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T-5660/26



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 109554

Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-II  
Alipore, South 24-Parganas

26 APR 2023

## DEVELOPMENT AGREEMENT

This Development Agreement is made this <sup>25<sup>th</sup></sup> day of April 2023 BETWEEN SMT. SWAPNA CHATTERJEE wife of Late Kironmoy chatterjee, PAN:AOKPC 6336 F, Aadhaar no-3934-0862-7723, Mobile no.9748677953, by faith-Hindu, by Occupation-House-Wife, residing at 74A, Raja Subodh Chandra Mullick Road, Post Office- Naktala, Police Station- Netaji Nagar, Kolkata-700047 hereinafter referred to as the Land OWNER (which term or expression unless excluded by or repugnant to the context shall deem to mean and include her heirs, legal representatives, executors, successors and assigns) of the One Part.

AND

**M/S NEW DIMENSION** a partnership firm **PAN: AAQFN 7293 N** having its registered office at 10A/1A, Raipur Road East, P.O.-Jadavpur University, P.S.-Jadavpur, Kolkata 700 032 being represented by its partners namely **a) SRI SAMRAT BANERJEE** Son of Sri Tapas Ranjan Banerjee, **PAN:ALVPB 2845 C & Aadhaar No. 3896 7654 5243** by faith-Hindu, by occupation-business, of 10A/1A, Raipur Road East, P.O.-Jadavpur University, P.S.-Jadavpur, Kolkata-700 032 **b) SRI TAPASH CHOWDHURY** Son of Sri Sukharanjan Chowdhury, **PAN: AIFPC 5093 C & Aadhaar No. 3336 9892 2711** by faith-Hindu, by occupation- Business of 2/165, Ram Thakur Sarani, P.O. Jadavpur University P.S.- Jadavpur, Kolkata- 700 032 **c) SRI SUJAY DAS** son of Sri Paritosh Das **PAN:AYBPD 2633 H, AADHAAR NO- 8914 1709 9547,** by faith-Hindu, by occupation-Business, of 2/164, Bijoygarah Colony, P.O.Jadavpur University P.S. Jadavpur Kolkata-700 032 hereinafter referred to **as the DEVELOPER** ( which term or expression unless excluded by or repugnant to the context shall deem to mean and include its successor-in-office, legal representative, executors and assigns ) **of the OTHER PART.**

WHEREAS:

A. One S.M. Serajul Islam became the sole and absolute owner amongst other of all that land measuring about 69 decimal more or less in C.S. plot no 874 under C.S.Khatian No 361 in Mouja- Raipur, Pargana-Khaspur J.L.No-33, Touji No-56 situated with in the local limits of The Kolkata Municipal Corporation formerly under

police station Tollygunge thereafter Jadavpur by way of gift from the then owner Munsif Mohammad Ismail. Said deed of gift was registered on 26.01.1945 in the office of the Sub-Registrar at Alipur and recorded in Book No-1, Volume No-11, pages 291 to 294 Being No 244 for the year 1945.

- B.** Said Mr. S.M. Serajul by one deed of conveyance dated 02.01.1951 sold, conveyed and transferred a demarcated portion of land measuring about 4 (four) Kathas 13 (thirteen) Chataks and 36 (thirty-six) square feet more or less, being his residual land in said C.S.Plot No-874 in Mouja Raipur, police station Jadavpur, to Sri Ajit Kumar Bhattacharjee and Anil Kumar Bhattacharjee both are sons of Late Sudhendra Mohan Bhattacharjee for consideration mentioned therein. Said deed was registered in the office of the Sub-Registrar at Alipur and recorded in Book No-1, Volume no-9, Pages 85 to 88 Being No-12 for the year 1951.
- C.** Being the owners in the manner stated above said Ajit Kumar Bhattacharjee and Anil Kumar Bhattacharjee mutated their names in the office of the Kolkata Municipal Corporation and after such mutation and separate assessment said premises has been known and numbered as 74A, Raja Subodh Chandra Mullick Road, under ward no.99, Police Station-Netaji-Nagar, Kolkata-700 047 and was in possession thereof by raising asbestos shed structure thereon.
- D.** While in possession and enjoyment of the said land said Ajit Kumar Bhattacharjee and Anil Kumar Bhattacharjee

jointly sold and conveyed the said land measuring about 4 (four) Kathas 13 (thirteen) Chataks and 36 (thirty-six) square feet more or less in C.S.Plot No-874 in Mouja Raipur together with structure thereon being KMC premises No.74A Raja Subodh Chandra Mullick Road, under ward no.99,P.S. Netaji-Nagar, Kolkata-700 047 to Smt. Swapana Chatterjee,the owner herein for consideration as mentioned therein.Said deed was registered on 06.05.1987 in the office of the District Sub-Registrar at Alipore and recorded in BookNo-1, Volume No-142, Pages 151 to 157, Being No.6787 for the year 1987.

- E.** Being the owner in the manner stated above the owner herein mutated her name in the office of the Kolkata Municipal Corporation in respect of the said land and structure and after such mutation and separate assessment said property has been known and numbered as 74A/1, Raja Subodh Chandra Mullick Road, under ward no. 99, P.S. Netaji-Nagar, Kolkata-700 047. Since then the owner is in possession and enjoyment of the said land and structure as sole and absolute owner without any interference or interruption from others.
- F.** With an intention to develop her said property by raising building thereon, the owner herein has approached the Developer to carry out the said work and after much discussion the parties hereto have agreed to enter into this agreement for their mutual benefit under the following terms and conditions:-

## TERMS AND CONDITIONS

1. The Developer herein shall develop the land of the owner, more fully described in **SCHEDULE-A** hereunder written, by raising building thereon as per plan to be prepared by the developer and to be sanctioned by the Kolkata Municipal Corporation at its cost and initiative to which sons of owners have agreed being witnesses to their agreement.
2. The Developer shall cause necessary searches in respect of the said land and upon such searches if any defect of title or that of possession ever transpires then the owner shall remove such defects at her cost and initiative. The Owner shall also handover K.M.C. Mutation Certificates and up to date paid up tax and rent receipts in respect of the said property to the Developer.
3. The owner has declared that except her there is no other co-sharer or claimant in respect of the said property. In case there be any claimant in respect of the said property the owner undertakes to make them party to the deed, give/pay the proportionate share to them from owner's allocation. The Developer shall have no liability in this regard. The Developer shall have right to amalgamate the adjacent land, if available and construct the building but the owner's allocation shall remain same even after such amalgamation, if any.
4. The Developer shall cause survey of the said property and prepare the plan of the proposed building. The owner shall arrange alternative accommodation for her residence during the period of construction till delivery of possession of

owner's allocation and the Developer shall pay **Rs.8,000/-** (Rupees Eight Thousand only) per month to the Owner from the date of shifting till intimation for taking possession of Owner's Allocation at the said proposed building.

5. Within 15 days from the date of getting information of the sanction of the Plan, the owner shall shift with all her belongings from the said premises to the said alternative accommodation and handover vacant possession of the said premises to the Developer free from all encumbrances for commencing the said project.
6. After getting the possession of the premises the Developer shall demolish the existing structure thereon at its cost and appropriate the sale proceeds upon which the owner shall have no claim or demand.
7. Thereafter the Developer shall start construction of the said building as per said sanctioned plans having one temporary site office and caretaker room thereat.
8. The Developer shall construct one Ground Plus Four storied Building on the said land or as it would be sanctioned by the KMC. Constructed area of the proposed building shall be shared by the owners and the Developer in **the ratio of 50:50 from Ground floor to Third Floor and in the ratio of 60% for the Developer and 40% of the Owner on the Top or Fourth Floor**. It has been mutually decided that the Developer shall provide one commercial space in the ground floor to the Owner and the Developer will get one car parking space from owner's allocation in lieu of the said commercial space. That apart, the Developer shall also pay a sum of

**Rs.14,00,000/-(Fourteen Lakhs) only** to the owner towards cash consideration in the manner hereinafter stated. The portion of the owner in the said proposed building shall comprise of self-contained flats which are hereinafter referred to as the '**OWNER'S ALLOCATION**' and have been more fully described in **Schedule-B** below. Remaining portion of the constructed area with undivided proportionate share in the land at the said premises shall absolutely belong to the Developer against its investment which is hereinafter referred to as the **DEVELOPER'S ALLOCATION** and has been described in **Schedule-C** below. The Developer shall have right to sell, transfer or deal with its said allocation as per its discretion. The owner also shall have right to sell, let-out, gift or encumber the Owner's Allocation as per her discretion. Be it stated here that the owner shall pay all the taxes of the said premises till date including all the arrears if any, and if the said amount be paid by the developer towards such taxes then that shall be adjusted with the floor area of owner's allocation at the prevailing market rate.

9. The Developer shall deliver the owner's allocation to the owner after such adjustment of floor area if any, within **24 (twenty Four) months** from the date of sanction of the building plans or getting the vacant possession of the premises free from all encumbrances, whichever is later, in good and habitable condition. The Developer shall provide letter of possession to the owner at the time of handing over possession of the owner's allocation after adjustment as stated before.

10. The Developer shall construct the Owner's Allocation as per specification mentioned in **Schedule-D** below but for every additional work beyond specification the owner shall pay the extra amount to the Developer as per bill to be raised by the Developer, before taking possession thereof. No such extra work will be done without the written instructions of the owner. The owner shall also bring her separate electric meters for her allocation at her cost and also pay proportionate share of expenses for bringing main electric supply line at the said premises.
11. The owner shall remain liable to pay all the rates and taxes for the said premises up to the date of delivery of possession of the said premises to the Developer. The Developer shall pay such outgoings from the date of taking possession of the said premises till possession is delivered to the owners.
12. Except the said owner's allocation, remaining portion of the building comprising of flats, car parking spaces and other saleable spaces with undivided proportionate share in the land shall absolutely belong to Developer which the Developer shall have right to sell, transfer or deal with for consideration as per its choice and discretion upon which the owner shall have no right, title and claim in any manner whatsoever.
13. During the period of construction, the Developer shall have right to enter into Agreement for Sale of Developer's allocation with the intending Purchaser/s upon receipt of the entire consideration or part thereof.

14. upon receipt of the **OWNER'S ALLOCATION** as per terms of this Agreement, the owner shall remain bound to execute deed of conveyances in respect of said Developer's Allocation in favour of the Developer or its nominee/s without claiming any further consideration for the same.
15. The owner shall not remain liable for the quality of construction, to the suppliers of building materials and for the money to be received by the Developer from the purchaser/s but the owner shall remain liable to pay the proportionate share of taxes and charges for maintenance of the common areas and facilities to be provided at the said premises after taking possession of owner's allocation.
16. Simultaneously with the execution of this agreement the owner shall appoint the Developer as her Attorney by executing one Development Power of Attorney at the cost of the Developer to do the said project and also to execute Deed of Conveyances in favour of the Purchaser/s of the Developer's Allocation. Said Power of Attorney shall remain in force till the last portion of Developer's allocation is sold.
17. The Developer shall at first deliver the **OWNER'S ALLOCATION** to the owner and thereafter shall be entitled to execute deed of Transfer in favour of the Purchaser/s.
18. Name of the building shall be decided by the parties hereto on mutual discussion.
19. The Developer shall be solely responsible for any constructional defect of the new building and shall also arrange for water and drainage connections at the said premises at its cost.

20. The Developer shall keep the owner sufficiently indemnified against all demands of the third party relating to construction of the said building at the said premises or arising out of the said development project.
21. The Developer shall not violate or contravene any of the provisions or rules applicable for construction of the new building.
22. The parties hereto along with their respective heirs or successors shall remain bound by the terms of this agreement.

**SCHEDULE- A**  
**(DESCRIPTION OF THE PREMISES)**

All that piece and parcel of homestead land measuring about **4(four) Kathas 13(thirteen) Chataks and 36 (thirty-six) square feet** more or less in C.S.Plot No-874 in Mouja Raipur together with asbestos shed structure thereon measuring about 200' square feet more or less being KMC premises No.74A/1, Raja Subodh Chandra Mullick Road, under ward no.99, P.S Netaji-Nagar, Kolkata-700047, Assessee No-210990501154, District South 24 Parganas, being butted and bounded by;-

ON THE NORTH: Land in C.S.Plot No 874

ON THE SOUTH: Land in C.S.Plot No 874

ON THE EAST :K.M.C. Road

ON THE WEST :Portion of C. S. Plot No-874.

**SCHEDULE-B****(DESCRIPTION OF THE OWNERS' ALLOCATION)****Part-I (Floor Area)**

ALL THAT 50% of the constructed area from Ground Floor to Third Floor and 40% of the Top (Fourth) Floor of the proposed building after proper adjustment of floor area as stated before, comprising of self-contained flats and car parking spaces in the Ground Floor to be constructed as per specification stated hereinafter together with right to use and enjoy the common areas and facilities to be provided at the said premises no. 74A/1, Raja S. C. Mullick Road, Police Station- Netaji-Nagar, Kolkata-700047, subject to payment of proportionate share of expenses for maintenance as it would be ascertained by the Owners' Association. *Be it stated here that the Developer shall provide one commercial space in the ground floor to the Owner and in lieu of that the Developer shall get one car parking space in the Ground Floor from Owner's allocation.*

**Part-II (Cash Consideration)**

The Developer shall pay a sum of **Rs.14,00,000/- (Fourteen Lakhs)** only to the Owner towards the part consideration for the said undivided proportionate share in the land, in the following manner:-

- (i) On the date of registration of this Agreement & Power of Attorney.....**Rs.3,00,000/-**
- (ii) After completion of super structure-**Rs.5,00,000/-**
- (iii) At the time of handing over possession of Owner's Allocation.....**Rs.6,00,000/-**

**SCHEDULE-C**  
**(DEVELOPER'S ALLOCATION)**

ALL THAT remaining 50% of the constructed area from Ground Floor to Third Floor and 60% of the Top (Fourth) Floor of the proposed building comprising of flats and spaces and other saleable areas thereat including 50% of the car parking space in the Ground Floor and one additional car parking space from the owner's allocation together with undivided proportionate share in the land and right to use and enjoy the common areas and facilities to be provided at the said premises no. 74A/1, Raja S.C. Mullick Road, Police Station-Netaji Nagar, Kolkata-700047 subject to payment of the proportionate share of maintenance which the Developer shall have right to transfer as per its discretions.

**SCHEDULE-D**  
**(SPECIFICATIONS)**

**BUILDING:** Ground plus Four storied building,

**FOUNDATION AND STRUCTURE:** R.C.C. framed structure as per design of the structural Engineer.

**SUPER STRUCTURE:** 8" thick outer walls and 3"/5" which inner walls.

**EXTERNAL FINISH:** 2 coats of weather coat Snowcem paint over treated plastered surface.

**FLOORING** : Floors will be laid down with superior quality tiles/marble.

**SKIRTING & DADO:** 6'-6" height glazed ceramic tiles for bathroom walls and ceiling height glazed ceramic tiles for over

kitchen counters. Kitchen counters will be provided with granite stones, black stones rack below platform.

**DOORS & FRAMES:** Main doors with 1 Godrej latch and peep hole will be of solid seasoned gamar/bhola wood with 4" seasoned Sal wood frame and the inner doors will be of first class factory made both sides commercial phenol bond flush door shutters painted with synthetic enamel paint,

**WINDOWS:** Box windows with first class Aluminium sliding windows covered with box grill in bed rooms.

**TOILETS, KITCHEN & DINING SPACE:** Toilet will be fitted with European pattern W.C. with low cistern white colour, two bib cocks and one shower with hot and cold water provision. Kitchen will be provided with one bib cock, one stainless steel sink, wash basin in dining space.

**FINISHING:** Inside walls and ceilings of the flats will be finished with first class white putty.

**ELECTRICAL:**

- (a) Each living cum dining room will be provided with 2 light points, 2 fan points, 2 plug points, 1 refrigerator point (near kitchen), and one washing machine point (near toilet), one inverter point,
- (b) Each bed room will be provided with 2 light points, 1 fan point, 1 plug point and one A.C. point
- (c) Kitchen will have 1 light point, 1 plug point and 1 exhaust/chimney point
- (d) Toilets will have 1 light point, 1 exhaust fan point and one Geyser point,
- (e) Concealed fireresistance wiring will be provided with MCB and ICCB and **MAIN ENTRANCE:** Collapsible Gate.

**IN WITNESSES WHEREOF** the parties hereto put their respective hand and seal on the day, month and year written above.

Witnesses;

1. Pootha Chatterjee  
74A Raja S.C. Mukherjee Road  
Kolkata - 700047

Swapan Chatterjee.  
**OWNER**

2. Soujoy Chatterjee  
74A, Raja S.C. Mukherjee Road.  
Kolkata - 700047

New Dimension  
Somrat Banerjee  
Partner

New Dimension  
Tapash Choudhury  
Partner

New Dimension  
Soumya  
Partner

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**DEVELOPER**

Drafted by me:-

Partha Pratim Mazumder  
Judges Court, Aripau  
Advocate WB/743/84

Typed by me:-

[Signature]

RECEIPT

**RECEIVED** a sum of Rs. 3,00,000/- (Rupees Three Lakhs) only from the Developer toward cash consideration for development of Premises No-,74A/1 Raja Subodh Chandra Mullick Road, under ward no 99, P.S.Netaji-Nagar, Kolkata-700 047, District South 24 Parganas, in the following manner:-

cheque no- 012124. union bank Zudhpro Bmth

Witnesses:

1. Partha Chatterjee

----- Swapan Chatterjee -----  
OWNER

OWNER

2. Sanjoy Chatterjee.



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

Name ..... Swapna Chatterjee  
 Signature Swapna Chatterjee



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

Name ..... Samrat Banerjee  
 Signature Samrat Banerjee



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

Name ..... Tapash Chowdhury  
 Signature Tapash Chowdhury



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







Name ..... Sujay Das  
 Signature Sujay Das





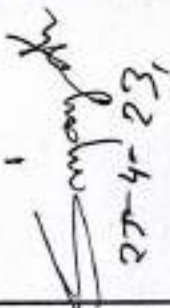



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16022000705630/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SWAPNA CHATTERJEE 77A RAJA SUBODH CHANDRA MULLCIK ROAD, City:- , P.O:- NAKTALA, P.S:-Patull, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	Land Lord			SWAPNA CHATTERJEE 25-4-23
2	Mr SAMRAT BANERJEE 10A/1A RAIPUR ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Representative of Developer [NEW DIMENSION]			Samrat Banerjee 25-4-23
3	Mr TAPASH CHOWDHURY 2/165 RAM THAKUR ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Representative of Developer [NEW DIMENSION]			Tapash Chowdhury 25-4-23

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SUJAY DAS 2/164 BIJOYGARH COLONY, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Representative of Developer [NEW DIMENSION]			 25-4-23
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PARTHA SANA Son of Late R N SANA ALIPORE POLCE COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Smt SWAPNA CHATTERJEE, Mr SAMRAT BANERJEE, Mr TAPASH CHOWDHURY. Mr SUJAY DAS			 25-4-23

(Suman Basu)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I  
I SOUTH 24-PARGANAS  
South 24-Parganas, West Bengal



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



220320232034501806

## GRIPS Payment Detail

GRIPS Payment ID:	220320232034501806	Payment Init. Date:	22/03/2023 18:18:04
Total Amount:	42942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1488676446126	BRN Date:	22/03/2023 18:18:44
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

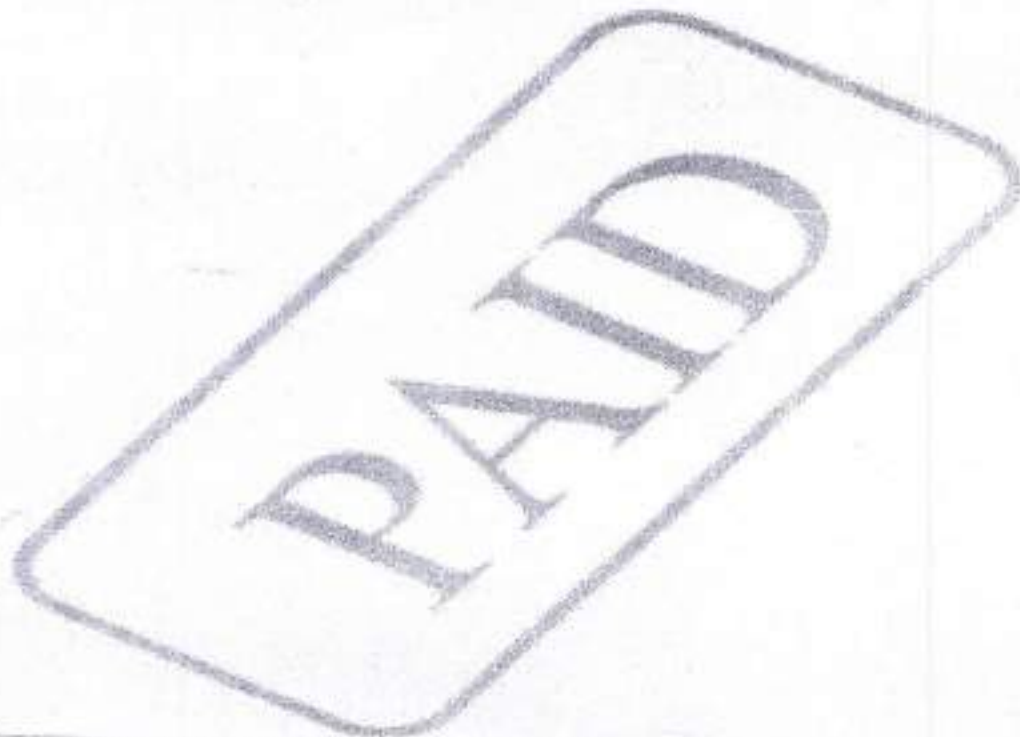
## Depositor Details

Depositor's Name: S SANA  
Mobile: 8961663303

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230345018078	Directorate of Registration & Stamp Revenue	42942
<b>Total</b>			<b>42942</b>

**IN WORDS:** FORTY TWO THOUSAND NINE HUNDRED FORTY TWO ONLY.  
**DISCLAIMER:** This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192022230345018078

**GRN Details**

GRN:	192022230345018078	Payment Mode:	SBI Epay
GRN Date:	22/03/2023 18:18:04	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1488676446126	BRN Date:	22/03/2023 18:18:44
Gateway Ref ID:	[GAPICVAY3	Method:	State Bank of India NB
GRIPS Payment ID:	220320232034501806	Payment Init. Date:	22/03/2023 18:18:04
Payment Status:	Successful	Payment Ref. No:	2000705630/4/2023 [Query No*/Query Year]

**Depositor Details**

Depositor's Name:	S SANA
Address:	ALIPORE
Mobile:	8961663303
Depositor Status:	Advocate
Query No:	2000705630
Applicant's Name:	Mr PARTHA SANA
Identification No:	2000705630/4/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	22/03/2023
Period To (dd/mm/yyyy):	22/03/2023

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000705630/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2000705630/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	3021
			<b>Total</b>	<b>42942</b>

IN WORDS: FORTY TWO THOUSAND NINE HUNDRED FORTY TWO ONLY.

## Major Information of the Deed

Deed No :	I-1602-05660/2023	Date of Registration	26/04/2023
Query No / Year	1602-2000705630/2023	Office where deed is registered	
Query Date	16/03/2023 1:06:14 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
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 : 3,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,66,83,748/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 3,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S.- Patull, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 74A/1, , 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	4 Katha 13 Chatak 36 Sq Ft		1,66,29,748/-	Property is on Road
<b>Grand Total :</b>				<b>8.0231Dec</b>	<b>0 /-</b>	<b>166,29,748 /-</b>	

### 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: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>0 /-</b>	<b>54,000 /-</b>	

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt SWAPNA CHATTERJEE</b>                      Wife of Late KIRONMOY CHATTERJEE 77A RAJA SUBODH CHANDRA MULLCIK ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx6F, Aadhaar No:39xxxxxxxx7723, Status :Individual, Executed by: Self, Date of Execution: 25/04/2023                      , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/04/2023                      , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Pvt. Residence</p>

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>NEW DIMENSION</b>                      10A/1A RAIPUR ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr SAMRAT BANERJEE (Presentant )</b>                      Son of Mr TAPAS RANJAN BANERJEE 10A/1A RAIPUR ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5C, Aadhaar No: 38xxxxxxxx5243 Status : Representative, Representative of : NEW DIMENSION (as AS PARTNER)</p>
2	<p><b>Mr TAPASH CHOWDHURY</b>                      Son of Mr SUKHARANJAN CHOWDHURY 2/165 RAM THAKUR ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx3C, Aadhaar No: 33xxxxxxxx2711 Status : Representative, Representative of : NEW DIMENSION (as AS PARTNER)</p>
3	<p><b>Mr SUJAY DAS</b>                      Son of Mr PARITOSH DAS 2/164 BIJOYGARH COLONY, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx3H, Aadhaar No: 89xxxxxxxx9547 Status : Representative, Representative of : NEW DIMENSION (as AS PARTNER)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr PARTHA SANA</b>                      Son of Late R N SANA                      ALIPORE POLCE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			
Identifier Of Smt SWAPNA CHATTERJEE, Mr SAMRAT BANERJEE, Mr TAPASH CHOWDHURY, Mr SUJAY DAS			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt SWAPNA CHATTERJEE	NEW DIMENSION-8.02312 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt SWAPNA CHATTERJEE	NEW DIMENSION-200.00000000 Sq Ft

On 25-04-2023

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

Presented for registration at 16:25 hrs on 25-04-2023, at the Private residence by Mr SAMRAT BANERJEE ,

**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 1,66,83,748/-

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

Execution is admitted on 25/04/2023 by Smt SWAPNA CHATTERJEE, Wife of Late KIRONMOY CHATTERJEE , 77A RAJA SUBODH CHANDRA MULLCIK ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife

Identified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLCE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 25-04-2023 by Mr SAMRAT BANERJEE, AS PARTNER, NEW DIMENSION (Partnership Firm), 10A/1A RAIPUR ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLCE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 25-04-2023 by Mr TAPASH CHOWDHURY, AS PARTNER, NEW DIMENSION (Partnership Firm), 10A/1A RAIPUR ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLCE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 25-04-2023 by Mr SUJAY DAS, AS PARTNER, NEW DIMENSION (Partnership Firm), 10A/1A RAIPUR ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLCE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer



Suman Basu

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 26-04-2023

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,053.00/- ( B = Rs 3,000.00/- ,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 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2023 6:18PM with Govt. Ref. No: 192022230345018078 on 22-03-2023, Amount Rs: 3,021/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1488676446126 on 22-03-2023, Head of Account 0030-03-104-001-16

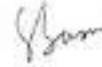
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 109554, Amount: Rs.100.00/-, Date of Purchase: 16/03/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2023 6:18PM with Govt. Ref. No: 192022230345018078 on 22-03-2023, Amount Rs: 39,921/-, Bank: SBI EPay ( SBlePay), Ref. No. 1488676446126 on 22-03-2023, 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**

