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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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G 284755

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Whereas that the document is submitted to
registration; The Signatures Sheet of the
document sheet attached with this document
the rest of this document.

[Handwritten Signature]

Addl. Dist. Sub Registrar
Naihati, North 24 Parganas

23 NOV 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 23rd day of November, 2021 (Two Thousand Twenty-one

BETWEEN

(1) **SRI SOUMYENDRA BHOWAL**, S/o Late Sitesh Chandra Bhowal (PAN : ADWPB1368H) (AADHAAR NO. : 8705 1447 5801) by faith Hindu, by profession Retired Govt. Employee, by nationality Indian, residing at Holding No. 105/95/101, Gobinda Basu Lane, P.O. Halisahar, P.S. Bizpur, Pin-743134, Dist. North 24 Parganas, W.B. and (2) **SMT. SUMITA BHOWAL**, wife of Sri Soumyendra Bhowal, (PAN : ACYPB5884D) (AADHAAR NO. : 4079 8236 0418), by faith Hindu, by profession Retired Govt. Employee, residing at Holding No. 105/A, Gobinda Basu Lane, P.O. Halisahar, P.S. Bizpur, Pin-743134, Dist. North 24 Parganas, W.B. hereinafter called and referred to as the "**OWNERS**" (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include their legal heirs, successors, executors, administrators, legal representative and assigns) of the **FIRST PART.**

AND

"**GITA CONSTRUCTION**" a sole proprietorship firm, having its registered office at 127/A, Nakari Mondal Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, Pin-743145, represented by its sole proprietor, **SRI NIRAJ KUMAR JAISWAL**, (PAN : AFRPJ1561M), son of Sri Kailash Prasad Jaiswal BY FAITH – Hindu, by occupation – Business, by Nationality – Indian, residing at 127/A, Nakari Mondal Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, hereinafter referred to as "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its proprietor for the time being and successors in its Office and assigns) of the **SECOND PART.**

WHEREAS ALL THAT piece and parcel of the property mentioned specifically in schedule A below was actually owned possessed and seized by Sri Sitesh Chandra Bhowal, now deceased, who purchased the same by dint of a Sale Deed vide No. 2211 dated 26.05.1952 registered and executed at District Registry Office at Alipore from Smt. Maya Rani Mustafi and Smt. Mira Sarkar and thereafter he mutated his name in ROR.

WHEREAS Sri Sitesh Chandra Bhowal expired on 12.05.1973 leaving behind his wife, Smt. Susama Rani Bhowal, his son Sri Soumyendra Bhowal and daughters namely Smt. Smriti Paul, Smt. Priti Halder & Smt. Banani Nandi, who inherited the property mentioned in the schedule A below by virtue of law of inheritance.

WHEREAS Smt. Susama Rani Bhowal, wife of Sri Sitesh Chandra Bhowal expired on 08.12.1995 leaving behind her son Sri Soumyendra Bhowal and daughters namely Smt. Smriti Paul, Smt. Priti Halder & Smt. Banani Nandi, who inherited the property mentioned in the schedule A below by virtue of law of inheritance.

WHEREAS the above named daughters namely Smt. Smriti Paul, Smt. Priti Halder & Smt. Banani Nandi executed a Deed of Gift in favour of above mentioned Sri Soumyendra Bhowal vide Deed No. 429 dated 20.12.1999 registered and executed at the Office of the A.D.S.R., Naihati. The said Deed recorded in Book No. I, Volume No. 12, Pages 21 to 30, being No. 429 for the year 2000 and the same has been issued on 27.01.2000, after transferred of their $\frac{3}{4}$ th shares Sri Soumyendra Bhowal became the sole and/or absolute owner of the property mentioned in the schedule A below with full right, title and interest and he mutated his name in the Assessment Register of Halisahar Municipality as well as in the ROR. Be it mentioned here that a Deed of Declaration has been executed in

connection with the above mentioned Deed No. 429 for the year 2000 by Smt. Smriti Paul, Smt. Priti Halder & Smt. Banani Nandi in favour of Sri Soumyendra Bhowal registered at the office of A.D.S.R., Naihati on 27.12.2012 vide being No. 10686 for the year 2012 in respect of correction of Dag No. and area of land.

WHEREAS the said Sri Soumyendra Bhowal transferred a part of the schedule A property by the Deed of Gift in favour of his wife Smt. Sumita Bhowal. The said Gift Deed executed and registered on 18.01.2002 and recorded in Book No. I, Vol. No.11, Pages 83 to 88, being No. 377 for 2002 at the office of A.D.S.R., Naihati and the said Smt. Sumita Bhowal recorded her name in the records of Halisahar Municipality and in the ROR and this property has been specifically mentioned in the schedule C below. The present property of Sri Soumyendra Bhowal has been specifically mentioned in schedule B below.

WHEREAS thus the said Sri Soumyendra Bhowal and Smt. Sumita Bhowal became the owners of the properties in two different holdings respectively vide Holding No. 105/95/101, Gobinda Basu Lane, P.O. Halisahar, P.S. Bizpur, Dist. North 24 Parganas and Holding No. 105/A, Gobinda Basu Lane, P.O. Halisahar, P.S. Bizpur, Dist. North 24 Parganas respectively. Total area – 17 decimal.

AND WHEREAS now the above named owners jointly have decided to develop the said property mentioned in the schedule B & C collectively. The owners are willing to develop the schedule mentioned property (B+C) by constructing a multi-storied building (G+4) on the said plot of land by demolishing the existing construction therein as per sanction plan of Halisahar Municipality.

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AND WHEREAS the owners are unable to construct the said proposed multi-storied building due to financial crisis and due to lack of experience to construct a multi-storied building. As such the owners jointly approached to the Second Party, Developer to develop the property by G+4 multi-storied building on the schedule (B+C). The Developer has inspected the property and long discussion with the owners is willing to develop the property schedule B+C as per sanction plan of the Municipality with some terms and conditions agreed.

THIS AGREEMENT is drawn up in writing with details of such terms and conditions mutually agreed to by the parties herein.

- (1) The first part is the owner, and second party is the developer.
- (2) The owners agreed to provide the land mentioned in the schedule B & C below to the Developer for developing a G+4 multistoried building and in this respect a registered Power of Attorney will be executed by the owners in favour of the Developer. The Developer agreed to complete the G+4 multistoried building within 24(twenty-four) months from the date of starting of construction work but if any hazard or problem arises during this period the owners cannot blame or make liable the Developer for the delay in construction.
- (3) The Developer agreed to provide the owners 4 (four) Flats within the proposed G+4 multistoried building as follows :
 - a) A **3BHK** Flat measuring covered area about 1000 sq.ft. (North facing) on 1st Floor.
 - b) A **2BHK** Flat measuring covered area about 640 sq.ft. (Eash facing) on 1st Floor adjacent to the Flat mentioned in para 3(a)

- c) A **2BHK** Flat measuring covered area about 640 sq.ft. (South-West facing) on 1st Floor.
 - d) A **2BHK** Flat measuring covered area about 640 sq.ft. (South-West facing) on 2nd Floor.
- (4) The Developer further agreed to provide 2 (two) parking space separately measuring about 135 sq.ft. (9 x 15 feet) each to the owners (West facing) for parking of **Two 4 wheelers** for parking vertically.
- (5) The first party will deliver full vacant possession of the said land with execution of Development Power to the Second Party in respect of land mentioned specifically in the schedule B and C below and after giving possession the Developer shall demolish the present building and the Developer shall take away the sale proceed accumulated out of the demolished building materials.
- (6) The Developer shall liable to pay rent @ Rs.8000/- per month to the owners on and from vacating their building till handover of their respective flats as mentioned above in para 3.
- (7) The Developer shall pay a total amount of Rs.35,00,000/- (Rupees Thirty-five Lakh) to the owners as deferred payment as mentioned below :
- a) On the date of signing of the agreement Rs.10,00,000/-
 - b) On casting of roof of 1st Floor– Rs.10,00,000/-.
 - c) On casting of roof 4th Floor – Rs.10,00,000/-
 - d) On commencing of brick work of G+4 multistoried building – Rs.5,00,000/-

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- (8) That the Developer shall be entitled to display sign board for publicity towards booking of flats in the proposed building without any objection, demand or claim from the land owners.
- (9) The Developer shall clear the municipality and other Government rent and taxes and all other outstanding dues from the date of getting possession from the owners till the handover the possession of owners' allocation.
- (10) Apart from above said allocation as mentioned in para 3 and 4 the rest portion of the whole G+4 multistoried building is developer's allocation and the Developer has every right to dispose of his allocation as per his discretion and the owner also have right to dispose of their allocated area as per their will and intension.
- (11) The owners shall not bear any kind of Government statutory payment or any other payment required for handing over possession of the flat.
- (12) The owners are not liable to pay any cost of conveyances including non judicial stamp, registration expenses and all other legal expenses like GST and so on shall be borne exclusively by the Developer apart from their own allocation.
- (13) The Developer shall at its own cost construct and complete the G+4 multistoried building with quality materials at the schedule property mentioned below after obtaining the sanctioned plan with such materials and with such specification as may be recommended as per instruction of the authorized engaged Engineer and L.B.S. from time to time. The owner shall not liable in respect of quality of the materials, even not after the construction of the building G+4. The owners shall never be liable and responsible for the quality and/or to

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satisfy the intending purchaser or purchasers or any authority concern.

- (14) The Owners and the Developer have entered into the agreement purely as a contract and nothing contained herein shall be deemed to be a partnership or joint venture between the two parties.
- (15) The Owners are not liable to pay anything either Govt. Taxes, GST, registration fee or any other fees of formalities or any third parties' demand.
- (16) The Owners shall not be responsible for any damage or any other relief arising out of any accidental incidences during demolition, excavation, construction.
- (17) The Developer hereby to keep the owner indemnified against all third party claims, actions, suits that may arise in connection with promotion and development agreement.
- (18) The construction of the proposed building should be certified by the L.B.S. structural engineer in question of fitness of the proposed building.
- (19) In case of owners' absence or in case of death of the owners, their legal heirs shall abide by this agreement in toto. Similarly, in absence of the Developer, his legal heirs shall be bound to abide by this agreement in toto.
- (20) The owners shall not raise any objection against the quality of construction work of the Developer. The Developer will be responsible for proper construction of the G+4 multistoried building.

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- (21) The Power of Attorney which would be executed by the owners in favour of the Developer shall not be revoked by them in any circumstances.
- (22) The owners may make some modifications in the internal space of their allocation.
- (23) It is understood that from time to time with the progress of construction of the building by the Developer, various deeds, matter and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and documents may be required to be signed or made by the owners relating to which specific provision may not have been mentioned herein, the owners doth hereby undertake further that they will do all such acts, deeds, matters and things and shall execute any such additional Power of Attorney and / or authorization as may be required by the Developer for the purpose and the owners also undertake to sign, execute all such additional development agreement, application and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the owners and/or go against the spirit of the presents.
- (24) In case of demise of any one member of First Part the another one and his or her legal heir or heirs will continue to cooperate with the Second Part in course of development of the building, in case of demise of both the members of 1st Part their legal heir or heirs will be bound to cooperate with the Second Part in connection with the development of the building.

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- (25) In case of demise of Second Part, the legal heirs of the Second Part will be entitled to continue with the development and construction work of the said G+4 multistoried building on the schedule B & C property collectively without any interruption till its completion.

COMMON RESTRICTIONS

The common restriction in respect of the owners and the Developer shall include the following :

- (i) The said properties have not been subject to any notice of attachment under Public Demands Recovery Act or for payment of Income Tax.
- (ii) The original documents of the properties mentioned in the schedules below will remain be with the Developer from the time of execution of instant Development Agreement and Power of Attorney for Development until completion of the G+4 multistoried building and also till complete disposal of the Developer's allocation.
- (iii) The name of the building has been decided as "PRANTIK APARTMENT" by the parties of this agreement.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 17 satak lying in and situated at Mouza-Halisahar, J.L. No. 6, Touzi No. 1, Jamidar Khatian No. 2436, Niz Khatian No. 2437, R.S. Khatian No. 2438, R.S. Dag No. 3477 and 5290/5319 corresponding to L.R. Khatian No. 7404 & 7458 appertaining to L.R. Dag No. 7595 & 9873 within area of Halisahar Municipality, Ward No. 5, P.S. Bizpur, Dist. North 24 Parganas, A.D.S.R. Naihati.

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SCHEDULE "B" ABOVE REFERRED TO

(Property of Sri Soumyendra Bhowal)

ALL THAT piece and parcel of land measuring about 12.39 satak lying in and situated at Mouza-Halisahar, J.L. No. 6, Touzi No. 1, corresponding to L.R. Khatian No. 7458 appertaining to L.R. Dag No. 7595 within area of Halisahar Municipality, Ward No. 5, P.S. Bizpur, Dist. North 24 Parganas, A.D.S.R. Naihati with residential building thereon, situated at Holding No. 105/95/101, Gobinda Basu Lane, Halisahar, the land having nature described in the ROR as "Bastu & Garlayek Patit".

SCHEDULE "C" ABOVE REFERRED TO

(Property of Smt. Sumita Bhowal)

ALL THAT piece and parcel of land measuring about 4.61 satak lying in and situated at Mouza-Halisahar, J.L. No. 6, Touzi No. 1, corresponding to L.R. Khatian No. 17359 appertaining to L.R. Dag No. 9873 within area of Halisahar Municipality, Ward No. 5, P.S. Bizpur, Dist. North 24 Parganas, A.D.S.R. Naihati, situated at Holding No. 105/A, Gobinda Basu Lane, Halisahar, the land having nature described in the ROR as "Garlayek Patit"

OWNER'S ALLOCATION

- I) The Developer agreed to provide the owners 4 flats within the proposed upcoming G+4 multistoried building as follows :
- a) A **3BHK** Flat measuring covered area about 1000 sq.ft. (North facing) on 1st Floor.
 - b) A **2BHK** Flat measuring covered area about 640 sq.ft. (East facing) on 1st Floor adjacent to the Flat mentioned in para 3(a)
 - c) A **2BHK** Flat measuring covered area about 640 sq.ft. (South-West facing) on 1st Floor.

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- d) A **2BHK** Flat measuring covered area about 640 sq.ft. (South-West facing) on 2nd Floor.
- (II) The Developer further agreed to provide two parking spaces measuring about 135 sq.ft. (9 x 15 feet) each to the owners (West facing) for parking **Two 4 wheelers** for parking vertically.
- (III) The Developer shall pay a total amount of Rs.35,00,000/- (Rupees Thirty-five Lakh) only to the owners.

It is agreed by the Developer that after construction of the Apartment, the Owners allocation of the flats and garage shall be delivered and thereafter other flat/garage/shop shall be transferred.

IN WITNESSES WHEREOF both the parties hereto have hereunto set and subscribed their respective hands, seals and signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
In presence of

1. Rahul Gupta
57 Ghatik Road,
Kanchrapur, Noida

2. Soma Das
B-6/242,
Kalyani, Noida.

1. Jaumendra Bhowal

2. Sumita Bhowal

Signature of the Owners

Ninaj Kumar Jaiswal
Signature the Developer

Drafted by me,

Rahul Gupta

Rahul Gupta
Advocate
Barrackpore Court
Enl. No. F/675/679/90

Left Hand						 <i>Saumyendra Bhawal</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Attested by me : *Saumyendra Bhawal*

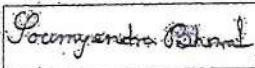
Left Hand						 <i>Sumila Bhawal</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Attested by me : *Sumila Bhawal*

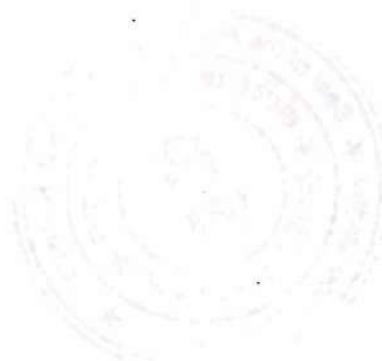
Left Hand						 <i>Ninay Kumar</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

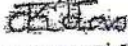
Attested by me :

Ninay Kumar

स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER	ADWPB1368H	
	नाम / NAME SOUMYENDRA BHOWAL	
	पिता का नाम / FATHER'S NAME SITESH CHANDRA BHOWAL	
	जन्म तिथि / DATE OF BIRTH 25-09-1953	
हस्ताक्षर / SIGNATURE		
	आयकर अधिकारी, पार-20 COMMISSIONER OF INCOME-TAX, WB. -XI	

Soumyendra Bhowal
19/11/24



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACY:PB5884D	
	नाम / NAME SUMITA BHOWAL	
	पिता का नाम / FATHER'S NAME PRAMATHA KUMAR CHOWDHURY	
	जन्म तिथि / DATE OF BIRTH 28-07-1953	
हस्ताक्षर / SIGNATURE		 आयकर अधिकारी, पं.अ. COMMISSIONER OF INCOME TAX, WBS, -II

Handwritten signature
19.11.21

भारत सरकार
GOVERNMENT OF INDIA

 Soumyendra Bhowal
Year of Birth : 1953
Male

8705 1447 5801

आधार — आम आदमी का अधिकार

Soumyendra Bhowal
19/11/21

Government of India

সুনীতা শইকরা
Sunilta Shewal
পিতা: প্রমথ কুমার চৌধুরী
Father: PRAMATHA KUMAR CHOI

জন্মতারিখ/DOB: 28/07/1953
লিঙ্গ / Female

4079 8236 0418

আধার - সাধারণ মানুষের অধিকার

১৯/১১/২১



Niraj Kumar Jaiswal

ভারত সরকার
Government of India

আধার

Issue Date: 06/05/2014

রাহুল গুপ্তা
Rahul Gupta
জন্মতারিখ / DOB: 09/07/1964
লিঙ্গ / Male

7238 6059 2005

আমার আধার, আমার পরিচয়

Rahul Gupta

ভারতীয় নিমিষ্ট পরিচয় প্রাধিকারণ
Unique Identification Authority of India

আধার

Print Date: 01/02/2021

ঠিকানা: B-12/127 শান্তিলা এপার্টমেন্ট, ওয়ার্ড নো 11,
নেহরু পার্ক, কল্যাণী, নদিয়া, পশ্চিম বঙ্গ, 741235

Address: B-12/127 SHANTILATA APT.,
WARD NO 11, NEHRU PARK, KALYANI,
Kalyani, Nadia, West Bengal, 741235

7238 6059 2005

1947 help@uidai.gov.in www.uidai.gov.in

Major Information of the Deed

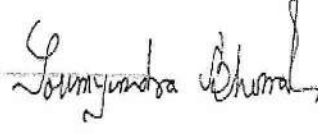
Deed No :	I-1507-10724/2021	Date of Registration	23/11/2021
Query No / Year	1507-2002376412/2021	Office where deed is registered	
Query Date	17/11/2021 1:20:17 PM	1507-2002376412/2021	
Applicant Name, Address & Other Details	Rahul Gupta Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830340901, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 35,00,000/-]	
Set Forth value		Market Value	
Rs. 35,00,000/-		Rs. 50,99,994/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 35,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Bijpur, Municipality: HALISAHAR, Road: Gobinda Basu Lane, Mouza: Halisahar, JI No: 6, Pin Code : 743134

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7595 (RS :-)	LR-7458	Bastu	Bastu	12.39 Dec	30,00,000/-	37,16,996/-	Width of Approach Road: 25 Ft.,
L2	LR-9873 (RS :-)	LR-17359	Bastu	Bastu	4.61 Dec	5,00,000/-	13,82,998/-	Width of Approach Road: 25 Ft.,
		TOTAL :			17Dec	35,00,000 /-	50,99,994 /-	
	Grand Total :				17Dec	35,00,000 /-	50,99,994 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOUMYENDRA BHOWAL (Presentant) Son of Late SITESH CHANDRA BHOWAL Executed by: Self, Date of Execution: 23/11/2021 , Admitted by: Self, Date of Admission: 23/11/2021 ,Place : Office			
	23/11/2021	LTI	23/11/2021	23/11/2021

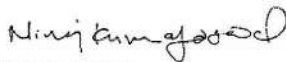
105/95/101, GOBINDA BASU LANE, City:- , P.O:- HALISAHAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743134 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx8H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/11/2021
 , Admitted by: Self, Date of Admission: 23/11/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Smt SUMITA BHOWAL Wife of Mr SOUMYENDRA BHOWAL Executed by: Self, Date of Execution: 23/11/2021 , Admitted by: Self, Date of Admission: 23/11/2021 ,Place : Office			
		23/11/2021	LTI 23/11/2021	23/11/2021
105/A, GOBINDA BASU LANE, City:- , P.O:- HALISAHAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743134 Sex: Female, By Caste: Hindu, Occupation: Government Service, Citizen of: India, PAN No.: ACxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/11/2021 , Admitted by: Self, Date of Admission: 23/11/2021 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GITA CONSTRUCTION 127/A, NAKARI MONDAL ROAD, City:- , P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145 , PAN No.: AFxxxxxx1M,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
	Mr NIRAJ KUMAR JAISWAL Son of Mr KAILASH PRASAD JAISWAL Date of Execution - 23/11/2021, , Admitted by: Self, Date of Admission: 23/11/2021, Place of Admission of Execution: Office			
		Nov 23 2021 2:26PM	LTI 23/11/2021	23/11/2021
127/A, NAKARI MONDAL ROAD, City:- , P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx1M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GITA CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL GUPTA Son of Mr S N GUPTA KALYANI, City:- , P.O:- KALYANI, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN:- 741250			
	23/11/2021	23/11/2021	23/11/2021
Identifier Of Mr SOUMYENDRA BHOWAL, Smt SUMITA BHOWAL, Mr NIRAJ KUMAR JAISWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMYENDRA BHOWAL	GITA CONSTRUCTION-6.195 Dec
2	Smt SUMITA BHOWAL	GITA CONSTRUCTION-6.195 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMYENDRA BHOWAL	GITA CONSTRUCTION-2.305 Dec
2	Smt SUMITA BHOWAL	GITA CONSTRUCTION-2.305 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Bijpur, Municipality: HALISAHAR, Road: Gobinda Basu Lane, Mouza: Halisahar, JI No: 6, Pin Code : 743134

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7595, LR Khatian No:- 7458	Owner:সৌমেন্দ্র ডাওয়াল, Gurdian:সীতেশ চন্দর, Address:গোবিন্দবসু লেন , Classification:বাড়ি, Area:0.08000000 Acre,	Mr SOUMYENDRA BHOWAL
L2	LR Plot No:- 9873, LR Khatian No:- 17359	Owner:সুমিতা ডাওয়াল, Gurdian:সৌমেন্দ্র ডাওয়াল, Address:নিজ , Classification:গড়ালায়েকপতিত, Area:0.04610000 Acre,	Smt SUMITA BHOWAL

Endorsement For Deed Number : I - 150710724 / 2021

On 23-11-2021

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 11:25 hrs on 23-11-2021, at the Office of the A.D.S.R. NAIHATI by Mr SOUMYENDRA BHOWAL , 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 50,99,994/-

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

Execution is admitted on 23/11/2021 by 1. Mr SOUMYENDRA BHOWAL, Son of Late SITESH CHANDRA BHOWAL, 105/95/101, GOBINDA BASU LANE, P.O: HALISAHAR, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743134, by caste Hindu, by Profession Retired Person, 2. Smt SUMITA BHOWAL, Wife of Mr SOUMYENDRA BHOWAL, 105/A, GOBINDA BASU LANE, P.O: HALISAHAR, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743134, by caste Hindu, by Profession Government Service

Indetified by Mr RAHUL GUPTA, , Son of Mr S N GUPTA, KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741250, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-11-2021 by Mr NIRAJ KUMAR JAISWAL, PROPRIETOR, GITA CONSTRUCTION (Sole Proprietorship), 127/A, NAKARI MONDAL ROAD, City:- , P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145

Indetified by Mr RAHUL GUPTA, , Son of Mr S N GUPTA, KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741250, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,021/- (B = Rs 35,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 17/11/2021 9:24PM with Govt. Ref. No: 192021220115513071 on 17-11-2021, Amount Rs: 21/-, Bank:

State Bank of India (SBIN0000001), Ref. No. CKR9961744 on 17-11-2021, Head of Account 0030-03-104-001-16

Online on 23/11/2021 1:07PM with Govt. Ref. No: 192021220119094501 on 23-11-2021, Amount Rs: 35,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS0460875 on 23-11-2021, 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 5,000/-, by online = Rs 2,021/-

Description of Stamp

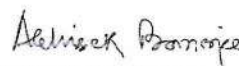
1. Stamp: Type: Impressed, Serial no 3133, Amount: Rs.5,000/-, Date of Purchase: 18/11/2021, Vendor name: S Samanta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 17/11/2021 9:24PM with Govt. Ref. No: 192021220115513071 on 17-11-2021, Amount Rs: 2,020/-, Bank:

State Bank of India (SBIN0000001), Ref. No. CKR9961744 on 17-11-2021, Head of Account 0030-02-103-003-02

Online on 23/11/2021 1:07PM with Govt. Ref. No: 192021220119094501 on 23-11-2021, Amount Rs: 1/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS0460875 on 23-11-2021, Head of Account 0030-02-103-003-02



ABHISEK BANERJEE

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. NAIHATI

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1507-2021, Page from 258283 to 258308
being No 150710724 for the year 2021.**



Digitally signed by ABHISEK BANERJEE
Date: 2021.11.26 16:57:49 +05:30
Reason: Digital Signing of Deed.

Abhisek Banerjee

**(ABHISEK BANERJEE) 2021/11/26 04:57:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
West Bengal.**

(This document is digitally signed.)