

take possession of the owner' allocation and from this date the owner shall be liable to pay property taxes, rates , dues and other public outgoings and impositions if any.

- f) The developer shall construct and complete the proposed new G+IV storied building with lift facility within 24 (twenty four) months from the date of getting, sanctioned building plan from the Rajpur Sonarpur Municipality.

ARTICLE- IX

(Force Majure)

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during the duration for any of the condition given here below

- (i) Fire (ii) Natural calamity (iii) Tempest (iv) War, Civil commotion.

ARTICLE- X

(Arbitration)

- a) All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to the arbitration of a single and sole arbitrator or any person nominated by the owner and the Developer herein and the same shall be deemed to be a reference within the meaning of the arbitration and conciliation Act 1996. The arbitrator shall have summary power the arbitrator shall have power to give interim awards and/or directions.
- b) The parties hereto agree and covenant with each other that they have full trust and faith in the single and sole arbitrator be nominated by the Owner and the Developer and agree not to

FOR JAYA CONSTRUCTION
Ashekh Chandra
 Proprietor

Subramanian

challenge and/or dispute the same in any manner whatsoever or howsoever.

ARTICLE- XI

(Jurisdiction)

Appropriate Courts at District South 24 Parganas or Kolkata High Court shall have the jurisdiction to entertain and try all actions suits and proceedings arising out of this agreement.

THE SCHEDULE 'A' ABOVE REFERRED TO

(Description of the Property)

ALL THAT piece and parcel of Bastu land measuring about 07¹/₆ cottahs with the existing two storied building (cemented floor) (ground floor about 850 sq.ft. pucca + 1st floor about 700 sq.ft. pucca + Asbestos shed about 396 sq.ft. + Tinshed about 120 sq.ft.) (about 22 years old) comprised in R.S. Dag No. 587, R.S. Khatian No. 699, L.R. Dag No. 1290, L.R. Khatian No. 649, J.L. No. 57, Mouiza Laskarpur, P.S. Sonarpur (now Narendrapur), Kolkata - 700153, District South 24 Parganas within the jurisdiction of Rajpur Sonarpur Municipality Ward no. 31, butted and bounded as follows:-

ON THE NORTH : Private passage to building known as PACIFIC MADHURI

ON THE SOUTH : House of Late Amulya Ratan Ghosh

ON THE EAST : Multistoried building called and known as PACIFIC MADHURI

ON THE WEST : Rajpur Sonarpur Municipal Road (about 23' wide).

Assessee no - 1104302045591.

FOR JAYA CONSTRUCTION

Ashok Chandra
Proprietor

Nirajan Kumar

Nirajan Kumar

THE SCHEDULE 'B' ABOVE REFERRED TO
(OWNER'S ALLOCATION)

OWNER'S ALLOCATION shall mean on completion the construction of the G+IV storied building the owner at the first instant will be entitled to get 45% (forty five) percent constructed area as per sanctioned FAR plus 45% (forty five) percent ground floor area as per sanctioned FAR together with the undivided proportionate share of land and right to use all common areas, facilities in the premises alongwith the other occupants of the building.

AND

As forfeit money/non refundable amount Rs. 4,00,000/- (Rupees four lakh) only out of which Rs. 3,00,000/- (Rupees three lakh) only already paid as mentioned hereunder.

	<u>Cheque no.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount(Rs.)</u>
1)	283646	15.12.2019	UBI, Garfa Branch, Kol-75	1,00,000/-
2)	283642	20.12.2019	- Do -	1,00,000/-
3)	236942	16.06.2020	- Do -	1,00,000/-

The Developer agreed to pay the balance Rs. 1,00,000/- (Rupees one lakh) only on the date of registration of Development Agreement and Development Power in favour of the Developer hereinabove.

The Developer also agreed to pay a sum of Rs. 10,00,000/- (Rupees ten lakh) only as refundable amount within 3 (three) days, after getting the old building from the owner in vacant condition for Development purpose.

FOR JAYA CONSTRUCTION
Ashekh Singh
Proprietor

Niraj Kumar

THE SCHEDULE 'C' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION : shall mean the developer will be entitled to get remaining 55% (fifty five percent) constructed area (i.e. sanctioned FAR) plus 55% (fifty five) percent ground floor area (i.e. sanctioned FAR) of the proposed new building to be constructed on the land as described in the schedule hereunder together with the proportionate share of land and right to use common areas, common portions and amenities in the building alongwith all other occupants in the building.

The above land owner and the Developer also agreed that in future if any additional further construction allowed by the plan sanction authority in that case the land owner and the Developer shall divided the additional area as per sanctioned FAR on the basis of the same ratio i.e. 45% (landowner) and 55% (Developer).

FOR JAYA CONSTRUCTION

Ashokhumb

Proprietor

THE SCHEDULE 'D' ABOVE REFERRED TO
(Common parts and portions of the said premises)

- 1) Boundary wall upto 5'-0" height
- 2) Main gates, entrances and exits.
- 3) Paths and passenger corridors with decorative tiles.
- 4) Driveways with decorative tiles
- 5) Staircases, stairways, landing and lobbies lift & lift M/C/ room (
- 6) Overhead reservoir, underground reservoir, septic tank.
- 7) Toilets, bathrooms and fittings and fixtures of the common area for guard, caretaker room.
- 8) Wiring meter for lighting for common areas etc.

Jayaram Kande

- 9) Electric meter & meter room and its installation, transformer, transformer room and its installation and fittings and fixtures. Pump, pump room and its installation.
- 10) All & main water supply line pipe.
- 11) Extra payment to be paid if extra work done, before execution of the concerned flat.
- 12) Drains and sewers.
- 13) Foundation, columns, beams, slabs, outside walls.
- 14) Cost of generator, if to be installed, is to be provided proportionately by all the flat owners in the building.
- 15) The cost of sub-meter will be arranged by the flat owner of the each flat and cost to be paid by them.
- 16) Water arrangement by Rajpur Sonarpur Municipality pipe line

THE SCHEDULE 'E' ABOVE REFERRED TO

(Specification of construction of the proposed building)

FLOORING AND SKIRTING:

- a) Floor, skirting of all rooms, kitchen and verandah shall be of Marwar white marble size 2'-0" X 2'-0" or 2'-0" X 2'-6".
- b) Skirting shall be of 4"/6" height measured from the finished floor.
- c) Toilet floor will be white marble or non-skit floor tiles (12"X12").

DOORS:

- a) Main door will be single leaf block board construction water resistance flush door with front side sunmica affix.
- b) All other doors single leaf block board construction water resistance commercial flush door (both side painting of the doors and door frames of all the doors will be painted ny the developer).

FOR JAYA CONSTRUCTION

Proprietor

Ashok Kumar

Nirajan Kante

- c) Sal wood door frame (size 4"x2½")
- d) 8" long tower bolt from inside (stainless steel).
- e) Telescopic peep hole only from main door.
- f) Lock (Mortise lock Godrej make) (only for main door).
- g) Calling bell on the door.
- h) Water proof door shall be provided PVC door and PVC frame in toilets.

WINDOWS:

All windows shall be made of aluminium sliding window and black colour glass with grill.

TOILET:

- a) Glazed tiles will be provided up to 6'-6" height.
- b) Porcelain European type commode in the toilet & WC with sit cover of PVC and PVC cistern in each toilet.
- c) One number porcelain basin in suitable position in drawing cum dining room if possible.
- d) Wall mixture with O/H shower in main toilet only.
- e) One geyser point in main toilet only.
- f) Wash basin in main toilet with water taps.
- g) Cistern in both toilets (PVC cistern each bath).
- h) One water tap near commodes in each toilet.
- i) Concealed PVC pipes.

KITCHEN:

- a) Kitchen slab shall be of black granite over black stone with proper brick supports and one hole for passing LPG cylinder to gas oven rubber tube.

FOR JAYA CONSTRUCTION

Proprietor

Ashok Kumar

Abhayan Kumar

- b) Glazed tiles up to 4'-0" height along the entire length of the granite slab.
- c) One stainless steel sink with water tap provided with proper support.

STAIRCASE & LANDING:

- a) Steps and landing shall be of white marble.
- b) Hand railing made of mild steel bluster duly painted with acrylic emulsion.

ROOF:

- a) IPS on roof after giving latest sika treatment on the roof with proper slope must be done on the concrete roof.
- b) 3'-0" height measured parapet wall.
- c) Parapet wall plaster on both sides shall be provided on all round the roof slab.

ELECTRIC POINTS AND WIRING:

- a) Wiring shall be concealed, suitable sized PVC ducts shall be used copper wire (Fenolex) with suitable insulation type shall (Fenolex) be used for wiring as well as proper earthing of the building for protection against lightning and electrification.
- b) Bed room: (each) one fan point, two lights points, two plug point (5 amp.). A.C. point in master bed room only.
- c) Kitchen: one light point, one 15 amp. Power socket, one 5 amp. Point for exhaust fan or chimney and one 5 amp. Point for water filter.
- d) Toilets: one light point, one 15 amp. Power socket for geyser, one power point 5A for exhaust fan. In W.C. one light point and 5A socket for exhaust fan.

FOR JAYA CONSTRUCTION

Ashok Kumar
Proprietor

Nirajam Karthi

- e) Drawing-cum-dining room: one or two points, two or three light points, one 15 amp sockets for refrigerator, two points for T.V. one calling bell point in ground floor and one calling bell point in main door.
- f) Verandah: one light point and one 5 amp. Plug point.
- g) Roof: on light point in roof. One plug point in top landing of staircase.
- h) Entrance and common passage proper lightening arrangement.

All electrical fittings should be Anchor/Priti switch and socket plug.

LOCKS ETC. ON DOORS:

- a) All bed rooms: one tower bolt of 10" size from inside and one handle or ring.
- b) All toilets: one tower bolt of 3" size from inside and one 3" tower bolt outside with suitable handle (PVC).
- c) Kitchen: one tower bolt of 6" size from outside with handle or ring.
- d) Main entrance door: one 10" long steel tower bolt from inside, telescopic, peep hole, lock (mortice lock, Godrej make) and one decorative handle from outside.

DOOR STOPPERS & BUFFERS:

All the doors of bed rooms, kitchen and balcony shall be provided with door stoppers & buffers.

WATER SUPPLY:

- a) RCC casting overhead water reservoir and RCC casting sub-underground water reservoir with manhole entry covered by PVC Lid.

FOR JAYA CONSTRUCTION
Achshay Kumar
 Proprietor

Niraj Kumar

- b) Suitable connection with municipality approved ferrule shall be provided for water supply.
- c) The above named electric pump (single phase 220/230V) shall be installed at the underground water reservoir.

SEWERAGE AND DRAINAGE: Septic tank with suitable size, soil, link, outlet from toilet along with catch pits for collecting rain water and water from kitchen shall be provided. Wherever necessary both soil/PVC and rain water lines shall be connected to municipality sewerage/drainage lines.

COMPOUND:

- a) Entire compound along all the four sides of the said building shall be paved and shall be bounded with wall plastered on internal side (i.e. the surface facing the said building) all round.
- b) One MS grided main gate duly painted and more or less of same height as that of the boundary walls shall be provided.

PAINTING:

- a) The said building shall be painted externally with branded Co's weather coating paint.
- b) The inside of the said building shall be finished with wall putty i.e. on all the walls of all the bedrooms, drawing cum dining room, kitchen, both the toilets and verandah (excluding stair case and landing).

ELECTRIC METER:

- a) One common electric meter serving common electric points.
- b) 1 (one) electric meters for the landowner flat shall be provided by the developer. The owner shall deposit the amount and others

FOR JAYA CONSTRUCTION
Ashokhumbh
 Proprietor

Nirajan Kumar

cost for his individual meter line and the developer shall arrange to get the connection for his flats.

LIFT:

Lift an lift machineries should be provided.

N.B.:

- i. Sika treatment for toilets & also in the roof.
- ii. All casting of the building should be done by FC/MC sand.
- iii. Brick work should be done by 1 no. bricks.
- iv. Water, sanitary and electrical line and fitting should made with branded Co's materials.
- v. Surrounding outside fencing height of the building minimum 4' ft.
- vi. Elevation of the building should be decorative and colorful and modern.
- vii. Under ground and overhead water reservoir should made by RCC with brick work.
- viii. Stair case of the building are lighted by sufficient sun light.
- ix. All rooms wall should be finished with wall putty.
- x. Total building outside wall should be painted with colorful branded Co's weather coating paints.

N. Jayaraman
 For JAYA CONSTRUCTION
 Ashok Kumar
 Proprietor

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

SIGNED, SEALED & DELIVERED BY

in the presence of :-

WITNESSES:-

1. Krishna Gopal Biswas.
83, Naba Nagar
Kolkata-32.
P.S. - Jydevpur.

Nirajani Kaur
(NIRAJANI KAUINDA)

SIGNATURE OF THE FIRST PARTY
(LAND OWNER)

2. Dilip Baidya
Lenin Nagar
P.O. - Laskarpur
P.S. - Namindrapur
KOL-74153

For JAYA CONSTRUCTION

Ashok Kumar
Proprietor

SIGNATURE OF THE SECOND PARTY
(DEVELOPER)

Drafted by me:

Prabhat Ghoshal/AD V.
WB-1662/2001.
Typed by me: Alipore Police Court
KOL-700027.

Malay Kumar Sau
Malay Kumar Sau
Laskarpur, Peyarabagan, Kol-153

MEMO OF CONSIDERATION

RECEIVED a total sum of Rs. 4,00,000/- (Rupees four lakh) only as non refundable amount /forfeit money from the above named developer.

<u>Cheque no.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount(Rs.)</u>
1) 283646	15.12.2019	UBI, Garfa Branch, Kol-75	1,00,000/-
2) 283642	20.12.2019	- Do -	1,00,000/-
3) 236942	16.06.2020	- Do -	1,00,000/-
4) 357316	28.06.2021	PNB, Garfa Branch	40,000/-
5) By cash on different dates			60,000/-

Rs. 4,00,000/-

(Rupees four lakh only).

WITNESSES:

1. Krishna Gopal Biswas.

Niranjana Kaunda
(NIRANJAN KAVUNDA)

SIGNATURE OF THE LANDOWNER

2. Dilip Baidya

Typed by me:

Malay K. Sau.

Malay Kumar Sau

Laskarpur, Peyarabagan, Kol-153



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

GRN Details

GRN: 192021220122096661 Payment Mode: Online Payment
GRN Date: 26/11/2021 19:08:31 Bank/Gateway: State Bank of India
BRN : IK0BJYBBI5 BRN Date: 26/11/2021 19:11:36
Payment Status: Successful Payment Ref. No: 2002409959/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: ASHOK KUMAR GHOSH
Address: 125/4, SANTOSHPUR AVENUE PIN 700075
Mobile: 9830359862
Depositor Status: Others
Query No: 2002409959
Applicant's Name: Mr DILIP BAIDYA
Identification No: 2002409959/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002409959/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2002409959/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	14021
			Total	33942

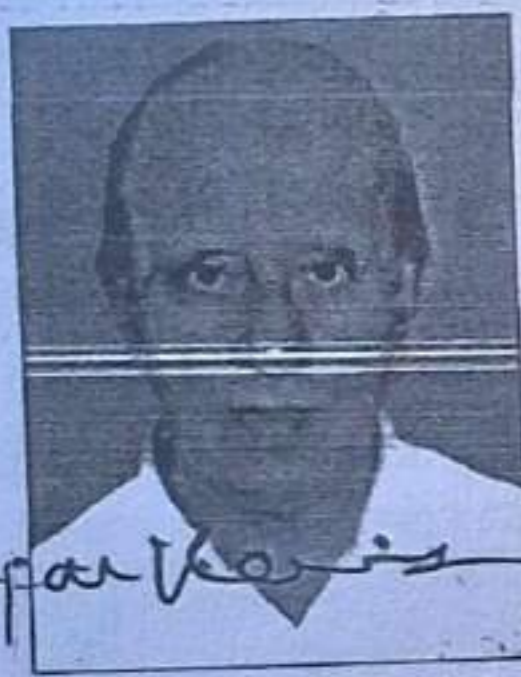
IN WORDS: THIRTY THREE THOUSAND NINE HUNDRED FORTY TWO ONLY.



PHOTO		Thumb	1 st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name

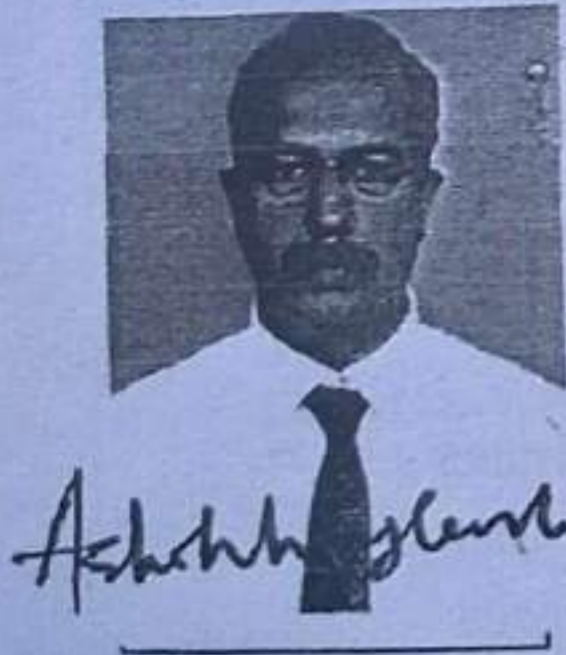
Signature



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ... NIRANJAN KHANDU

Signature ... Niranjan Khandu



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ... ASHOK KUMAR GHOSH

Signature ... Ashok Kumar Ghosh



Major Information of the Deed

Deed No :	I-1629-06199/2021	Date of Registration	29/11/2021
Query No / Year	1629-2002409959/2021	Office where deed is registered	
Query Date	22/11/2021 1:16:48 PM		1629-2002409959/2021
Applicant Name, Address & Other Details	DILIP BAIDYA LASKARPUR, LENIN NAGAR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 7890180145, Status :Attorney of Executant		
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 : 14,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 1,10,29,035/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 14,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

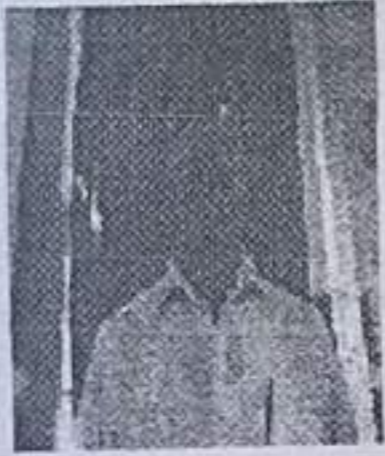

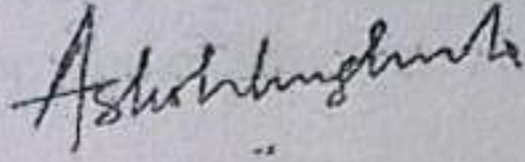
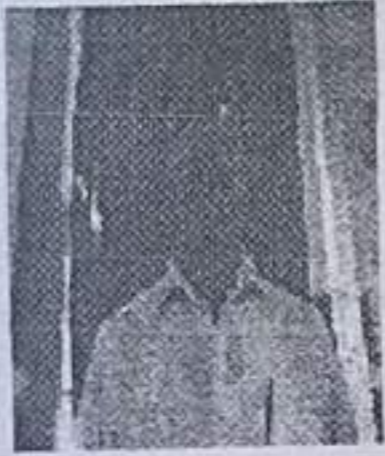

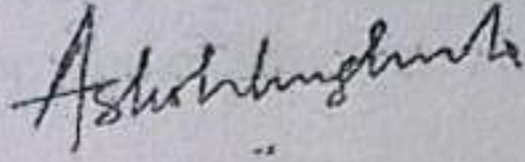
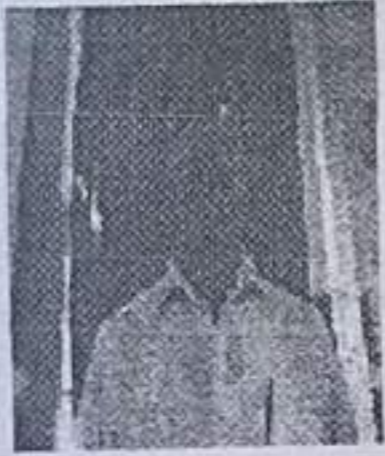

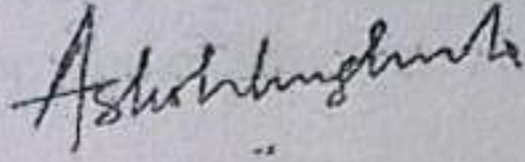
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Peyara Bagan Road (Lskarpur), Mouza: Laskarpur, , Ward No: 31, Holding No:320 JI No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1290 (RS :-587)	LR-649, (RS:-699\0)	Bastu	Bastu	7.17 Katha	1/-	99,37,627/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
Grand Total :					11.8305Dec	1 /-	99,37,627 /-	


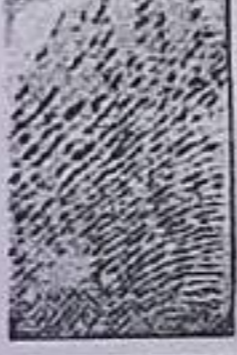
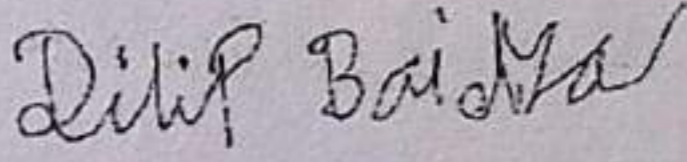
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1550 Sq Ft.	1/-	9,52,088/-	Structure Type: Structure
Gr. Floor, Area of floor : 850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 22 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 22 Years, Roof Type: Pucca, Extent of Completion: Complete					

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ASHOK KUMAR GHOSH Son of Late MURARI MOHAN GHOSH Date of Execution - 29/11/2021, , Admitted by: Self, Date of Admission: 29/11/2021, Place of Admission of Execution: Office </td> <td>  Nov 29 2021 12:06PM </td> <td>  LTI 29/11/2021 </td> <td>  29/11/2021 </td> </tr> </tbody> </table> <p>125/4, SANTOSH PUR AVENUE NOW P S SURVEY PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5P, Aadhaar No: 32xxxxxxxx6062 Status : Representative, Representative of : JAYA CONSTRUCTION (as proprietor)</p>	Name	Photo	Finger Print	Signature	Mr ASHOK KUMAR GHOSH Son of Late MURARI MOHAN GHOSH Date of Execution - 29/11/2021, , Admitted by: Self, Date of Admission: 29/11/2021, Place of Admission of Execution: Office	 Nov 29 2021 12:06PM	 LTI 29/11/2021	 29/11/2021
Name	Photo	Finger Print	Signature						
Mr ASHOK KUMAR GHOSH Son of Late MURARI MOHAN GHOSH Date of Execution - 29/11/2021, , Admitted by: Self, Date of Admission: 29/11/2021, Place of Admission of Execution: Office	 Nov 29 2021 12:06PM	 LTI 29/11/2021	 29/11/2021						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DILIP BAIDYA Son of Late SATISH CH BAIDYA LENIN NAGAR NOW PS NARENDRAPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153	 29/11/2021	 29/11/2021	 29/11/2021
Identifier Of Mr NIRANJAN KAUNDA, Mr ASHOK KUMAR GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NIRANJAN KAUNDA	JAYA CONSTRUCTION-11.8305 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NIRANJAN KAUNDA	JAYA CONSTRUCTION-1550.00000000 Sq Ft

Transfer of property for S2



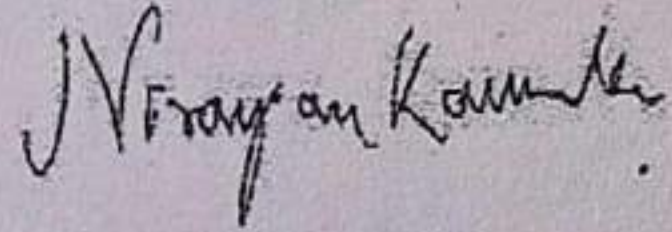
Sl.No	From	To. with area (Name-Area)
1	Mr NIRANJAN KAUNDA	JAYA CONSTRUCTION-120.00000000 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	Mr NIRANJAN KAUNDA	JAYA CONSTRUCTION-396.00000000 Sq Ft

S2	On Land L1	120 Sq Ft.	1/-	32,400/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S3	On Land L1	396 Sq Ft.	1/-	1,06,920/-	Structure Type: Structure
Floor No: 1, Area of floor : 396 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2066 sq ft	3 /-	10,91,408 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NIRANJAN KAUNDA (Presentant) Son of Late MAHENDRA CHANDRA KAUNDA Executed by: Self, Date of Execution: 29/11/2021 , Admitted by: Self, Date of Admission: 29/11/2021 ,Place : Office	 29/11/2021	 LTI 29/11/2021	 29/11/2021
LASKARPUR HOLDING NO 320, STREET NAME PEYARABAGAN, City:- , P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: AGxxxxxx7J, Aadhaar No: 44xxxxxxxx3445, Status :Individual, Executed by: Self, Date of Execution: 29/11/2021 , Admitted by: Self, Date of Admission: 29/11/2021 ,Place : Office				

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	JAYA CONSTRUCTION 53, NEW SANTOSH PUR MAIN ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AFxxxxxx5P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Peyara Bagan Road (Lskarpur), Mouza: Lskarpur, , Ward No: 31, Holding No:320 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1290, LR Khatian No:- 649	Owner:নিরঞ্জন কোণ্ড, Gurdian:মহেন্দ্র চন্দ্র, Address:নিজ , Classification:বাস্তু, Area:0.12000000 Acre,	Mr NIRANJAN KAUNDA

On 29-11-2021

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 11:50 hrs on 29-11-2021, at the Office of the A.D.S.R. GARIA by Mr NIRANJAN KAUNDA, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,10,29,035/-

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

Execution is admitted on 29/11/2021 by Mr NIRANJAN KAUNDA, Son of Late MAHENDRA CHANDRA KAUNDA, LASKARPUR HOLDING NO 320, STREET NAME PEYARABAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Advocate

Indetified by Mr DILIP BAIDYA, , Son of Late SATISH CH BAIDYA, LENIN NAGAR NOW PS NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

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

Execution is admitted on 29-11-2021 by Mr ASHOK KUMAR GHOSH, proprietor, JAYA CONSTRUCTION (Sole Proprietorship), 53, NEW SANTOSH PUR MAIN ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr DILIP BAIDYA, , Son of Late SATISH CH BAIDYA, LENIN NAGAR NOW PS NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,021/- (B = Rs 14,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2021 7:11PM with Govt. Ref. No: 192021220122096661 on 26-11-2021, Amount Rs: 14,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BJYBBI5 on 26-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 34155, Amount: Rs.100/-, Date of Purchase: 15/11/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2021 7:11PM with Govt. Ref. No: 192021220122096661 on 26-11-2021, Amount Rs: 19,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BJYBBI5 on 26-11-2021, Head of Account 0030-02-103-003-02

Krishnendu Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2021, Page from 230044 to 230088
being No 162906199 for the year 2021.



(Handwritten signature)

Digitally signed by KRISHNENDU
TALUKDAR
Date: 2021.11.30 16:40:49 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2021/11/30 04:40:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)