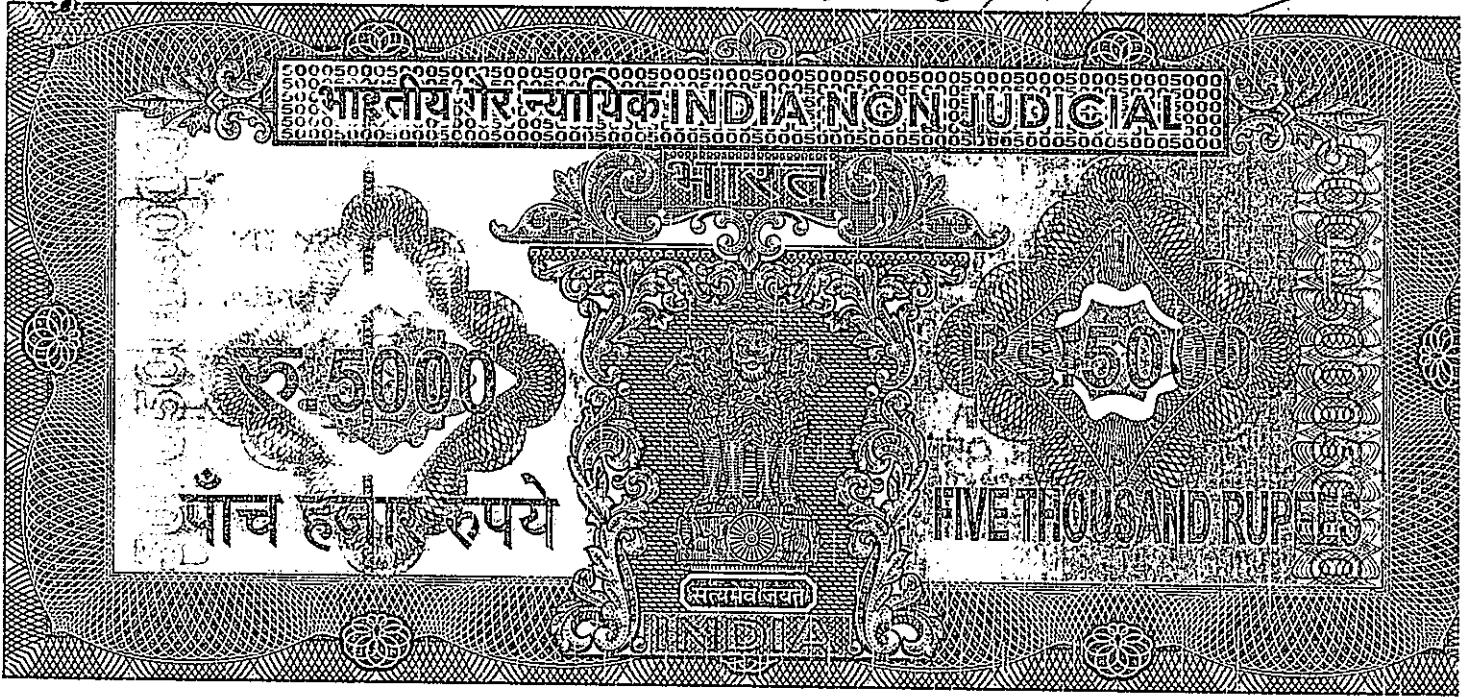


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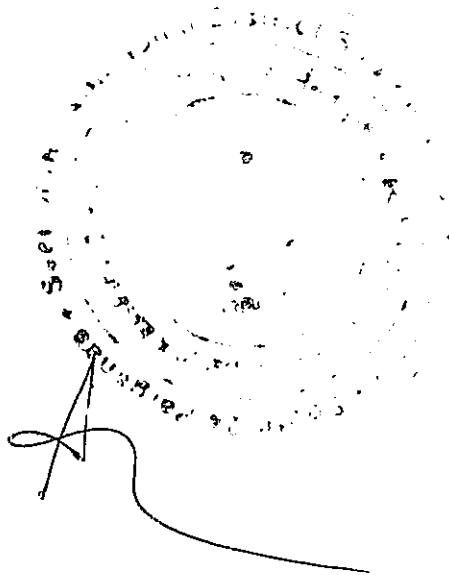
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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and executed on this
8th day of May 2023 by and

between

No. 734 Date 04/05/2023 Rs 5000
Name Suresh Chandra
Address Ramcharan Dargah, Pukalgarda
SANKAR KUMAR SARKAR
STAMP-VENDOR
SONARPUR A.D.S.R. OFFICE
24 PARGANAS (SOUTH)



For the Officer
Sonarpur A.D.S.R. Office
24 Parganas (South)

08 MAY, 2023

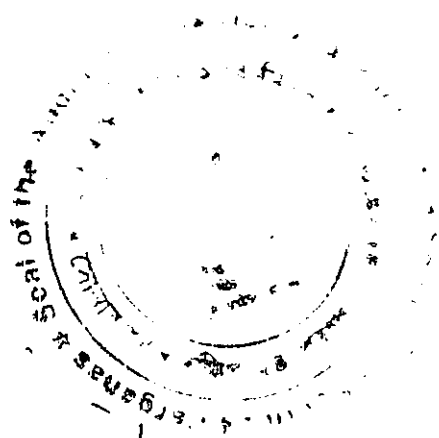
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S/O H Land
Sonarpur

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(1) **SRI SHIBATOSH CHOWDHURY**, son of Late Shudhangshu Ranjan Chowdhury, by occupation Retired Person residing at Flat No. 604, Gokul Niwas Apartment, Block B, Pandu Port Road, Adabari Tinali, P.S. Jhalukbari, P.O Pandu, Guwahati-781012, Assam, holding PAN-ACNPC8253E and Aadhar no. 4257 2606 0417, (2) **SRI DEEPAK CHOUDHURY**, son of Late Bhupendra Kumar Choudhury, by occupation Retired Person, residing at Nilima Kutir, Hajger Nagar, P.S and P.O Halflong, Dist-Dima Hasao, Pin- 788 819, holding PAN ABNPC5380R and Aadhar no. 9065 7530 3111 and (3) **SRI, ARUN KUMAR GHOSH**, son of Late Upendra Chandra Ghosh, by occupation Retired Person residing at Barua Patty, Ward No. 3, Gauripur, P.S and P.O Gauripur, Dist- Dhubri, Pin 783 331, Assam holding PAN AHUPG7697L and Aadhar No. 8383 0413 9727 hereinafter jointly referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

SRI, SUKESH CHANDA son of Late Hemanta Chanda, by occupation Business residing at Uttar Ramchandrapur, Pubali Garden, Banhugli, P.S and P.O Narendrapur, Kolkata- 700 103, holding PAN AYOPC0661P and Aadhar no.6204 4451 7051, hereinafter referred to as the **DEVELOPER** (which which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.



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20 MAY 2020

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WHEREAS the OWNERS and the party of the FIRST PART herein are in possession of land measuring more or less 5 (Five) Cottahs comprised in L R Dag No. 1015 under L R Khatian nos. from 1923 to 1928, Mouza- Ramchandrapur, J .L No.58, P. S Sonarpur, Dist- South 24 Parganas together with' structures thereon measuring more or less 100 Sq.ft more particularly described in the FIRST SCHEDULE hereunder written.

WHEREAS the party of the FIRST PART while in possession of the said land subsequently mutated their names as joint owners of the said land and recorded the same in the register of Bonheoghly Gram Panchayat by paying the assessed tax.

AND WHEREAS the party of the FIRST PART while in possession of the said land subsequently intend to develop the same by constructing thereon a ground plus two storey building but due to paucity of fund they become unable to do it and finding no other alternative they jointly approached to the party of the SECOND PART herein and offered / proposed him to develop the said landed property entirely at the cost of the developer.

WHEREAS the party of the **SECOND PART** herein after making necessary verification of the papers and documents related to the title of the said land and upon of his full satisfaction regarding the title of the said property accepted and agreed to the said proposal of the party of the FIRST PART for constructing the proposed building entirely at its cost under the terms and conditions hereunder written.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES as under:



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MAY 28 1968

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ARTICLE-1.

In the Agreement unless, otherwise agreed upon the following expression will have the following meaning:

1. **LAND** : Shall mean ALL THAT the piece and parcel of land measuring an area of more or less 5 Cottahs comprised in L.R Dag no. 1015 under L.R Khatian No. 1923, 1924, 1925, 1926, 1927 and 1928 in Mouza Ramchandrapur, J.L No. 58, Dist - South 24 Parganas more particularly described in the FIRST SCHEDULE hereunder written.
2. **OWNERS** : Shall mean **SHIBATOSH CHOWDHURY**, son of Late Shudhangshu Ranjan Chowdhury, by occupation Retired Person residing at Flat No. 604, Gokul Niwas Apartment, Block B, Pandu Port Road, Adabari Tinali, P.S. Jhalukbari, P.O Pandu, Guwahati-781012, Assam, holding PAN-ACNPC8253E and Aadhar no. 4257 2606 0417, (2) **SRI,DEEPAK CHOUDHURY**, son of Late Bhupendra Kumar Choudhury, by occupation Retired Person, residing at Nilima Kutir, Hajger Nagar, P.S and P.O Halflong, Dist-Dima Hasao, Pin- 788 819, holding PAN ABNPC5380R and Aadhar no. 9065 7530 3111 and (3) **SRI,ARUN KUMAR GHOSH**, son of Late Upendra Chandra Ghosh, by occupation Retired Person residing at Barua Patty, Ward no-3, Gauripur, P.S and P.O Gauripur, Dist- Dhubri, Pin 783 331, Assam holding PAN AHUPG7697L and Aadhar No. 8383 0413 9727 and their respective heirs, successors, executors, administrators, legal representatives and assigns.



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3. **DEVELOPER : SRI, SUKESH CHANDA** son of Late Hemanta Chanda, by occupation Business residing at Uttar Ramchandrapur, Pubali Garden, Banhugli, P.S and P.O Narendrapur, Kolkata- 700 103, holding PAN AYOPC0661P and Aadhar no.6204 4451 7051, and his heirs, successors, executors, administrators, legal representatives and assigns.
4. **PROPOSED BUILDING** : Shall mean Ground + IV storey Building, to be constructed on the said land in accordance with the building plan to be prepared by an Architect/ LBS or Engineer and approved by aforesaid Gram Panchayet, for residential purpose comprising of total 8 (Eight) flats with all necessary fittings and fixtures , 4 (four) covered car parking including the common covered area and both under and over ground reservoir with all necessary fittings and fixtures which shall be structurally stabled in all respects and discrepancies, if any arise in future shall be rest upon the Developer.
5. **COMMON AREAS & FACILITIES** : Shall mean the space to be left open for common use of each of the said OWNERS in respect of the flats to be allotted individually to them as well as the intending purchaser/s of the flat/s to be sold / transferred to them by the said DEVELOPER under his allocation in the said proposed building including the stair cases, landing, roof and other open spaces whatsoever in or around the said proposed building and common facilities such as Lift, both overhead & underground water reservoirs, motors, pump and electrical installations whatsoever requires or necessary for the flat owners.



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Special Agent in Charge

U.S. Department of Justice

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6. **SALEABLE AREA** : Shall mean the remaining flats and covered car parking spaces as well as the common areas & facilities as described herein above in the said proposed building under the DEVELOPER'S allocation which shall remain after allotment of the same to the OWNERS herein to be allotted in the manner as described hereunder.
7. **OWNERS' ALLOCATION** : Shall mean 3 (Three) self contained residential flats each measuring an equal built up / super built up area as per sanctioned plan on the 1st Floor, 3rd Floor and 4th /Top Floor (all in front side of the proposed building) together with individual equal & undivided proportionate share in land and in common areas & facilities to be provided in the said proposed building more particularly described in the Schedules hereunder written and 3 (Three) covered car parking spaces, each measuring an area of 120 Sq.ft more or less in the ground floor of the said proposed building to be completed in accordance with the sanctioned building plan and to be allotted to the Second Part.
8. In consideration of the Owners granting all the rights to the Developer for development of the land under the agreement, the developer as mentioned herein) shall pay a total non-refundable amount of Rs.12,00,000/- (Rupees Twelve Lac Only) to the Owners (i.e. @ 400,000/- to each one of the three owners individually) within 3 (Three) months from the date of the developer's agreement so as to maintain/ continue the validity and enforceability of the developer's agreement/ agreement with the developer.




WILLIAM H. HARRIS
JAN 20 1968
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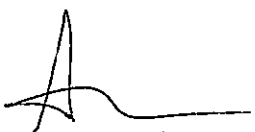
9. **DEVELOPER'S ALLOCATION** : Shall mean the remaining self contained residential flats and the covered car parking spaces in the said proposed building as available after allocation to the OWNERS herein in the manner as mentioned in the Paragraph no. 7 under ARTICLE-1 herein above written, each measuring same areas as described hereinabove in respect of the flats as well as covered car parking space under owners' allocation together with individual undivided equal proportionate share in land area in common areas & facilities to be provided in the said proposed building more particularly described in the Schedules hereunder written.

ARTICLE-II

TITLE AND INDEMNITIES INCLUDING CONSTRUCTIONAL OBLIGATIONS

1. The OWNERS hereby declare and represent that they have a good and absolute right, title to the said land and have a marketable title therein to enter into this Agreement with the DEVELOPER herein . Further, the OWNERS declare that the original title Deed and the relevant documents are lying with them and the DEVELOPER or his prospective purchasers shall have right to inspect the title deed in respect of the said land and all relevant documents thereof as and when requires.
2. The OWNERS shall sign and execute all papers relating to the construction of the said proposed building on the said land of the OWNERS as and when requires only after satisfying them that execution of such document shall not cause any harm or damage or financial loss to them.




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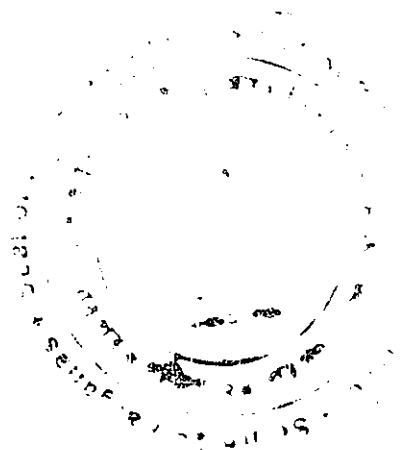
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3. The **DEVELOPER** undertakes to construct the said building in accordance with the building plan duly sanctioned by the concerned authority and the OWNERS shall not be responsible for any deviation from the sanctioned plan, if any made by the DEVELOPER during construction of the said proposed building or any part thereof.
4. The **DEVELOPER** shall act as an independent contractor in the matter of construction of the proposed building and undertake to keep the OWNERS indemnified from and against all third party claim or compensation and action arising out of any act whatsoever relating to the construction of the said proposed building on the said land of the premises of the OWNERS.
5. The **DEVELOPER** shall commence the construction of the proposed building within 30 days on obtaining the sanctioned plan and shall intimate the OWNERS about the actual date of commencement of the construction work and the date so intimated shall be deemed to consider the date of commencement of the construction of the proposed building for all purposes in the Agreement.

ARTICLE- III

EXPLOITATION RIGHT

1. Upon execution of this Agreement made in terms hereof the OWNERS hereby grant the exclusive right to the DEVELOPER herein with intend and object that the DEVELOPER shall be entitled to have a building plan to be prepared by an Engineer /



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Director

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or L B S approved by the OWNERS and to construct and complete the proposed Ground + Four storey building on the said land of the OWNERS in accordance with the sanctioned plan specification hereunder written absolutely at the costs and expenses of the **DEVELOPER**.

2. The **OWNERS** herein shall execute a General Power of Attorney in favour of the **DEVELOPER** in accordance with the terms and conditions of this Agreement only so that the **DEVELOPER** shall have the right to construct such flat system building thereon, able to negotiate with the intending purchaser/ purchasers of flat/flats, to fix up the price of individual flat at his own discretion and receive the booking money or advance payment as well as full consideration of the flat/ or flats from the intending purchaser/ or purchasers in respect of the flat/ or flats under the **DEVELOPER'S** allocation and also to appear before any registration authority for registration of the said flat/or flats together with undivided impartible proportionate share in land appurtenant to the flat/or flats under his allocation in the said proposed building
3. All expenses and liabilities related to the construction of the said proposed building shall be borne by the **DEVELOPER** and the **OWNERS** shall not be liable to bear the same including the expenses to be caused for obtaining the sanctioned plan, if any for the said proposed building as well as the preliminary expenses thereof



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14 MAY 1978

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4. **The DEVELOPER** shall abide by all the prevailing laws, by laws and regulations framed by the concerned authority with regard to the construction of the building .

ARTICLE-IV

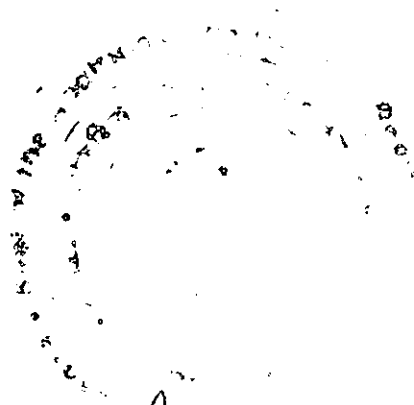
BUILDING

1. The **DEVELOPER** as already mentioned herein above shall commence the construction work of the proposed building within 30 days on obtaining the sanctioned plan and A complete the construction work of the building in all respects within 24 (Twenty four) months from the date of commencement of the construction work of the building as per intimation to be provided by the **DEVELOPER** to the **OWNERS** as written above. In this regard it is hereby noted that the said period of time may be further extended for only six months in case of any natural calamity such as heavy rain, flood and earthquake etc.
2. The **DEVELOPER** shall first handover possession of the flats and car parking space individually to each of the **OWNERS** in writing out of the **OWNERS'ALLOCATION** according to their choice to be decided mutually by them.

ARTICLE- V

CONSIDERATION AND SPACE ALLOCATION

1. In consideration of the **OWNERS** herein having agreed to grant the exclusive right to the **DEVELOPER** to commercially exploit the said land by constructing thereon the said Ground + 4 (Four) storey building as per sanctioned building plan.

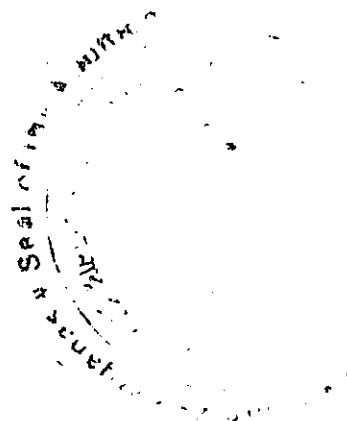


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2. The **OWNERS** individually shall be entitled to transfer or dispose of their individual flat and car parking space together with their undivided and impartible equal share in the land underneath the said building to his nominated person in any way whatsoever without disturbing the **DEVELOPER'S ALLOCATION** in the said building with the exclusive right to deal with or to enter into an Agreement for sale and transfer the same without any right, claim, demand, interest whatsoever of the DEVELOPER or any person or persons lawfully claiming through shall not in any way interfere with or disturb the quiet and peaceful possession of the **DEVELOPER'S ALLOCATION** or any person or persons claiming through or the nominee or nominees of the **DEVELOPER**. As soon as the said building is completed, the **DEVELOPER** shall at first handover the possession of the flats and car parking spaces to the **OWNERS** from their allocation before handing over the possession of the flat and car parking space under the **DEVELOPER'S ALLOCATION** to his intending purchaser / or purchasers of the in the said building and on and from the date of handing over of flats and car parking space to the **OWNERS**, thereafter at all times the **OWNERS** shall be exclusively responsible individually for payment of property tax, rates , dues and other outgoing expenses and impositions whatsoever payable in respect of his allotted flat and the **DEVELOPER** shall also be exclusively responsible for the same for the remaining flats in the building under his allocation.



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Director
Bureau of Land Management

Washington, D.C.

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ARTICLE-VI

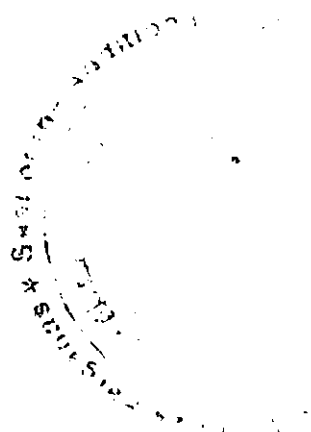
COMMON RESTRICTIONS

1. The OWNERS and DEVELOPER and /or their transferees shall not demolish or permit demolition of any portion of their individual flat under their respective allocation or make any structural alteration therein without the consent of the DEVELOPER or the association or society of the flat owners, if any formed for the said building in future.
2. The OWNERS or DEVELOPER or any of their transferees shall permit the OWNERS/ DEVELOPER or the said proposed association/society at all reasonable time to enter into and their respective allocation and every part thereof for the purpose of maintaining or repairing any part of the building and/or cleaning, lighting and keeping in order and good condition any common facilities and/ or for the purpose of maintenance, repairing and testing, drains, gas, water pipes, electric wires and for any similar purpose.

ARTICLE- VII

EMPOWERMENT / OBLIGATIONS OF THE PARTIES

1. The OWNERS herein shall execute and registrar a GENERAL POWER OF ATTORNEY in favour of the DEVELOPER herein so that the DEVELOPER can proceed to obtain the building plan sanctioned by the concerned authority and start the constructional work smoothly as well as to negotiate with the intending purchaser/purchasers of the flat/flats and car parking space under



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his allocation and also to enter into the agreement of sale with the intending purchaser/purchasers, to receive the consideration amount from the intending purchaser/purchasers in respect of the flat/flats and car parking space saleable to them under DEVELOPER'S allocation and to deliver possession of such flat/flats and car parking space in favour of the said intending purchaser/purchasers subject to the prior delivery of flats and the car parking spaces individually to the OWNERS herein under their allocation as aforesaid.

2. It is agreed that from the date of execution of this Agreement the DEVELOPER shall pay and discharge all taxes and outgoings including Panchayet taxes and all other charges whatsoever payable upon levied by the concerned authority, in respect of the said landed property.
3. The DEVELOPER shall indemnify and keep indemnified the OWNERS against all losses, damages, costs, charges, expenses that will be incurred by the DEVELOPER on account of arising out of any breach of any of those terms of any law, rules or regulations or due to accident or any mishap during construction work or due to any claim made by any third party during construction work of the said proposed building.
4. The OWNERS shall be entitled to visit or inspect the construction works and to look into the progress thereof, if necessary to be accompanied by their civil engineer or any other competent person.

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5. That all risks, responsibilities, liabilities shall be with the DEVELOPER with regard to the work of construction, loss of life of labour, if any, mistries and allied nature of things.
6. That the Flats of the OWNERS herein shall be completed as per specification attached herewith and mentioned in the sketch plan and this agreement but for any additional work subject to the Engineer's approval save and except full completion which are to be done at the OWNERS' allocation and the same shall be informed to the DEVELOPER before completion of the construction of their flats and they shall be liable to pay the DEVELOPER herein for additional work.
7. For any matter related to the construction work or legal compliancy, the OWNERS shall have right to discuss in the matter with the engineer and the advocate respectively appointed by the DEVELOPER.
8. Each of the OWNERS herein shall be entitled to transfer or otherwise deal the fiat and car parking space allotted to him in the proposed building fully at his own discretion.
9. In consideration of the Owners granting all the rights to the Developer for development of the land under the agreement, the developed as mentioned herein) shall pay a total non -refundable amount of Rs. 12,00,000/- (Rupees Twelve Lac Only) to the Owners (i.e. Rs. 400,000/- to each one of the three owners individually) within 3(Three) months from the date of the developer's agreement so as to maintain/ continue the validity and enforceability of the developer's agreement/ agreement with the developer




Special Agent in Charge
Inspector General
Department of Defense

08 MAY 2009

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**FIRST SCHEDULE ABOVE REFERRED TO
(SAID LAND)**

ALL THAT the piece and parcel of bastu land measuring about 5 Cottahs comprising in L.R Dag No.1015 under L.R Khatian No. 1925, 1928, 1927,1923, 1924, and 1926 in Mouza Ramchandrapur, J. L . No. 58, Police Station- Sonarpur, Distrct- South 24 Parganas together with structure thereon measuring an area more or less 100 Sq.ft and delineated in RED borders in the map or plan annexed hereto and butted and bounced in the following manner:

On the North by	:	R. S. Dag No. 902(P)
On the East by	:	R. S. Dag No. 902(P)
On the West by	:	: Panchayat Road.
On the South by	:	R. S. Dag No. 903

SCHEDULE OF SPECIFICATION

The building shall be R.C.C framed structure and all othe details are as follows :

FLOORING : Entire floor in the rooms shall be finished with Vitrified Tiles (2' X 2')

TOILET : Floor shall be finished Tiles with 4" Dado, Wall up to 6'height shall be covered with Glazed Tiles, White comode (Hindware) with PVC cistern , 2 (Two) C P Taps, and Hand Shower.

W. C TOILET: Same as above with addition of a Basin (Hindware), 1 (one) C P Tap and a geyser point.



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KITCHEN : Floor shall be finished with Tiles, Cooking Platform shall be completed with Green granite stone with standard shelf below, wall shall be covered up to 3' height from cooking platform by glazed tiles.

WINDOWS : Aluminium sliding windows with smoke glass.

DOORS : Main Door shall be provided with Laminated Flush Door with Frame made of SAL wood and inner doors shall be Flush doors with wood frames. For both the toilets and kitchen PVC doors with PVC frames shall be provided.

ELECTRICAL: All electrical lines shall be laid in concealed way with Finolex **FITTINGS** : copper wire and modular Oliver switches of standard quality and total electrical points shall be provided as under, Lift and Lift Well.

	Description	Light Point	Fan Point	Plug Point	Exhaust Fan Point
01	LIVING/DINING	02	02	01	00
02	KITCHEN	01	00	01	01
03	BED ROOMS	02	01	01	00
04	TOILETS	01	00	01	01
05	BALCONY	01	01	01	00

FINISHING : Inside walls and ceiling shall be finished by Plaster of Paris over Cement plaster and out side walls colour..

WATER SUPPLY : Boring water from 340' depth to be stored in underground reservoir with pumping facility to be stored at overhead reservoir for distribution to individual flat through common surface



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South 24
South 24 Herring
1000 1000

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pipelines made of PVC. New Pump and Motor shall be installed for the purpose Cable T V line shall be installed in concealed form.

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

Witnesses:

1. *Tapas Panda*
Sherpa
KOL-18

Shibatach Chowdhury
Deepak Chowdhury
Anu Kumar Gosh.

SIGNATURE OF THE OWNERS

2. *Piyali Mukherjee*
Alipore, KOL-27

Sankesh Chandra

SIGNATURE OF THE DEVELOPER

Drafted by me as per deeds,
documents, testimonials and
instructions given by the parties hereto

Piyali Mukherjee

PIYALI MUKHERJEE

ADVOCATE

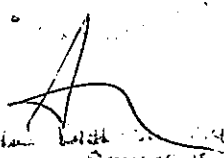
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ALIPORE POLICE COURT

Type By

T. Panda




Sonaiah
24/04/2024

24/04/2024

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Left Hand					
Right Hand					

Name:- SHIBATOSH CHOWDHURY

Signature:- Shibataosh Chowdhury

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Right Hand					

Name:- DEEPAK CHOWDHURY

Signature:- Deepak Chowdhury

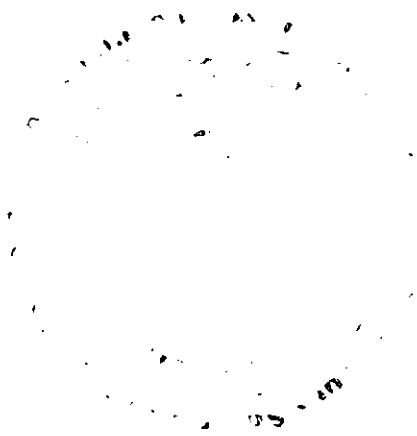
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Name:- ARUN KUMAR GHOSH

Signature:- Arun Kumar Ghosh



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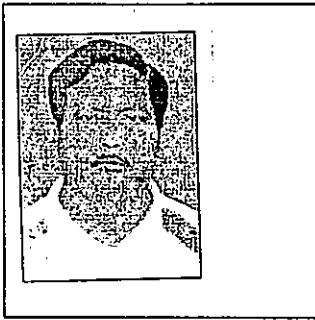
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Name:- Suresh Chande

Signature:- Suresh chande

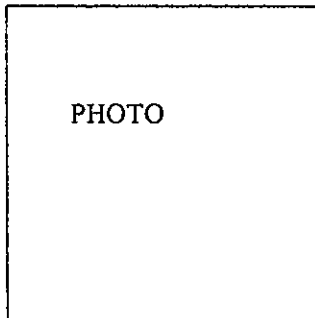
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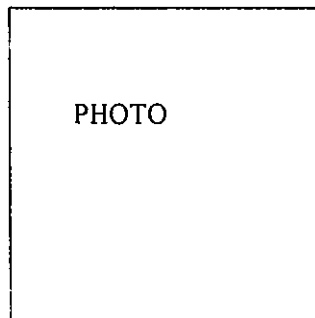
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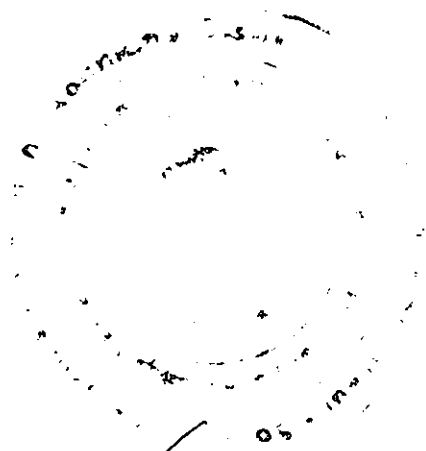
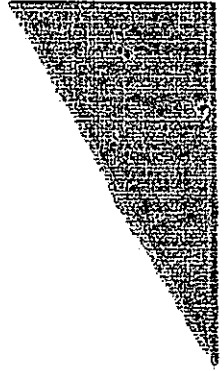
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Name:-

Signature:-



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



192023240043628658

GRN Details

GRN: 192023240043628658 Payment Mode: SBI Epay
GRN Date: 08/05/2023 09:52:58 Bank/Gateway: SBIEPay Payment Gateway
BRN: 1867085975029 BRN Date: 08/05/2023 09:53:21
Gateway Ref ID: CHM5213745 Method: State Bank of India NB
GRIPS Payment ID: 080520232004362864 Payment Init. Date: 08/05/2023 09:52:58
Payment Status: Successful Payment Ref. No: 2001139057/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Suresh Chanda
Address: uttar ramchandrapur kol 103
Mobile: 9804637672
Period From (dd/mm/yyyy): 08/05/2023
Period To (dd/mm/yyyy): 08/05/2023
Payment Ref ID: 2001139057/2/2023
Dept Ref ID/DRN: 2001139057/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001139057/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2001139057/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	12021
Total				14042

IN WORDS: FOURTEEN THOUSAND FORTY TWO ONLY.

Major Information of the Deed

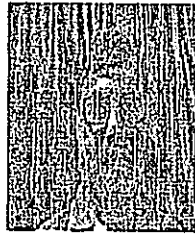
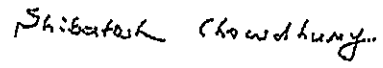
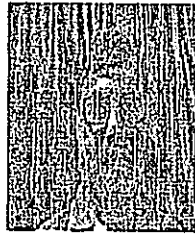
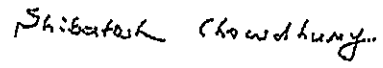
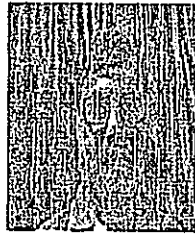
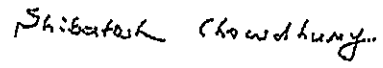
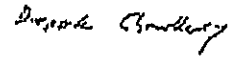
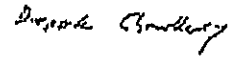
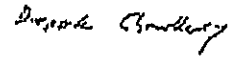
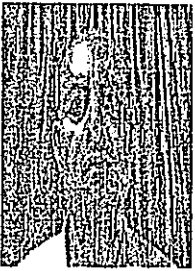
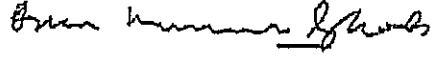
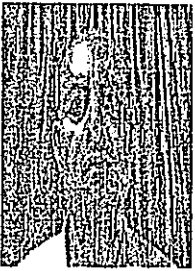
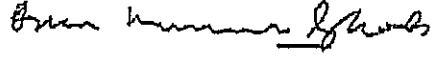
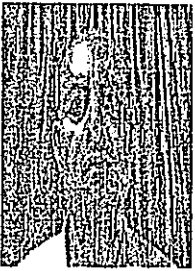
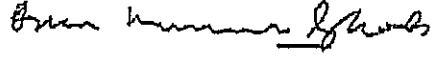
Deed No :	I-1608-03467/2023	Date of Registration	08/05/2023
Query No / Year	1608-2001139057/2023	Office where deed is registered	
Query Date	06/05/2023 2:59:05 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Piyali Mukherjee Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9804637672, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-]	
Set Forth value		Market Value	
Rs 5,00,000/-		Rs. 59,39,996/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 12,021/- (Article:E, E, B)	
Remarks			

Land Details :

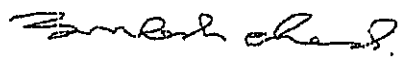
District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1015 (RS :-902)	LR-1925	Bastu	Bastu	5 Katha	5,00,000/-	59,39,996/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	5,00,000 /-	59,39,996 /-	

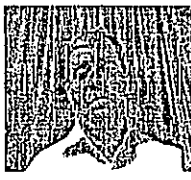
Land Lord Details :

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 Shibatosh Chowdhury Son of Late Shudhangshu Ranjan Chowdhury Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>08/05/2023</td> <td>LTI</td> <td>08/05/2023</td> <td>08/05/2023</td> </tr> </tbody> </table> , Gokul Niwas Apartment.Pandu Port Road, Adabari Tinali, Block/Sector: B, Flat No: 604, City:- , P.O:- Pandu, P.S:-JALUKBARI, District:-Kamrup, Assam, India, PIN:-781012 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: acxxxxxx3e, Aadhaar No: 42xxxxxxxx0417, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Shibatosh Chowdhury Son of Late Shudhangshu Ranjan Chowdhury Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office				08/05/2023	LTI	08/05/2023	08/05/2023
Name	Photo	Finger Print	Signature										
Mr Shibatosh Chowdhury Son of Late Shudhangshu Ranjan Chowdhury Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office													
08/05/2023	LTI	08/05/2023	08/05/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Deepak Choudhury Son of Late Bhupenda Kumar Choudhury Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>08/05/2023</td> <td>LTI</td> <td>08/05/2023</td> <td>08/05/2023</td> </tr> </tbody> </table> Nilima Kutir, Hajgar, Halflong, Block/Sector: B, Flat No:604, City:- , P.O:- Falflong, P.S:-DHUBRI, District:-Dhubri, Assam, India, PIN:- 788819 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: abxxxxxx0r, Aadhaar No: 90xxxxxxxx3111, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Deepak Choudhury Son of Late Bhupenda Kumar Choudhury Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office				08/05/2023	LTI	08/05/2023	08/05/2023
Name	Photo	Finger Print	Signature										
Mr Deepak Choudhury Son of Late Bhupenda Kumar Choudhury Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office													
08/05/2023	LTI	08/05/2023	08/05/2023										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Arun Kumar Ghosh (Presentant) Son of Late Upendra Chandra Ghosh Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>08/05/2023</td> <td>LTI</td> <td>08/05/2023</td> <td>08/05/2023</td> </tr> </tbody> </table> Barua Partty, Ward No.3, Gauripur,, Block/Sector: B, Flat No: 604, City:- , P.O:- Gouripur, P.S:- GOURIPUR, District:-Dhubri, Assam, India, PIN:- 783331 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ahxxxxxx7l, Aadhaar No: 83xxxxxxxx9727, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Arun Kumar Ghosh (Presentant) Son of Late Upendra Chandra Ghosh Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office				08/05/2023	LTI	08/05/2023	08/05/2023
Name	Photo	Finger Print	Signature										
Mr Arun Kumar Ghosh (Presentant) Son of Late Upendra Chandra Ghosh Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office													
08/05/2023	LTI	08/05/2023	08/05/2023										

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sukesh Chanda Son of Late Hemanta Chanda Executed by: Self, Date of Execution: 08/05/2023 Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office			
		08/05/2023	LT1 08/05/2023	08/05/2023
Son of Late Hemanta Chanda Uttar Ramchandrapur, Pubali Garden, City:- , P.O:- Narendrapur, P.S:-Sonarpu District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ayxxxxxx1p, Aadhaar No: 62xxxxxxxx7051, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapas Panda Son of Mr H Panda Sonarpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			
	08/05/2023	08/05/2023	08/05/2023

Identifier Of Mr Shibatosh Chowdhury, Mr Deepak Choudhury, Mr Arun Kumar Ghosh, Mr Sukesh Chanda

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Shibatosh Chowdhury	Mr Sukesh Chanda-2.75 Dec
2	Mr Deepak Choudhury	Mr Sukesh Chanda-2.75 Dec
3	Mr Arun Kumar Ghosh	Mr Sukesh Chanda-2.75 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1015, LR Khatian No:- 1925	Owner:বানীন্দ্র কিশোর ভট্টাচার্য, Gurdian:যোগেন্দ্র , Address:5/2, সোনালী পার্ক , Classification:শালি, Area:0.01000000 Acre,	Mr Shibatosh Chowdhury

Endorsement For Deed Number : I - 160803467 / 2023

On 08-05-2023

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 : 4 (g) of Indian Stamp Act, 1899.

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

Presented for registration at 13:21 hrs on 08-05-2023, at the Office of the A.D.S.R. SONARPUR by Mr Arun Kumar Ghosh, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 39,996/-

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

Execution is admitted on 08/05/2023 by 1. Mr Shibatosh Chowdhury, Son of Late Shudhangshu Ranjan Chowdhury, Gokul Niwas Apartment, Pandu Port Road, Adabari Tinali, Sector: B, Flat No: 604, P.O: Pandu, Thana: JALUKBARI, Kamrup, ASSAM, India, PIN - 781012, by caste Hindu, by Profession Retired Person, 2. Mr Deepak Choudhury, Son of Late Bhupenda Kumar Choudhury, Nilima Kutir, Hajgar, Halflong, Sector: B, Flat No: 604, P.O: Falflong, Thana: DHUBRI, Dhubri, ASSAM, India, PIN - 788819, by caste Hindu, by Profession Retired Person, 3. Mr Arun Kumar Ghosh, Son of Late Upendra Chandra Ghosh, Barua Party, Ward No.3, Gauripur, Sector: B, Flat No: 604, P.O: Gouripur, Thana: GOURIPUR, Dhubri, ASSAM, India, PIN - 783331, by caste Hindu, by Profession Retired Person, 4. Mr Sukesh Chanda, Son of Late Hemanta Chanda, Uttar Ramchandrapur, Pubali Garden, P.O: Narendrapur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business Indetified by Mr Tapas Panda, Son of Mr H Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,021.00/- (B = Rs 12,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 12,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2023 9:53AM with Govt. Ref. No: 192023240043628658 on 08-05-2023, Amount Rs: 12,021/-, Bank: SBI EPay (SBlePay), Ref. No. 1867085975029 on 08-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 734, Amount: Rs.5,000.00/-, Date of Purchase: 04/05/2023, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2023 9:53AM with Govt. Ref. No: 192023240043628658 on 08-05-2023, Amount Rs: 2,021/-, Bank: SBI EPay (SBlePay), Ref. No. 1867085975029 on 08-05-2023, Head of Account 0030-02-103-003-02



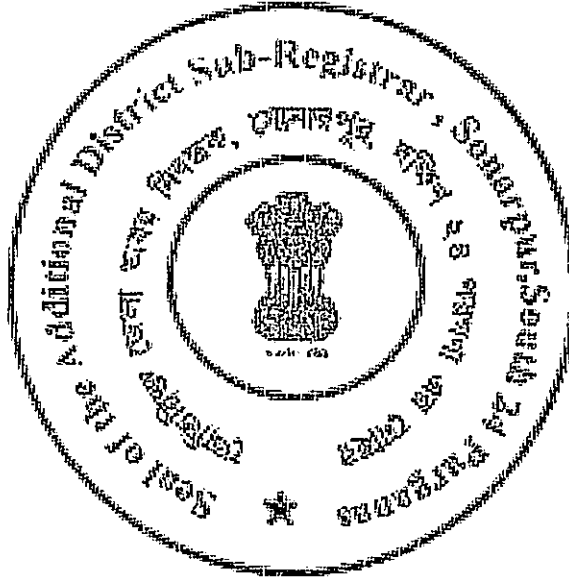
Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2023, Page from 65213 to 65238

being No 160803467 for the year 2023.



Digitally signed by ARINDAM
CHAKRABORTY

Date: 2023.05.12 16:48:26 +05:30

Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2023/05/12 04:48:26 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)