

2-67/23



AM 845517

Q. 2000042646/2023.

Certified that this document is
admitted to Registration. The
signature sheet and the
Endorsement sheet attached to the
document are part of this document.

Additional Dist. Sub Registrar
Sealdah
6-1-23

DEVELOPEMENT AGREEMENT

THIS DEVELOPEMENT AGREEMENT is made this the 05th day of **January** 2023.

BETWEEN

131373

Amit Karmakar
Advocate
Calcutta High Court

NAME _____
ADD. _____
P. _____
- 9 NOV 2022
SURANJAN MUKHERJEE
Licencee of the Vendor
C. C. Court
2 & 3, R. S. Road, Calcutta, India

- 9 NOV 2022
- 9 NOV 2022

Keya Biswas,



VITI
47

Keya Biswas,



VITI
48

Keya Biswas



VITI
49

Keya Biswas



VITI
51

Identified by m

S.D.S



A.D.S.R., SEALDAH
- 5 JAN 2023
Dist. South 24 Parganas

(1) KRISHNA BISWAS, [PAN- ADAPB8255H] wife of Late Pankaj Kumar Biswas by faith – Hindu, by occupation – Housewife, by Nationality Indian residing at premises No 36, Latafat Hossain Lane, Post Office K.G. Bose Sarani, Police Station Beliaghata, Kolkata:- 700085 **(2) AVIJIT BISWAS, [PAN- AGEPB6674K]** alias Abhijit Biswas son of Late Pankaj Kumar Biswas by faith – Hindu, by occupation – Doctor, by Nationality Indian residing at 36, Latafat Hossain Lane, Post Office K.G. Bose Sarani, Police Station Beliaghata, Kolkata:- 700085 hereinafter called as the **“OWNERS”** (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

KEYA BISWAS, [PAN- BEKPB7635F] wife of Jagannath Biswas by faith Hindu, by occupation – Business, by Nationality Indian residing at premises No 36, Latafat Hossain Lane, Post Office K.G. Bose Sarani, Police Station Beliaghata, Kolkata:- 700085 hereinafter called and referred the **“DEVELOPER”** (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) **OTHER PART.**

WHEREAS thus by dint of registered **Deed of Gift dated 5th** August 1991 registered with D.S.R., Alipore, 24 parganas (South) the Owner(s) namely **Pankaj Kumar Biswas (since deceased)** and **Jaganath Biswas** mutated and apportionated the premises 36, Latafat Hossain Lane, Kolkata - 700085, Assessee No. 110341500874 and Assessee No. 110341500667 Post Office K.G. Bose Sarani, Police Station Beliaghata, Kolkata:- 700085 having **50% share** each in respect of schedule land 5 Cottah 5 Chittacks with permanent structure 2060 sq.ft (more or less)

and common area and passage and thus seized, possessed of or otherwise well and sufficiently entitled to the same in peaceful possession and free from encumbrances and paid all rates and taxes regularly and punctually to the concerned authorities as levied time to time, which is more fully described Schedule "A" written and hereinafter called and referred to the said Schedule Premises.

AND WHEREAS by the said Deed of Gift entered and recorded in Book No I, Volume No 197, pages 457 Being No 12035 for the year 1991 registered with D.R. Alipore, 24 parganas(South).

AND WHEREAS after demises of **Pankaj Kumar Biswas** on **14.02.2010** his wife **Krishna Biswas** and son **Avijit Biswas** alias **Abhijit Biswas** inherited the property **having 1/2 (half) share** jointly and equally and thereafter mutated the names before the Kolkata Municipal Corporation and paying rates and taxes accordingly as joint Ownes in respect of the property.

AND WHEREAS the said Owners namely **Krishna Biswas** and **Avijit Biswas** could not develop the said landed property due to lack of experience as such the Developer herein express his intention to develop the schedule land, as such the Owner(s)s entered into this "Development Agreement" under certain terms and conditions more fully described herein. The Developer herein shall develop with the object to sell and transfer such flats/shops/spaces according to the plan in the name of the Owner(s) prepared by the Engineer at the cost and expenses of the Developer herein. All the disputed and differences in respect of Title of the land, outstanding/dues and all liabilities before handing over and registration of this Agreement in respect of the premises shall be settled by the Owners with the co-operation of the Developer.

AND WHEREAS it was decided by and between the Developer and the Owners namely Krishna **Biswas** and **Avijit Biswas** mutually agreed upon the **Owners' Allocation** shall mean **Entire First Floor and Flat No "B" North West Side ground Floor in the proposed multistoried building** which include covered area plus proportionate common areas, common spaces, stairs and staircases open spaces, lobbies and other areas of common enjoyment in the proposed building which will be added as rational basis proportionately more fully described in Schedule "B".

AND

Developer's Allocation: shall mean **Entire Second Floor and Unit/1 (One) Covered Car parking measuring 135 sq.ft. (more or less) on the ground Floor** in the proposed multistoried building which include covered area plus proportionate common areas, common spaces, stairs and staircases open spaces, lobbies and other areas of common enjoyment in the proposed building which will be added as rational basis proportionately more fully described in Schedule "C".

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows: -

1. OWNERS: Shall mean **(1) Krishna Biswas, (2) Avijit Biswas**, alias Abhijit Biswas his/her/their respective heirs, successors, legal representatives and administer-in-office.

2. DEVELOPER: Shall mean **KEYA BISWAS, [PAN- BEKPB7635F]** wife of **Jagannath Biswas** by faith Hindu, by occupation - Business, by Nationality Indian residing at premises No 36, Latafat Hossain Lane, Post Office K.G. Bose Sarani, Police Station Beliaghata, Kolkata:- 700085.

3. THE LAND: Shall mean land 1/2 share collectively out of total measuring 5 Cottah 5 Chittacks with permanent structure 2060 sq.ft (more or less) premises 36, Latafat Hossain Lane, Kolkata - 700085, Assessee No. 110341500874 and Assessee No. 110341500667 P.O. K.G. Bose Sarani, P.S. Beliaghata, Kolkata:- 700085.

- 4. BUILDING:** Shall mean the multi storied building to be constructed on the said land as per plan prepared by Engineer.
- 5. OWNER(S)'S ALLOCATION:** Shall mean **more fully described in schedule "B"** in the proposed building.
- 6. DEVELOPER ALLOCATION:** Shall mean **more fully described in schedule "C"** in the proposed building.
- 7. BUILDING PLAN:** Shall mean such Plan No. 2022030008 dated 24.04.2022 prepares by the Architect/Engineer for the construction of the new multi storied building.
- 8. TIME:** Shall mean that the construction of the said proposed building should be completed within 36 months from execution of construction work save and except any eventually, which may be beyond the control of the Developer.

COMMECEMENT

This Developer Agreement shall be deemed to have commenced with effect from the date of obtaining sanction plan and / or getting vacant possession of the schedule land which is ever in later.

OWNER(S)'S RIGHT AND REPRESENTATION

1. The Owner(s)s are absolutely sufficiently entitled to the said property more fully described in the schedule hereunder.

DEVELOPER'S RIGHT

1. The Owner(s)s hereby grant subject to what has been hereunder provided exclusive right to the Developer to build the proposed new building on the said plot of land and shall construct the new building or buildings thereon in accordance with the plan or plans.
2. Developer shall be exclusively entitled to receive all refunds and/or any or all payments and/or deposits made by the Developer in respect of the Developer's Allocation.

3 That the Developer shall hand over peaceful possession of Owner(s)' allocation more fully described in the plan annexed herein above within the stipulated time without delay and default.

CONSIDERATIONS

1. The Developer shall hand over the Owner(s)s' Allocation i.e. 50% share, subject to the provisions made hereinabove and the Developer shall construct and complete the building in accordance with the plan.
2. The Developer shall be entitled to receive all the consideration moneys from the intending purchaser/s for sale of that flats/shops/space parking space in respect of Developer's allocated portion and the Owner(s)s shall not claim and/or demand any amount from the Developer regarding the sale of said flats by virtue of Development Power of Attorney as per the Developer's Allocation. The Owner(s)s shall at all time co-operate and facilitates the Developer in signing all relevant Deeds and Documents relating to the property as and when required for without creating any inconvenience to the Developer in respect of sell and transfer of 50% share of the Developer's Allocation.

POSSESSIONS

1. The Owner(s) shall hand over, the land to the Developer for construction of the said proposed new building or buildings in terms of the Agreement.
2. In the new proposed building to be allotted to the Owner(s) according to the Owner(s)' allocation together with all rights in common of the common portions in the building.
3. After taking possession Owner(s) shall have right to transfer or dispose of or otherwise deal with their allocation in the proposed new building without any consent of the Developer or to any person or persons whatsoever.

4. The Developer shall be exclusively entitled to the Developer's allocation in the proposed new building with exclusive right to transfer or otherwise deal with or dispose of the same without however prejudicially affected their interest without any right, title, claim or interest herein whatsoever of the Owner(s) and the Owner(s) shall not in any way interfere or disturb in peaceful possession of the Developer allocation.

5. All the dealings in respect of sale and transfer by the Developer in respect Developer's allocation of the new building shall be by the said attorneys for the purpose of execution and registration of the Deed of Sale/Transfer immediately in respect of the premises.

6. After the completion and handover of the Owner(s)'s Allocation and Developers' Allocation in the multi storied proposed building both the Owner(s) and the Developer shall pay proportionate maintenance charge, rates and taxes as per mutual consent for their respective allocated areas to upkeep the service and facilities and habitable conditions of the building and all common passages and service respectively.

COMMON FACILITIES

1. The Owner(s) shall pay and bear all taxes and other dues and outgoings in respect of their allocated portion of the said premises after getting possession.

2. From the date of handing over the possession of the Owner(s)' Allocation, the Owner(s) shall pay the service charges for the common facilities in the new building for her/Owner(s)'s allocation to the Developer till such period so long the Association of Flat Owner(s) in the new building is not being formed.

3. The Owner(s) shall not do any act deed or things whereby the Developer shall be prevented from construction of the said building which will be constructed according to sanction plan.

COMMON RESTRICTIONS

The Owner(s)'s allocation in the new building shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for common benefits of all occupiers of the new building, which shall include the following.

1. The Owner(s) and Developer shall not use or permit to use of the respective allocation in the new building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazard to the Owner(s) or occupiers of the new building for any purpose which may cause any nuisance hazards to the Owner(s) or the occupiers of the new building.
2. Both the parties shall abide by all laws, byelaws rules and regulations of the Government Local Bodies and Association
3. The respective Purchaser(s)/Owner(s) shall keep their respective allocation in the new building in good working condition and repairs.

OWNER(S)'S OBLIGATIONS

1. The Owner(s) hereby agree and covenant with the Developer for not to cause any interference of hindrance at the time of construction of the new building on the said property by the Developer as per Agreement.
2. The Owner(s) does hereby execute other relevant Deed and documents in favor of the Developer in connection with the construction of the proposed building from time to time.

3. The Developer shall have full right to dispose of his allocated portion of the said building in favour of the intending buyers and Owner(s) shall have no objection in respect of the same and the entire consideration money against the disposal of the Developer's allocation of the said building shall be received by the Developer. The consideration money which ever shall be realized by the Developer for the disposal of their allocated portion of the said building shall be regarded as the income of the Developer and the Owner(s) shall not be accountable for such money to be received by the Developer before any authority namely Income Tax and other authorities.

4. That the Owner(s) shall not revoke or cancel this Agreement. Any dispute cropped up during the pendency of this Agreement which is to be settled by appointing Arbitrator by the Owner(s) and Developer jointly.

5. That simultaneously with the execution of this Agreement the Owner(s) shall deliver all copies of the documents relating to the right, title, interest and possession of the Owner(s) interest of the said property and the Owner(s) undertakes to give inspection of all such original documents to the Developer in case of necessity.

OWNER(S)'S INDEMNITY

That all Owner(s) hereby undertake that the Developer shall be entitled to the said constructed allocation and shall enjoy his allocation space without any interference and/or disturbance as provided by the Developer, perform and fulfill all those terms and conditions herein contained and/or its part to be observed and performed.

DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the Owner(s) indemnified against all actions suits costs proceedings and claims that may arise with regard to the Development of the said premises and/or in the matter of construction of the said building in the said land.

MISCELLANEOUS

1. Any notice if required to be given by the Developer to the Owner(s) shall be sent to them under registered post with acknowledgment due at the address given in this agreement or through hand service which ever is required.

2. The Owner(s) hereby fully agrees and consents that the Builder/Developer shall have the right to advertise fixed hoardings or signboard or any kind relating to the publicity for the benefit of commercial exploitation of the new building from the date of execution of this agreement.

FORCE MAJURE

1. Force major shall mean floods, earthquake, riot, war storm tempest, civil commotion or any other act, which is beyond the control of the parties hereto.

JOINT OBLIGATIONS

1. The Owner(s) shall sign in all paper/plans documents and deeds those may come on the way of the Builder/ Developer for successful implementation of the project.

2. The Owner(s) shall provide from time to time as and when necessary to the Builder/Developer the original Papers and Documents of the land on execution of this Agreement for Developer as records and reference if require and the Developer shall give proper acknowledgement thereto.

3. The Owner(s) allotted portion and Developers allotted portion in the proposed building has been specifically mentioned in the Schedule "B" and "C" hereunder.

4. The Developer shall have his full right in disposing of his allotted portion of the said building in favour of the intending buyers and the Owner(s) shall have no objection in respect of the same and the entire consideration money against the disposal of the Developer's allocation of

K.A. Keya

the said building shall be kept by the Developer to fetch out the construction costs and expenses, further the Owner(s) shall co operate in all respect and shall sign all Deed, documents and Agreement to sell and transfer in respect of Developer's allocation without creating any inconvenience and/or delay in any manner whatsoever and vice versa.

5. In case of the death of any of the parties the legal heirs and/or successors in interest will be substituted as the party and he or she will be bound to regard and fulfill the terms and condition set-forth in this Agreement.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel **land 1/2 share 2 Cottah 10 Chittacks 22.5 sq.ft (more or less) equivalent to 1912.5 sq.ft (more or less) out of total land 5 Cottah 5 Chittacks equivalent to 3825 sq.ft (more or less) with permanent structure 1030 sq.ft (more or less) out of total 2060 sq.ft (more or less)** being premises 36, Latafat Hossain Lane, Kolkata - 700085, P.O. K.G. Bose Sarani, P.S. Beliaghata, Kolkata:- 700085 which is butted and bounded as follows:-

ON THE NORTH :-	35, Latafat Hossain Lane,
ON THE SOUTH :-	39/B, Latafat Hossain Lane,
ON THE EAST :-	37, Latafat Hossain Lane,
ON THE WEST :-	Lee Colin School

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

shall mean **Entire First Floor and Flat No "B" North West Side ground Floor in the proposed multistoried building** which include covered area plus proportionate common areas, common spaces, stairs and staircases open spaces, lobbies and other areas of common enjoyment in the proposed building upon the schedule "A" land herein above.

THE SCHEDULE "C" ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

shall mean **Entire Second Floor and 1 (One) Covered Car parking measuring 135 sq.ft. (more or less) on the ground Floor** in the proposed multistoried building which include covered area plus proportionate common areas, common spaces, stairs and staircases open spaces, lobbies and other areas of common enjoyment in the proposed building upon the schedule "A" land herein above.

SPECIFICATION OF BUILDING

- i. **STRUCTURE:** R.C.C. framed structure and 3" and/or 5" partition walls between flats.
- ii. **FLOORING:** Marble/Tiles 6" high skirting for all bed rooms, dining-drawing, kitchen, toilets, and balconies. Door seals, window seals/platform shall be Marble/Tiles.
- iii. **KITCHEN :** Black cooking desk/slab, , S.S sink with waste, waste pipe and two bib cock, , 2'0" high glazed tiles above cooking desk along with Basin.
- iv. **TOILETS : 6'-0"** high ceramic tiles along with tap.

- v. **WATER SUPPLY:** Municipal water supply from underground Reservoir, Overhead Concrete Tank, and pump provision.
- vi. **SANITARY & PLUMBING:** Concealed pipeline with PVC make with arrangement in toilet with necessary fittings as given in each toilet.
- vii. **ELECTRICITY:** Concealed wiring with necessary switch board, one exhaust fan point for each toilet, and calling bell point for main entrance of the flat.
- vii. **DOORS:** Sal wood Door frame with flash door and P.V.C doors at toilets with standard fittings.
- ix. **WINDOWS:** Natural Colour anodized Aluminum sliding window.
- x. **COLOUR :** All wall plaster of paris.
- xi. **BUILDING ENTRANCE:** One Gate at the Main entrance.
- xii. **COMMON AND PASSAGES:** Cemented floor
- xiv. **EXTRA WORK:** Any extra work other than our standard specification shall be charged extra and such amount to be paid to developer before the execution of the said extra work.

IN WITNESSETH WHEREOF the parties hereto have set and subscribed respective hand and seals in these presents on the day, months and year first above written.

SIGNED, SEALED AND DELIVERED by the
Owner(s) at Kolkata in presence of: -

1. S. Dey
Sealoch Court
KOL-700014

S. Dey

Amit Biswas

SIGNATURE OF THE OWNER(S)

2. Badach. Dey
4/2, Onda Raja
Lane, KOL-700015

Keya Biswas

SIGNATURE OF THE DEVELOPER

Drafted by me:

Amit Kumar
Advocate

High Court, Calcutta.



	Thumb	1 st finger	middle finger	ring finger	small finger
LEFT HAND					
RIGHT HAND					

NAME: KRISHNA BISWAS

SIGNATURE



	Thumb	1 st finger	middle finger	ring finger	small finger
LEFT HAND					
RIGHT HAND					

NAME: AVIJIT BISWAS

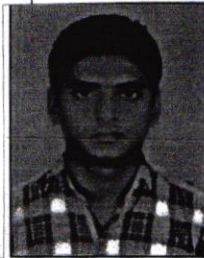
SIGNATURE



	Thumb	1 st finger	middle finger	ring finger	small finger
LEFT HAND					
RIGHT HAND					

NAME: KEYA BISWAS

SIGNATURE

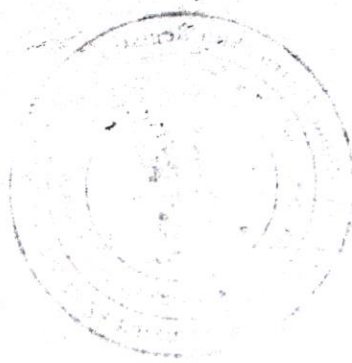
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	S Dey Son of G Dey Sealdah Court, City:- Not Specified, P.O:- Entally, P.S:-Entaly, District:-South 24- Parganas, West Bengal, India, PIN:- 700014	Krishna Biswas, Avijit Biswas, Keya Biswas			S.Dey 05.01.2023

(Arjitava Ghosal)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

South 24-Parganas, West
Bengal





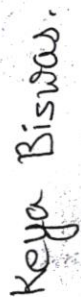
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16062000042646/2023

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	Krishna Biswas 36, Latafat Hossain Lane, City:- Not Specified, P.O:- K G Bose Sarani, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700085	Land Lord			 05-01-2023
2	Avijit Biswas Alias Abhijit Biswas 36, Latafat Hossain Lane, City:- Not Specified, P.O:- K G Bose Sarani, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700085	Land Lord			 05-01-2023
3	Keya Biswas 36, Latafat Hossain Lane, City:- Not Specified, P.O:- K G Bose Sarani, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700085	Developer			 05-01-2023



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



192022230243435451

GRN Details

GRN: 192022230243435451
GRN Date: 05/01/2023 19:51:11
BRN : 2003031960
GRIPS Payment ID: 050120232024343544
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 05/01/2023 19:53:13
Payment Init. Date: 05/01/2023 19:51:11
Payment Ref. No: 2000042646/7/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: amit karmakar
Address: 4/2 omda raja lane
Mobile: 8910342901
Contact No: 9836008120
Depositor Status: Advocate
Query No: 2000042646
Applicant's Name: Mr Amit Karmakar
Address: A.D.S.R. SEALDAH
Office Name: A.D.S.R. SEALDAH
Identification No: 2000042646/7/2023
Remarks: Sale, Development Agreement or Construction agreement Payment No 7
Period From (dd/mm/yyyy): 05/01/2023
Period To (dd/mm/yyyy): 05/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000042646/7/2023	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2000042646/7/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				19941

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1606-00067/2023	Date of Registration	06/01/2023
Query No / Year	1606-2000042646/2023	Office where deed is registered	
Query Date	05/01/2023 12:31:56 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Amit Karmakar High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910342901, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,26,48,375/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Latafat Hossain Lane, , Premises No: 36, , Ward No: 034 Pin Code : 700085

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 10 Chatak 22.5 Sq Ft		1,19,53,125/-	Property is on Road
Grand Total :				4.3828Dec	0 /-	119,53,125 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1030 Sq Ft.	0/-	6,95,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1030 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1030 sq ft	0 /-	6,95,250 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Krishna Biswas Wife of Late Pankaj Kumar Biswas 36, Latafat Hossain Lane, City:- Not Specified, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx5H, Aadhaar No: 57xxxxxxx6085, Status :Individual, Executed by: Self, Date of Execution: 05/01/2023 , Admitted by: Self, Date of Admission: 05/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/01/2023 , Admitted by: Self, Date of Admission: 05/01/2023 ,Place : Pvt. Residence
2	Avijit Biswas, (Alias: Abhijit Biswas) Son of Late Pankaj Kumar Biswas 36, Latafat Hossain Lane, City:- Not Specified, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx4K, Aadhaar No: 96xxxxxxx1415, Status :Individual, Executed by: Self, Date of Execution: 05/01/2023 , Admitted by: Self, Date of Admission: 05/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/01/2023 , Admitted by: Self, Date of Admission: 05/01/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Keya Biswas (Presentant) Wife of Jagannath Biswas 36, Latafat Hossain Lane, City:- Not Specified, P.O:- K G Bose Sarani, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BExxxxxx5F, Aadhaar No: 38xxxxxxx5370, Status :Individual, Executed by: Self, Date of Execution: 05/01/2023 , Admitted by: Self, Date of Admission: 05/01/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
S Dey Son of G Dey Sealdah Court, City:- Not Specified, P.O:- Entally, P.S:-Entally, District:-South 24-Parganas, West Bengal, India, PIN:- 700014			
Identifier Of Krishna Biswas, Avijit Biswas, Keya Biswas			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Krishna Biswas	Keya Biswas-2.19141 Dec
2	Avijit Biswas	Keya Biswas-2.19141 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Krishna Biswas	Keya Biswas-515.00000000 Sq Ft
2	Avijit Biswas	Keya Biswas-515.00000000 Sq Ft

On 05-01-2023

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

Presented for registration at 15:03 hrs on 05-01-2023, at the Private residence by Keya Biswas ,Claimant.

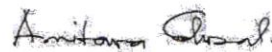
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,26,48,375/-

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

Execution is admitted on 05/01/2023 by 1. Krishna Biswas, Wife of Late Pankaj Kumar Biswas, 36, Road: Latafat Hossain Lane, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 2. Avijit Biswas, Alias Abhijit Biswas, Son of Late Pankaj Kumar Biswas, 36, Road: Latafat Hossain Lane, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Service, 3. Keya Biswas, Jagannath Biswas, 36, Road: Latafat Hossain Lane, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Business

Indetified by S Dey, , , Son of G Dey, Sealdah Court, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk



Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

On 06-01-2023

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 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/01/2023 7:53PM with Govt. Ref. No: 192022230243435451 on 05-01-2023, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2003031960 on 05-01-2023, Head of Account 0030-03-104-001-16

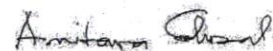
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 131373, Amount: Rs.100.00/-, Date of Purchase: 09/11/2022, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/01/2023 7:53PM with Govt. Ref. No: 192022230243435451 on 05-01-2023, Amount Rs: 19,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2003031960 on 05-01-2023, Head of Account 0030-02-103-003-02



Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH

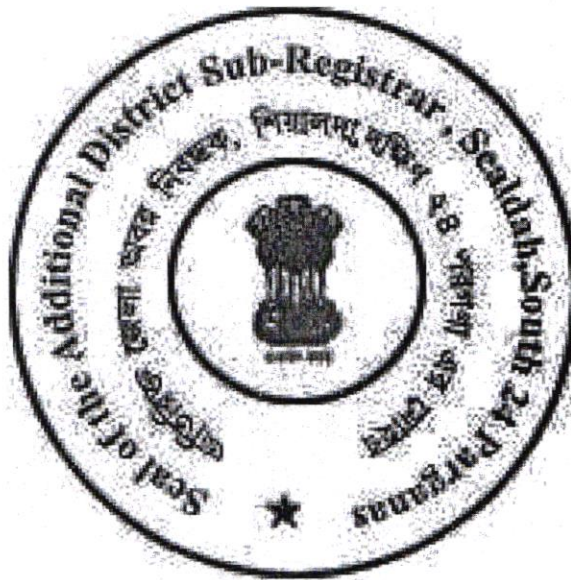
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 5830 to 5853

being No 160600067 for the year 2023.



Digitally signed by AMITAVA GHOSAL
Date: 2023.01.10 11:43:44 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal

(Amitava Ghosal) 2023/01/10 11:43:44 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)
