

253/2024

1-60661/2024



पश्चिम बंगाल WEST BENGAL

AR 570884

Certified that the document is admitted to registration. The Signatures, Stamps and the enclosures attached with this document are part of this document.

Asst. Dir. Sub-Registrar  
Alipore, South 24 Parganas

22 APR 2024

**REGISTERED DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** is made on this 22<sup>nd</sup> day of April, 2024 (Two Thousand Twenty Four);

**BETWEEN**

(1) **SMT. MOUMITA GHOSH** (Pan no. ATLPG0448C, Aadhar no. 2933 9570 5741), wife of Sri. Gobinda Ghosh, daughter of Late Apurba Sengupta, by faith: Hindu, **by Nationality: Indian**, residing at 1/59A, Vidyasagar Coloney, P.O. - Naktala, P.S. Netaji Nagar, Kolkata -

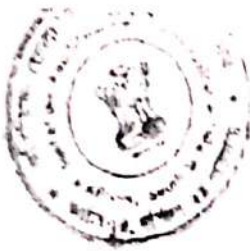
*Moumita Ghosh*  
*Dipannita Roy*

*22-04-2024*  
*2-960819-2024*

*253/2024*

79 APR 2024

No..... ₹ 100/- Date.....  
Name :..... Ashok Chosh.  
Address :..... 2/91/2, vidyasagar colony  
Kolkata - 700147.  
Vendor :.....  
Alipore Collectorate, 247 ps. (South)  
**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, KOL-27



Balima Sengupta  
w/o Alparba Sengupta  
are Home wife  
3/60 vidyasagar colony  
Kolkata - 700147  
PS - Malasyi Nagar

ME  
Addl. Dist. Sub-Reg.  
Alipore  
22 APR 2024  
South 24 Parganas  
Kolkata - 700147

700047, (2) **SMT. DIPANNITA ROY** (PAN - BHEPR0257A; AADHAAR-9744 3690 1635), wife of Sri. Archan Roy, daughter of Late Apurba Sengupta, by faith: Hindu, **by Nationality: Indian**, residing at Ashirbad Sukanta pally, Lane - 1, P.O. Rup Narayanpur, P.S. Salanpur, Dist - Burdwan, Pin - 713386, hereinafter referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART:**

**AND**

**M/S. AYANTIKA CONSTRUCTION** represented by its Proprietor **SRI. ASHOK GHOSH**, (Pan Number - AMGPG7353L, Aadhar Number - 2436 6225 0759, Phone no. 9831456053), son of Late ananta Ghosh, by faith: Hindu, **by Nationality: Indian**, residing at 2/91/2, Vidyasagar Coloney, P.O. - Naktala, P.S. Netaji Nagar, Kolkata - 700047, herein after referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART:**

WHEREAS after the partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to unavoidable circumstances beyond their control.

*Meumila Ghosh*  
*Dipannita Roy*

AYANTIKA CONSTRUCTION  
Ashok Ghosh  
Proprietor



AND WHEREAS the Governor of West Bengal offered all reasonable facilities to such person called as Refugees for residence in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant land in the urban area for homestead purpose.

AND WHEREAS the Apurba Sengupta since deceased, was one of such person, who had come to use and occupy a piece of land measuring 3 Cottah 5 Chittak be the same a little more or less, situated at Mouza - Raipur, J.L. No. 33, comprised in E.P. NO. 118, S.P. No. 412, appertaining C.S. Plot No. 1033 (P), under P.S. Jadavpur then Patuli now Netaji Nagar, at present lying within the limits of the Kolkata Municipal Corporation Ward No. 99, Sub - Registry A.D.S.R. office at Alipore, in the District of South 24-Parganas, particularly described in the First Schedule hereunder written and approached the Government of West Bengal for a plot of land for his rehabilitation purpose.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired land in Mouza - Raipur, J.L. No. 33, comprised in E.P. NO. 118, S.P. No. 412, C.S. Plot No. 1033(P), P.S. Jadavpur then Patuli now Netaji Nagar, in the District of South 24-Parganas, in the Urban area the provision of

*Moumita Ghosh*  
*Dipannita Roy*

AMANTHA CO. STAMP  
1804 + 638

L.D.P. Act. 1948/L.A. Act 1894, including the plot of land occupied by the said Apurba Sengupta, as described in the First Schedule hereunder written.

AND WHEREAS with a view to confer the absolute right, title and interest in the said land to the Owner herein, being the Refugee from East Pakistan now Bangladesh, the Governor of the West Bengal gifted, transferred and conveyed a piece of homestead land measuring 3 Cottah 5 Chittak. be the same a little more or less, situated at Mouza - Raipur, J.L. No.33, comprised in E.P. NO. 118, S.P. No. 412, appertaining C.S. Plot No. 1033(P), under P.S. Jadavpur then Patuli now Netaji Nagar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No. 99, Sub-Registry A.D.S.R. office at Alipore, in the District of South 24-Parganas, more fully described in the Schedule hereunder written, unto and in favour of the said Apurba Sengupta since deceased, by executing a registered Deed of Gift, dated 14.07.1988, registered in the office of Addl. District Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. XXVII, page from 125 to 128, Deed No. 1982 for the year 1988.

AND WHEREAS the said Apurba Sengupta since deceased got his name mutated in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as Municipal

*Mounita Ghosh*  
Dipannita Roy

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premises no. 69/1/3/110, Raja S.C. Mullick Road, vide Assessee No. 230990508770, having its postal address - 3/60, Vidyasagar Colony, Kolkata - 700047, upon payment of rates and taxes thereto and time to time constructed dwelling structure on the said land or part thereof.

**AND WHEREAS** while enjoying the said property said Apurba Sengupta died intestate on 29.04.2012 leaving behind him, his wife Smt. Pratima Sengupta, two daughters Smt. Moumita Ghosh, wife of Gobinda Ghosh and Smt. Dipannita Roy, wife of Sri. Archan Roy who jointly inherited the property left by the deceased Apurba Sengupta, since deceased.

**AND WHEREAS** in due course of time the Smt. Pratima Sengupta as mentioned hereinbefore transferred her undivided joint 1/3<sup>rd</sup> share of the property in favour of her two daughters Smt. Moumita Ghosh, wife of Gobinda Ghosh and Smt. Dipannita Roy, wife of Sri. Archan Roy, by virtue of registered Deed of Gift, duly registered in the office of DSR-I at Alipore and recorded therein Book - I, Volume no. 13, Pages No: 2814 to 2838, being no. 160102363, for the year 2014, and relinquishes her proportionate right, title in the said property, and a deed of declaration Book - IV, Volume no. 1601-2024, Pages No: 895 to 912, being no. 160100049 for the year 2024, in the aforesaid manners the present owners now became the joint owners of the property at Kolkata Municipal Corporation premises no. 69/1/3/110, Raja S.C. Mullick Road, Kolkata - 700047, having joint right to deal with the same without any objection or obstruction from any corner whatsoever.

*Moumita Ghosh.*  
*Dipannita Roy.*

Archan  
Moumita  
Dipannita  
AYANTIKA CONSTRUCTION

**AND WHEREAS** the owners herein desirous to construct a multi-storied building on and over their land more fully written in the Schedule A hereunder but devoid of particular finance and experience made a proposal of the same to the Developer and the Developer herein after vivid discussion agreed with the proposal of the owners to undertake of construction of multi storied building at the cost and initiative of the Developer with a clear understanding about the Owners' Allocation and Developer's Allocation and other consideration which includes the right of the Developer to raise such construction and to sell the Developer's Allocation at their discretion price without any objection from the side of the owners. The Owners shall be satisfied only with their allocated portion and interest.

**AND WHEREAS** to avoid future dissention this agreement is made as per following: -

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed made between the Parties hereto as per following terms and conditions: -

1. That the Developer shall develop the said land described in the Schedule "A" at his cost and burden to construct a multi- storied building with sanction plan from K.M.C. therein and the Owners hereby agreed to entrust and handover vacant possession to the Developer, the work and right of development of the said property described in the

*Moumita Ghosh*  
Dipannita Roy

10/01/2019  
 Dipannita Roy  
 Director

Schedule hereunder written on the terms hereinafter contained after observing the rules and regulations.

2. The owner shall allow free ingress to and egress from the premises to the builder's servants, employees, sub-contractors and all other persons, who are necessary in connection with the carrying out of the works under the agreement.

3. The Developer hereby agrees to develop the said property by constructing a car parking space and commercial shop rooms and residential flat system building comprising of several residential flats and other saleable areas on the said property in modern style and fashion after obtaining K.M.C. Sanction Plan for building as aforesaid to be G+3 storied as more fully mentioned latter in this agreement.

4. In consideration of the Owners having agreed to entrust to the Developer for development of the said property described in the Schedule hereunder written and to confirm upon the developer the rights, powers, privileges and benefits.

5. Prior to the execution of this agreement the Owner has not entered into any Agreement for Sale, Development, Leases, transfer of the **SCHEDULE "A"** property with any other persons.

*Moumita Ghosh*  
*Dipannita Roy*

AVANTICA CONSTRUCTION  
Rohit Ghosh  
Proprietor



6. This Agreement will not be treated as a partnership between the Owners and the Developer and the Developer is engaged by the Owner to develop the said land as aforesaid.

7. That the Owners hereby indemnify that they are the full and absolute joint owners of the said property and that the property is not subject matter to any mortgage, charge or any other encumbrance and free from all encumbrances, liens and lispendences.

8. That the Developer shall complete the building and handover the Owner's Allocation within 24 months of the handing over possession of the said land above mentioned to the developer. If the developer could not hand over the owner's allocation within 24 months, then the developer shall pay a sum of Rs. 14,000/- for 2 nos. of temporary accommodation beyond the agreement time till the owners get their possession in the new flats and commercial space.

(a) **THE LAND** shall mean the land more fully described in the Schedule "A" hereunder written. ✓

(b) **THE BUILDING** shall mean the straight G+3 storied building comprising of residential flats and car parking space and commercial shop to be constructed as per K.M.C. Sanction Plan, construction of G+3 as per K.M.C. Sanction Plan shall be treated as owner's allocation and Developer's Allocation and the Developer shall have right to sale

*Meenmita Ghosh*  
*Dipannita Roy*

the same along with other Developer's Allocation written hereunder and other spaces with all common and easement right.

(c) **COMMON AREAS** all the common areas such as path and passages, stair case, landing, open space, boundary wall, septic tank, water reservoir, underground and overhead water tank, corporation water ultimate roof and rain and drain water pipe, sewer and sewerage and other common areas with common lights and fittings with the proportionate expenses for the maintenance of the common areas. The land underneath the said property shall remain unpartiable all the time.

(d) **ARCHITECT** : shall mean the Architect as may be appointed by the Developer as Architect or LBS for the proposed building approved by the Kolkata Municipal Corporation.

(e) **ADVOCATE** : shall mean such Advocate as is appointed by the Developer i.e. Sri. Sumit Kumar Chanda, Advocate, Alipore Police Court, Kolkata - 700027 for this project.

9. **OWNERS' ALLOCATION** - shall mean that in the proposed building the Owners shall get 3 (three) separate residential flats, out of which one separate residential flats 50% of the 1<sup>st</sup> floor (consisting of 2 bed rooms, 1 kitchen-cum-dining, 2 toilets and one veranda) on the north east side and one residential flat i.e. 50% of the 2<sup>nd</sup> floor (consisting of 2

*Moumita Ghosh*  
*Dipannita Roy*

bed rooms, kitchen-cum-dining, 2 toilets and one verandah) on the north east side and one residential flat i.e. 50% of the 3<sup>rd</sup> floor (consisting of 2 bed rooms, kitchen-cum-dining, 2 toilets and one verandah) on the north east side and 50% of the ground floor commercial space with one bathroom on the north east side of the total construction. The owners shall get a sum of Rs. 4,00,000/- (Rupees Four Lakhs) only as forfeit money and shall be paid at the time of signing of this agreement. the owners shall enjoy the common areas of the building with necessary obligations.

**(b) DEVELOPER'S ALLOCATION** - shall mean all that remaining residential flat on 50% of each floor and other saleable areas of the proposed building excluding the Owners' allocation of the proposed multi storied building (G+3) shall be treated as Developer's Allocation and the Developer shall have every right to sale, transfer and convey the Developer's Allocation at their decided price for which the owners have no objection in present and future, the common and easement right shall be the portion of Developer's Allocation along with Owners' Allocation.

**(c)** The Owners shall receive the benefit of the Scrap value of the present construction standing in the **SCHEDULE 'A'** property.

*Moumita Ghosh*  
Dipannita Roy



10. The Owners shall execute a Registered Power of Attorney in favour of the Developer or their nominee for the smooth progress of the project as per contents written therein simultaneously with the execution these presents by which the Developer shall be entitled to sale and to receive part or full price from the Purchaser in respect of the Developer's Allocation.

11. **THE AGREEMENT** shall take effect from the date of execution of this Agreement although the owners shall get their possession in the proposed new building within 24 months on and from the Developer get the vacant possession of the property.

12. **FORCE MAJURE** shall mean flood, earth quake, riot, war storm, tempest, civil commotion or any act of the God which is beyond the control of parties hereto affected hereby.

13. **SALEABLE SPACE** shall mean the flat or flats of the said building available for independent use and occupation of the Developers Allocation, after making due provisions for common facilities and the space required therefore save and except the Owner's Allocation mentioned in the **SCHEDULE "B"** hereunder written.

14. **THE OWNERS DECLARE as follows:-**

*Moumita Ghosh.*  
*Dipannita Roy*

(a) That the Owners are the absolute joint owners and seized and possessed of and / or well and sufficiently entitled to the said property as described in the **SCHEDULE 'A'** below.

(b) That the said property is free from all encumbrances charges attachments, trust, acquisition, requisitions, being the Kolkata Municipal Corporation premises no. 69/1/3/110, Raja S.C. Mullick Road, Kolkata - 700047, within the- limits of KMC Ward No. 099.

(c) That the Owners hereinbefore had not entered by any agreement with any third party nor the property is a mortgage property with bank or any other institute.

(d) The Owners shall sign and execute all the relevant papers for construction work whenever asked for and shall not create disturb the Developer in the project and shall not interfere with the work till the construction is over, by any means or manner. But the developer shall construct the building as per existing KMC rules for said construction purpose without any deviation.

**15. THE DEVELOPER DECLARES as follows**

(a) That the Developer declares that they shall construct the multi-storied building on and over the Schedule "A" property at his cost and

*Moumita Ghosh*  
*Dipannita Roy*

APPROVED  
PROPERTY  
CONSTRUCTION

responsibility as per modern style and fashion as per available Engineer plan sanction from K.M.C.

(b) That the Developer shall start the work of construction when after obtaining the K.M.C. Sanction Plan and shall handover the Owners Allocation within 24 months from the date the Developer get the vacant possession of the property and owners get their allocation in first preference basis.

(c) That the Developer shall construct the building with first class materials and shall co-operate the Owners for their necessary enquiry.

(d) That the Developer shall be entitled exclusively to manage supervise, control all and every act for the purpose of developing the said property for construction of multi-storied building and having right to install hoarding in the site with right to invite Purchasers for the sale of Developer's Allocation through media, agent etc.

16. That this agreement shall stand valid by the heirs and successors of the respective parties as per condition written hereinabove.

17. The Owners shall not cause interference or hindrance whatsoever in the construction of the said building at the said premises by the Developer and not to act or things whereby the Developer may be prevented from selling or assigning or disposing the Developer's Allocation and the common areas by any means and manner.

*Mumukshu Ghosh*  
Dipankar Roy

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K.M.C. CONSTRUCTION



18. That at the time of execution of these presents the Owners shall handover all the title deed and other relevant document in respect of the said property to the developer on proper receipt.

19. That the Owners and the Developer henceforth in the proposed multi-storeyed building shall enjoy their respective portion without any objection or obligation.

20. That if the Developer needs a 15 days grace period over the stipulated time on proper reason the owner shall allow such extended period.

21. That the Developer shall take every responsibility for process and construction work, the Owners shall not be responsible for any unforeseen incident by any means or manner. The Developer shall construct the said building after obtaining necessary Sanction Plan from KMC for the above purpose.

22. That the entire work i.e. inside and outside plastering, painting etc. shall be completed by the Developer within specified period and shall pay the Corporation Tax and Electric meter charges till handing over the Owners' Allocation to the owners. Any arrear or remaining outgoings prior to signing this agreement shall be borne by the owners.

*Monmita Ghosh*  
Dipannita Roy

ANANTHA CONSTRUCTION  
Proprietor

23. That all the problems like local hazards, untoward incident etc. will be solely dealt by the Developer herein.

24. In consideration of the said land, the Owner has agreed to grant to the Developers, the exclusive right to develop the said premises according to the developer's architect plan sanctioned by the KMC and after construction of the entire building together with all amenities thereto the Developers hereby agrees to deliver the portion of the said building to be constructed on the Second Schedule hereunder written.

#### **PROCEDURE**

The Owner shall grant in favour of the Developers a **REGISTERED DEVELOPMENT POWER OF ATTORNEY** as may be required by the Developers for the purpose of construction of the proposed building in connection with the construction of the building and to erect a building as per developer's architect plan sanctioned by the KMC and to collect advance from intending Purchaser / Purchasers of the Developers Allocated portion of the said newly constructed building and execute any agreement for sale or money receipts in favour of the intending Purchaser or Purchasers of the Developers.

#### **JURISDICTION**

*Mamita Ghosh*  
*Dipannita Roy*

AYANTIKA CONSTRUCTION  
Proprietor  
*Abir Ghosh*

All the Courts, within the limits of Alipore and High Court at Calcutta notwithstanding for the provisions, the right to sue for specific performance of contract by one part against the other part as per the terms and conditions of this agreement shall remain unaffected.

### SCHEDULE "A"

**ALL THAT** piece and parcel of bastu land measuring **3 Cottah 5 Chittak** be the same a little more or less, situated at Mouza - Raipur, J.L. No. 33, comprised in E.P. NO. 118, S.P. No. 412, appertaining C.S. Plot No. 1033(P), under P.S. Jadavpur then Patuli now Netaji Nagar, at present lying within the limits of the Kolkata Municipal Corporation premises Ward No. 99, known and numbered as Kolkata Municipal corporation **premises no. 69/1/3/110, Raja S.C. Mullick Road**, vide Assessee **No. 230990508770**, having its postal address - 3/60, Vidyasagar Colony, Kolkata - 700047, Sub - Registry A.D.S.R. office at Alipore, in the District of South 24-Parganas, with 200 Sq. ft. tin shade structure, cement flooring with proposed flat system building.

The property is butted and bounded by

ON THE EAST : by 19 foot KMC road;

ON THE NORTH : by 8 foot KMC road,

*Moumita Ghosh.*  
*Dipannita Roy*

AVANTIKA CONSTRUCTION

Proprietor



ON THE SOUTH : by E.P. No. 116 & 117.

ON THE WEST : by E.P. No. 119.

### **SCHEDULE "B"**

#### **(Common Areas)**

All the common areas such as path and passages, stair case, lift, landing, open space, boundary wall, Lift, septic tank, water reservoir, underground and overhead water tank, corporation water ultimate roof and rain and drain water pipe, sewer and sewerage, roof, water pump, pump room, sanitary line outer wall and other common areas with common lights and fittings with the proportionate expenses for the maintenance of the common areas. The land underneath the said property shall remain unpartiable all the time.

### **SCHEDULE "C"**

#### **(Specification of Work)**

1. Building with RCC structures, outer wall 8" Partition Wall 3" all floors with marble in the kitchen wall glazed tiles 4 foot above kitchen top and provision of granite kitchen top and self and sink.
2. Structure - The main structure of the building shall be RCC frame structure comprising of RCC columns beams slabs etc. The depth of the foundation will be 2½ the ground level. The slab thickness will be 4"

*Monika Ghosh*  
*Dipannita Roy*

and roof slab thickness will be 4½" as specified by the structural engineer and balcony shall be fitted with steel fence with glass.

3. Elevation - Attractive designed front elevation with exclusive finish.

4. Walls - The external walls of the building will be 8" inches thick brick and partition wall inside the flats shall be of 3" inches thick, both to bounded with cement mortar of 1:5 respectively.

5. Plastering - All internal surface shall be plastered with 12mm thick cement sand (1:5) finished with putty. All external walls shall be plastered with 15/20mm thick cement and sand (1:5) and painted with cement paints (two or more coats) of reputed company. Floor - Marble, bathroom wall 6' ft. tiles.

6. Floor and Skirting - All and other flooring and skirting inside the flat including the balcony shall be made with marble with 4" high skirting.

7. Doors - All doors frame will be made of Sal wood, wooden commercial type flush door (green ply) of 36mm coated with primer paint (Enamel paints two coats) Toilets will have PVC frame and door. The main door shall be provided with one night latch, eye hole and grill will be provided with all internal windows.

*Merumita Ghosh*  
Dipannita Roy

AYAMTIRA CONSTRUCTION  
P. 2024 03/18

8. Windows - All supplying windows shall be aluminium sliding window with integrated box grill and will be fitted with glass.

9. Toilet Fittings - The toilets will have marble floor. Wall shall have 6' dado of glazed ceramic tiles. All toilets will be provided with concealed plumbing for water, mixture point, each bath room shall have European w.c. and cistern standard material. Each toilet will have on concealed stop cock along with one shower point, hand shower point and two tap point, One hand wash basin point will be provided in dining place.

10. Kitchen, Fittings / Fixtures - The Kitchen shall have cooking table with granite finished and 4' glazed tiles over if table. The kitchen will be provided with steel kitchen sink with two taps.

11. Roof - Proper roof treatment with water proofing.

12. Stairs - All Landings and steps of the stair case will be marble finish.

13. Electrical - All electrical lines, to be concealed having first class copper wires of proper gauge with earthling arrangements, all switch boards to be sheet metal with front cover of parapet sheet with switch /plug / sockets etc. are to be provided on all electrical points.

14. Electrical Points - Bedrooms - Two lights points, one fan point, one multi plus point (5 Amps). Toilets - One light point, one exhaust fan

*Moumita Ghosh*  
*Dipannita Roy*



point, one geezer point (master toilet), and one A.C. point with switch in the master bed room for owners' allocation. Kitchen one 15 amp Point, one 5 amp Point, one light point, one exhaust fan point, one chimney point. Living /Dining Room - Two light points, two fan points, one plug point (5 Amps) one T.V and set top box point and one Refrigerator point, Bell - One bell point in front of the main door, Roofs - Two lights points. Ground - Adequate light points, fan point, one plug point. Ground Floor - Total opening common areas of the ground floor is to be laid with floor tiles (for commercial space).

15. Water Supply - One underground water reservoir for storing the Kolkata Municipal Corporation supplied water and overhead water reservoir as per the instruction of the KMC are to be provided with adequate horse power capacity of pump of reputed branded company available in the market.

16. Building shall have one automatic door closing lift of reputed company.

\*\* Extra work, extra cost at the cost of the owner's and if the owners want to change their specification then developer shall have no objection if owner's wanted to change their specification with their own workmen, labour, in that event the cost of the developer work adjusted with the cost of owner's.

*Meemilan Ghosh*  
*Dipannita Roy*

AVANTIKA CONSTRUCTION  
Proprietor  
*Dr. A. G. Ghosh*

IN WITNESS WHEREOF the parties hereto have signed on this agreement on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

By the "PARTIES" at Kolkata

In the presence of: -

1.

Raj Kumar Ghosh  
1159A Vidyasagar  
Colony: Cal-47

Mrumita Ghosh  
Dipannita Roy

SIGNATURE OF THE OWNERS

2. Swajit Sen.  
2/104B Vidyasagar  
Colony: Cal-700047

AYANTIKA CONSTRUCTION

Asif C. D.  
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me: -

Sumit Kumar Chanda

Sumit Kumar Chanda, Advocate  
Alipore Police Court & Judges Court,  
Kolkata - 700027.

## MEMO

**RECEIVED** on and from the within named Developer the within mentioned sum of Rs. 4,00,000/- (Rupees Four Lakhs) only in the following manners :

Date	Cheque no.	Bank & branch	Amount
22/04/2024	001267	ICICI, Baghajatin Branch	2,00,000/-
22/04/2024	001269	ICICI, Baghajatin Branch	2,00,000/-

SIGNED SEALED AND DELIVERED

By the PARTIES at Kolkata

In the presence of: -

1. *Raj Kumar Ghosh*

*1/59A, V. S. C.  
Kcl = 47*

*Meemita Ghosh.*  
*Dipannita Roy*

SIGNATURE OF THE OWNERS

2. *Swarnjit Das.*  
*2/104B vidyasagar*  
*Colony. Kcl-700047.*





Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Moumita Ghosh  
Signature Moumita Ghosh



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Dipannita Roy  
Signature Dipannita Roy



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....  
Signature Abhik

Abhik  
Product

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name .....  
Signature .....



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



192024250022324588

GRN Details

GRN:	192024250022324588	Payment Mode:	SBI Epay
GRN Date:	21/04/2024 22:13:01	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1775468559815	BRN Date:	21/04/2024 22:14:28
Gateway Ref ID:	2052327	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	210420242002232457	Payment Init. Date:	21/04/2024 22:13:01
Payment Status:	Successful	Payment Ref. No:	2000960819/8/2024 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SUMIT KUMAR CHANDA
Address:	3/70, VIDYASAGAR COLONEY GANGULY BAGAN
Mobile:	8337029805
Period From (dd/mm/yyyy):	21/04/2024
Period To (dd/mm/yyyy):	21/04/2024
Payment Ref ID:	2000960819/8/2024
Dept Ref ID/DRN:	2000960819/8/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000960819/8/2024	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2000960819/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	4021
Total				10942

IN WORDS: TEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID





Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



210420242002232457

GRIPS Payment Detail

GRIPS Payment ID:	210420242002232457	Payment Init. Date:	21/04/2024 22:13:01
Total Amount:	10942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1775468559815	BRN Date:	21/04/2024 22:14:28
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SUMIT KUMAR CHANDA  
Mobile: 8337029805

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250022324588	Directorate of Registration & Stamp Revenue	10942
Total			10942

IN WORDS: TEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

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





### Major Information of the Deed

Deed No :	I-1605-00661/2024	Date of Registrallon	22/04/2024
Query No / Year	1605-2000960819/2024	Office where deed is registered	
Query Date	17/04/2024 7:36:36 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sumit Kumar Chanda Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8337029805, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
	Rs. 36,31,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 4,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



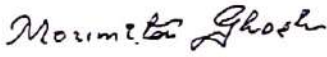


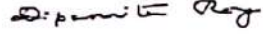
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S C Mullick Road (Vidyasagar Colony), , Premises No: 69/1/3/110, , Ward No: 099 Pin Code : 700047

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	3 Katha 5 Chatak		35,77,501/-	Width of Approach Road: 19 Ft.,
Grand Total :				5.4656Dec	0 /-	35,77,501 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	54,000 /-	

# Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Moumita Ghosh (Presentant)</b> Wife of Mr Gobinda Ghosh Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office		 Captured	
	22/04/2024	LTI 22/04/2024	22/04/2024	
	1/51A, Vidyasagar Coloney, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: atxxxxxx8c, Aadhaar No: 29xxxxxxxx5741, Status :Individual, Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	<b>Mrs DIPANNITA ROY</b> Wife of Mr ARCHAN ROY Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office		 Captured	
	22/04/2024	LTI 22/04/2024	22/04/2024	
	PASCHIM RANGAMATIA ANSHA, RANGAMETA, City:- , P.O:- SALANPUR, P.S:-Salanpur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713386 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: BHxxxxxx7A, Aadhaar No: 97xxxxxxxx1635, Status :Individual, Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office			

## Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AYANTIKA CONSTRUCTION</b> 2/91/2, VIDYASAGAR COLONEY, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-1XX0 , PAN No.: AMxxxxxx3L, Aadhaar No: 24xxxxxxxx0759, Status :Organization, Executed by: Representative



### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr ASHOK GHOSH</b> Son of Late ANANTA GHOSH Date of Execution - 22/04/2024, , Admitted by: Self, Date of Admission: 22/04/2024, Place of Admission of Execution: Office	<b>Photo</b>  Apr 22 2024 12:39PM	<b>Finger Print</b>  Captured LTI 22/04/2024	<b>Signature</b>  22/04/2024
City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No.:: AMxxxxxx3L, Aadhaar No: 24xxxxxxxx0759 Status : Representative, Representative of : AYANTIKA CONSTRUTION (as PROPRITOR)				

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mrs PRATIMA SENGUPTA</b> Wife of Late APURBA SENGUPTA 3/60, VIDYASAGAR COLONEY, City:- Not Specified, P.O:- NAKTALA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	 22/04/2024	 Captured 22/04/2024	 22/04/2024
Identifier Of Mrs Moumita Ghosh, Mrs DIPANNITA ROY, Mr ASHOK GHOSH			

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Moumita Ghosh	AYANTIKA CONSTRUTION-2.73281 Dec
2	Mrs DIPANNITA ROY	AYANTIKA CONSTRUTION-2.73281 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Moumita Ghosh	AYANTIKA CONSTRUTION-100.00000000 Sq Ft
2	Mrs DIPANNITA ROY	AYANTIKA CONSTRUTION-100.00000000 Sq Ft



**Endorsement For Deed Number : I - 160500661 / 2024**

On 22-04-2024

**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 12:19 hrs on 22-04-2024, at the Office of the A.D.S.R. ALIPORE by Mrs Moumita Ghosh, 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 36,31,501/-

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

Execution is admitted on 22/04/2024 by 1. Mrs Moumita Ghosh, Wife of Mr Gobinda Ghosh, 1/51A, Vidyasagar Coloney, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Mrs DIPANNITA ROY, Wife of Mr ARCHAN ROY, PASCHIM RANGAMATIA ANSHA, RANGAMETA, P.O: SALANPUR, Thana: Salanpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713386, by caste Hindu, by Profession House wife

Indetified by Mrs PRATIMA SENGUPTA, , , Wife of Late APURBA SENGUPTA, 3/60, VIDYASAGAR COLONEY, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession House wife

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

Execution is admitted on 22-04-2024 by Mr ASHOK GHOSH, PROPRIETOR, AYANTIKA CONSTRUCTION (Partnership Firm), 2/91/2, VIDYASAGAR COLONEY, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mrs PRATIMA SENGUPTA, , , Wife of Late APURBA SENGUPTA, 3/60, VIDYASAGAR COLONEY, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession House wife

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 4,021.00/- ( B = Rs 4,000.00/- , E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/04/2024 10:14PM with Govt. Ref. No: 192024250022324588 on 21-04-2024, Amount Rs: 4,021/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1775468559815 on 21-04-2024, Head of Account 0030-03-104-001-16

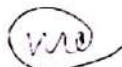
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 24347, Amount: Rs.100.00/-, Date of Purchase: 19/04/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/04/2024 10:14PM with Govt. Ref. No: 192024250022324588 on 21-04-2024, Amount Rs: 6,921/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1775468559815 on 21-04-2024, Head of Account 0030-02-103-003-02



**MANIMALA CHAKRABORTY**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2024, Page from 26598 to 26629  
being No 160500661 for the year 2024.



*(Signature)*

Digitally signed by MANIMALA CHAKRABORTY  
Date: 2024.04.24 11:52:17 +05:30  
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 24/04/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.