 ft. wide common passage,
ON THE WEST : Property of Kartick Chandra Pal & others.
(Zone - Sarkashat to Challenge Para)

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER' ALLOCATION)

Shall mean 45% of total F.A.R. (as its used basis).

THE THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

The Developer will be exclusively entitled to remaining flats and proportionate share of land.

THE FOURTH SCHEDULE ABOVE REFERRED TO

SHIB DURGA ENTERPRIZE

Shouli Chakraborty

SHIB DURGA ENTERPRIZE

Rupa Nepal

SHIB DURGA ENTERPRIZE

Ratna Mondal

Shyitaban

SPECIFICATION

(For the Allocation of the said "Owner")

- Structure : Building designed on earthquake proof R.C.C. frame and foundation, with due consideration of Soil Testing results if necessary
- Flooring : Tiles Flooring
- Kitchen : Flooring in tiles with cooking platform top by Granite and standard colored ceramic Tiles up to 2.5' ft. height with steel sink and fittings.
- Toilet & W.C. : Flooring with tiles and wall dados with standard glazed tiles up to 7' ft (for toilet) and 4' ft. (for W.C.) height with CP fittings and concealed water G.I./PVC Pipe Line.
- Doors : Wooden frame Main door would be flush Door with sunmica pasting and Godrej lock, All other doors should also be flush door. Toilet and W.C. will be provided with poly door.
- Windows : Alluminium frame/steel window with Glass panel and MS Grill.
- Exterior /Interior : Aesthetically designed front with cement based finish with colour. Plaster of Paris to inside wall and ceiling.
- Electric : Concealed copper wiring provided from Ground Floor up to each unit with adequate points of modular switches, sockets etc. including provision of cable line and 1 A.C. point in the Bedroom.
- Water supply : Main source of water from the supply of Corporation would be stored in Reservoir under (Ground) and lift up on to a overhead Tank (poly/cement) by an Electric Pump (Standard make) and water should be supplied to each flat from the overhead tank or Reservoir connected with pvc water pipe.
- Lift : 4 passenger carrying lift

Shouli Chakrabarty
Partner

Rupa Nepal
Partner

Rathna Mondal
Partner

SHIB DURGA ENTERPRISE

SHIB DURGA ENTERPRISE

SHIB DURGA ENTERPRISE

[Handwritten Signature]

IN WITNESS WHEREOF the parties thereto put their respective hand seal and signature on the day, month and year first above written.

WITNESSES :

1. *Dwaipayan Bose*
41/16 Sarsuna Main Road,
Kolkata-700061
2. *Dastakkr. Mondal*
66/10 Sarsuna Main Road,
Kol-61

Gujit R

**SIGNATURE OF THE OWNER
LANDOWNER / FIRST PARTY**

SHIB DURGA ENTERPRIZE

Shouli Chakraborty

Partner

SHIB DURGA ENTERPRIZE

Rupa Nepal

Partner

SHIB DURGA ENTERPRIZE

Ratna Mondal

Partner

**SIGNATURE OF THE DEVELOPER /
SECOND PARTY**

Drafted by :

Dipak Kumar Das

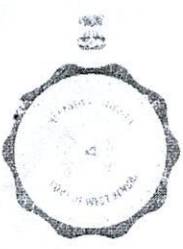
Advocate

Alipore Judges' Court,
Kolkata - 700 027

F-449/28-2/2000

Computer Print by:

Joyjit Dey *Ji*
Sarsuna, Kol-61



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



192024250343381668

GRN Details

GRN:	192024250343381668	Payment Mode:	SBI Epay
GRN Date:	06/01/2025 08:31:49	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	2092721580923	BRN Date:	06/01/2025 08:32:15
Gateway Ref ID:	500687796776	Method:	State Bank of India UPI
GRIPS Payment ID:	060120252034338165	Payment Init. Date:	06/01/2025 08:31:49
Payment Status:	Successful	Payment Ref. No:	2000030558/2/2025
			[Query No*/Query Year]

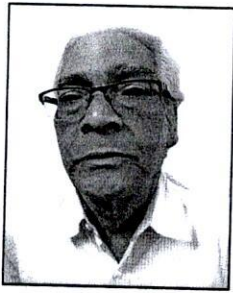
Depositor Details

Depositor's Name:	Mr DIPAK KUMAR DAS
Address:	SARSUNA, KOL 61
Mobile:	9831877898
Period From (dd/mm/yyyy):	06/01/2025
Period To (dd/mm/yyyy):	06/01/2025
Payment Ref ID:	2000030558/2/2025
Dept Ref ID/DRN:	2000030558/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000030558/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2000030558/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.



Thumb 1st finger middle finger ring finger small finger

left hand

right hand



Name SUJIT BASU

Signature Sujit Basu

Thumb 1st finger middle finger ring finger small finger



left hand

right hand



Name SHOWLI CHAKRABORTY

Signature Showli Chakraborty

Thumb 1st finger middle finger ring finger small finger



left hand

right hand



Name RATNA MONDAL

Signature Ratna Mondal

Thumb 1st finger middle finger ring finger small finger



left hand

right hand



Name RUPA NEPAL

Signature Rupa Nepal

Major Information of the Deed

Deed No :	I-1602-00124/2025	Date of Registration	06/01/2025
Query No / Year	1602-2000030558/2025	Office where deed is registered	
Query Date	04/01/2025 10:42:02 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SHIB DURGA ENTERPRIZE P-49 BRAZOMANI DEBYA ROAD, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 9830669513, Status : Seller/Executant		
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. 5,00,000/-	Rs. 70,13,916/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 53/- (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: Sarsuna Main Road, Road Zone : (Sarkarhat -- Chatterjee Para ,Sarsuna (Ward 126,127)) , , Premises No: 216, , Ward No: 127 Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 9 Chatak 8 Sq Ft	3,00,000/-	52,13,916/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				7.5465Dec	3,00,000 /-	52,13,916 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	2,00,000/-	18,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2400 sq ft	2,00,000 /-	18,00,000 /-	




Land Lord Details :







SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SUJIT BASU (Presentant) Son of SUDHIR KUMAR BASU Executed by: Self, Date of Execution: 06/01/2025 , Admitted by: Self, Date of Admission: 06/01/2025 ,Place : Office	 06/01/2025	 Captured LTI 06/01/2025	 06/01/2025
41/16, SARSUNA MAIN ROAD, SARSUNA., City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: AGxxxxxx3H, Aadhaar No: 91xxxxxxxx3231, Status :Individual, Executed by: Self, Date of Execution: 06/01/2025 , Admitted by: Self, Date of Admission: 06/01/2025 ,Place : Office				

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	SHIB DURGA ENTERPRIZE P-49, BRAJOMONI DEBYA ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: ADxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SHOULI CHAKRABORTY, (Alias Name: SHOULI BANERJEE) Wife of DIPANKAR CHAKRABORTY Date of Execution - 06/01/2025, , Admitted by: Self, Date of Admission: 06/01/2025, Place of Admission of Execution: Office	 Jan 6 2025 3:02PM	 Captured LTI 06/01/2025	 06/01/2025
P-49, BRAJOMONI DEBYA ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BNxxxxxx4Q, Aadhaar No: 30xxxxxxxx3350 Status : Representative, Representative of : SHIB DURGA ENTERPRIZE (as PARTNER)				

2	Name RUPA NEPAL Wife of SANKAR KESHAR NEPAL Date of Execution - 06/01/2025, , Admitted by: Self, Date of Admission: 06/01/2025, Place of Admission of Execution: Office	Photo  Jan 6 2025 3:03PM	Finger Print  Captured LTI 06/01/2025	Signature  06/01/2025
66/11A, SARSUNA MAIN ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx1D, Aadhaar No: 70xxxxxxxx6236 Status : Representative, Representative of : SHIB DURGA ENTERPRIZE (as PARTNER)				
3	Name RATNA MONDAL Wife of ASHOK KUMAR MONDAL Date of Execution - 06/01/2025, , Admitted by: Self, Date of Admission: 06/01/2025, Place of Admission of Execution: Office	Photo  Jan 6 2025 3:04PM	Finger Print  Captured LTI 06/01/2025	Signature  06/01/2025
66/10, SARSUNA MAIN ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx0P, Aadhaar No: 78xxxxxxxx8737 Status : Representative, Representative of : SHIB DURGA ENTERPRIZE (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
ASHOK KUMAR MONDAL Son of JATIN MONDAL 67/10 SARSUNA MAIN ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061	 06/01/2025	 Captured 06/01/2025	 06/01/2025
Identifier Of SUJIT BASU, SHOULI CHAKRABORTY, RUPA NEPAL, RATNA MONDAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUJIT BASU	SHIB DURGA ENTERPRIZE-7.54646 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SUJIT BASU	SHIB DURGA ENTERPRIZE-2400.00000000 Sq Ft

Endorsement For Deed Number : I - 160200124 / 2025

On 06-01-2025

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

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

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

Presented for registration at 13:29 hrs on 06-01-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by SUJIT BASU ,Executant.

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 70,13,916/-

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

Execution is admitted on 06/01/2025 by SUJIT BASU, Son of SUDHIR KUMAR BASU, 41/16, SARSUNA MAIN ROAD, SARSUNA., P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Others

Indetified by ASHOK KUMAR MONDAL, , , Son of JATIN MONDAL, 67/10 SARSUNA MAIN ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

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

Execution is admitted on 06-01-2025 by SHOULI CHAKRABORTY, , SHOULI BANERJEE PARTNER, SHIB DURGA ENTERPRIZE (Partnership Firm), P-49, BRAJOMONI DEBYA ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by ASHOK KUMAR MONDAL, , , Son of JATIN MONDAL, 67/10 SARSUNA MAIN ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

Execution is admitted on 06-01-2025 by RUPA NEPAL, PARTNER, SHIB DURGA ENTERPRIZE (Partnership Firm), P-49, BRAJOMONI DEBYA ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by ASHOK KUMAR MONDAL, , , Son of JATIN MONDAL, 67/10 SARSUNA MAIN ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

Execution is admitted on 06-01-2025 by RATNA MONDAL, PARTNER, SHIB DURGA ENTERPRIZE (Partnership Firm), P-49, BRAJOMONI DEBYA ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by ASHOK KUMAR MONDAL, , , Son of JATIN MONDAL, 67/10 SARSUNA MAIN ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/01/2025 8:32AM with Govt. Ref. No: 192024250343381668 on 06-01-2025, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 2092721580923 on 06-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 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 093645, Amount: Rs.100.00/-, Date of Purchase: 13/12/2024, Vendor name: BIDYUT KR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/01/2025 8:32AM with Govt. Ref. No: 192024250343381668 on 06-01-2025, Amount Rs: 9,920/-, Bank: SBI EPay (SBlePay), Ref. No. 2092721580923 on 06-01-2025, Head of Account 0030-02-103-003-02



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

