

11705/22

11-11720/2023



पश्चिम बंगाल WEST BENGAL

AP 798999

Certified that the document is submitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adtl. District Sub-Registrar
Pahala South 24 Parganas

29 SEP 2023

AGREEMENT FOR DEVELOPMENT

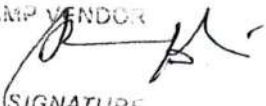
THIS DEED OF AGREEMENT made this the 29th day of September, Two thousand twenty three (2023);

BETWEEN

Reha Sadhan
his Son
Pahamita Sadhan (Dad)

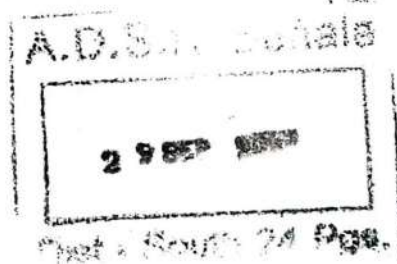
For MAJUMDER ENTERPRISE
Debar Majumder
Proprietor

26 SEP 2023

NO. 469 DATE 1007. RS.
NAME Rings Sarkar & Co.
ADDRESS 49 Chandi Charan Ghosh Rd
ALIPUR JUDGES COURT
A. K. SAMAJPATI
STAMP VENDOR

SIGNATURE 50-8



Identified by me
Pradip Chakraborty
Advocate
S/o Ajit Chakraborty
Alipore Judges Court
P.O + P.S - Alipore
Ksl-27



Major Information of the Deed

Deed No :	I-1607-11720/2023	Date of Registration	29/09/2023
Query No / Year	1607-2002437128/2023	Office where deed is registered	
Query Date	25/09/2023 1:47:13 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRADIP CHAKRABORTY ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8420461356, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 42,21,002/-		
Stamp duty Paid (\$D)	Registration Fee Paid		
Rs. 7,020/- (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 :

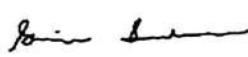
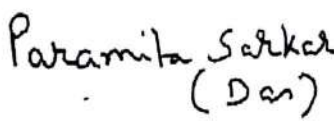
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chandi Charan Ghosh Road, Road Zone : (D H Road -- J L Sarani (Ward 123,124)) , , Premises No: 49, , Ward No: 123 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 13 Chatak	1/-	34,31,252/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.2906Dec	1 /-	34,31,252 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	7,89,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	7,89,750 /-	

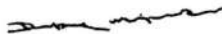
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs RINA SARKAR Wife of Mr SANKAR PRASAD SARKAR Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 29/09/2023	 Captured LTI 29/09/2023	 29/09/2023
49, Chandi Charan Ghosh Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AKxxxxxx6A, Aadhaar No: 85xxxxxxxx7516, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office				
2	SRIYA SARKAR Daughter of Mr ASHIS SARKAR Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 29/09/2023	 Captured LTI 29/09/2023	 29/09/2023
49, Chandi Charan Ghosh Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: EXxxxxxx7M, Aadhaar No: 96xxxxxxxx9585, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office				
3	Mrs PARAMITA DAS, (Alias: Mrs PARAMITA SARKAR) Wife of Mr DEBASISH SARKAR Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 29/09/2023	 Captured LTI 29/09/2023	 29/09/2023
49, Chandi Charan Ghosh Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AIxxxxxx6A, Aadhaar No: 25xxxxxxxx8679, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAJUMDER ENTERPRISE 46, Prasanta Roy Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: Alxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr DIPAK MAJUMDAR, (Alias Name: Mr DIPAK MAJUMDER) (Presentant) Son of Late TARANI KUMAR MAJUMDER Date of Execution - 29/09/2023, , Admitted by: Self, Date of Admission: 29/09/2023, Place of Admission of Execution: Office			 Captured	
Sep 29 2023 12:01PM		LTI 29/09/2023	29/09/2023	
46, Prasanta Roy Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8C, Aadhaar No: 47xxxxxxxx6356 Status : Representative, Representative of : MAJUMDER ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADIP CHAKRABORTY Son of Late AJIT CHAKRABORTY ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	29/09/2023	29/09/2023	29/09/2023
Identifier Of Mrs RINA SARKAR, SRIYA SARKAR, Mrs PARAMITA DAS, Mr DIPAK MAJUMDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs RINA SARKAR	MAJUMDER ENTERPRISE-2.09687 Dec
2	SRIYA SARKAR	MAJUMDER ENTERPRISE-2.09687 Dec
3	Mrs PARAMITA DAS	MAJUMDER ENTERPRISE-2.09687 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs RINA SARKAR	MAJUMDER ENTERPRISE-400.00000000 Sq Ft
2	SRIYA SARKAR	MAJUMDER ENTERPRISE-400.00000000 Sq Ft
3	Mrs PARAMITA DAS	MAJUMDER ENTERPRISE-400.00000000 Sq Ft

Endorsement For Deed Number : I - 160711720 / 2023

On 27-09-2023

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 42.21.002/-

Sankar

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

On 29-09-2023

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.

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

Presented for registration at 11:36 hrs on 29-09-2023, at the Office of the A.D.S.R. BEHALA by Mr DIPAK MAJUMDAR Alias Mr DIPAK MAJUMDER..

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

Execution is admitted on 29/09/2023 by 1. Mrs RINA SARKAR, Wife of Mr SANKAR PRASAD SARKAR, 49, Road: Chandi Charan Ghosh Road, , P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 2. SRIYA SARKAR, Daughter of Mr ASHIS SARKAR, 49, Road: Chandi Charan Ghosh Road, , P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 3. Mrs PARAMITA DAS, Alias Mrs PARAMITA SARKAR, Wife of Mr DEBASISH SARKAR, 49, Road: Chandi Charan Ghosh Road, , P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service

Indetified by Mr PRADIP CHAKRABORTY, , , Son of Late AJIT CHAKRABORTY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-09-2023 by Mr DIPAK MAJUMDAR, , Mr DIPAK MAJUMDER PROPRIETOR, MAJUMDER ENTERPRISE (Sole Proprietorship), 46, Prasanta Roy Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr PRADIP CHAKRABORTY, , , Son of Late AJIT CHAKRABORTY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 27/09/2023 5:34PM with Govt. Ref. No: 192023240237792038 on 27-09-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 0845458138535 on 27-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 798999, Amount: Rs.100.00/-, Date of Purchase: 26/09/2023, Vendor name: A K Samajpati

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/09/2023 5:34PM with Govt. Ref. No: 192023240237792038 on 27-09-2023, Amount Rs: 6,920/-, Bank: SBI EPay (SBlePay), Ref. No. 0845458138535 on 27-09-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 350489 to 350527
being No 160711720 for the year 2023.



Sourav

Digitally signed by SOURAV CHAKRABORTY
Date: 2023.10.10 12:45:49 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 10/10/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(1) **RINA SARKAR**, (PAN: AKVPS0996A, AADHAAR NO. 8564 8462 7516, Mob. No. 9339329201) wife of Sri Sankar Prasad Sarkar, by Occupation - Retired, by faith Hindu, by Nationality Indian, residing at 49, Chandi Charan Ghosh Road, P.O. - Barisha, P.S. Thakurpukur, Kolkata- 700008, District- South 24 Parganas, (2) **SRIYA SARKAR** (PAN : EXSPS1567M, AADHAAR NO. 9610 2903 9585, Mob. No. 9875381529), daughter of Sri Ashis Sarkar, by occupation - Service, by faith Hindu, by Nationality-Indian, (3) **PARAMITA DAS alias PARAMITA SARKAR** (PAN : AICPD3786A, AADHAAR NO. 2536 3795 8679, Mob. No. 9830269221), wife of Sri Debasish Sarkar, by occupation - Service, by faith Hindu, by Nationality-Indian, all are residing at 49, Chandi Charan Ghosh Road, P.O.- Barisha, P.S.- Thakurpukur, Kolkata- 700008, District- South 24 Parganas, hereinafter called The "**OWNERS/VENDORS**" (which terms or expression shall unless excluded by or repugnant to subject context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

MAJUMDER ENTERPRISE, a proprietorship firm, having its registered office at 46, Prasanta Roy Road, Post Office - Barisha, Kolkata 700008, Police Station: Haridevpur, District: South 24- Parganas, represented by its sole proprietor, namely **SRI DIPAK MAJUMDAR alias SRI DIPAK MAJUMDER** having (PAN: AIMPM0298C, AADHAAR No. 4774 9098 6356, M- 7890338283), son of Late Tarani Kumar Majumder, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at 46,

*Rina Sarkar.
Sriya Sarkar
Paramita Sarkar (Das)*

FOR MAJUMDER ENTERPRISE

*Dipak Majumder
Proprietor*

Prasanta Roy Road, Post Office - Barisha, Police Station: Thakurpukur at present Haridevpur, Kolkata 700008, District: South 24- Parganas, hereinafter referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS by a Registered Deed of Sale dated 17.02.1960 one Kanai Dey, son of Late Hem Chandra Dey sold, transferred and conveyed his right, title, interest in respect of the land measuring more or less 04 Cottahs 02 Chittacks 18 sq.ft. lying and situate at Mouza- Purba Barisha, J.L. No. 23, Touzi No. 1-6, 8-10, 12-16, Dag no. 78, C.S. Khatian no. 1211, R.S. Khatian no. 2445, presently known and identified as municipal premises no. 49, Chandi Charan Ghosh, formerly under the South Suburban Municipality now under the Kolkata Municipal Corporation, Ward no. 123, under Police Station- Thakurpukur, District- South 24 Parganas, Sub-Registration Office at Behala and District Registration Office at Alipore, hereinafter referred to as the 'said landed property' in favour of Smt. Prova Sen Gupta, wife of Nripendra Chandra Sen Gupta and registered in the office Joint Sub-Registrar of Alipore at Behala, recorded in Book No.I, Volume no. 15, pages from 190 to 195, being no. 727 for the year 1960.

AND WHEREAS during possession and enjoyment of the 'said landed property' the said owner Smt. Prova Sen Gupta, sold,

Riba Sarkar
Smt. Riba
Paranita Sarkar (D/o)

For MAJUMDER ENTERPRISE

Diptak Majumder
Proprietor

AND WHEREAS during possession and enjoyment of the 'said landed property 'Gouri Bit' died intestate on 26.01.2016 leaving behind surviving her husband namely Shyamal Chandra Bit, two sons namely Arindam Bit, and Adwitiya Bit, as her legal heirs and successors as per Hindu Succession Act. 1956, who jointly inherited undivided 1/4th share of the 'said property'.

AND WHEREAS Shyamal Chandra Bit, Arindam Bit and Adwitiya Bit were the co owners having undivided 1/4th share of the 'said landed property' .

AND WHEREAS Shyamal Chandra Bit, Arindam Bit and Adwitiya Bit have gifted their undivided 1/4th share of the 'said landed property' in favour of Sankar Prasad Sarkar, Ashis Sarkar and Debashis Sarkar, the co-owners by virtue of three separate Deed of gifts registered in the office at ADSR Behala vide Deed Nos. 7288 of 2022, 8157 of 2022 and 11520 of 2022 respectively.

AND WHEREAS thus SANKAR PRASAD SARKAR, ASHIS SARKAR and DEBASISH SARKAR, became the joint owners of the 'said landed property' having equal share each.

AND WHEREAS physical measurement of the said land has been found more or less 03 Cottah 13 Chittck instead of parent lam measuring more or less 04 Cottah 02 Chittack 18 sq.ft.

*Kila Sarkar
Srija Sarkar
Paranmala Sarkar (Da)*

For MAJUMDER ENTERPRISE

*Debas Sarkar
Proprietor*

AND WHEREAS during possession and enjoyment of the 'said landed property 'Gouri Bit' died intestate on 26.01.2016 leaving behind surviving her husband namely Shyamal Chandra Bit, two sons namely Arindam Bit, and Adwitiya Bit, as her legal heirs and successors as per Hindu Succession Act. 1956, who jointly inherited undivided 1/4th share of the 'said property'.

AND WHEREAS Shyamal Chandra Bit, Arindam Bit and Adwitiya Bit were the co owners having undivided 1/4th share of the 'said landed property' .

AND WHEREAS Shyamal Chandra Bit, Arindam Bit and Adwitiya Bit have gifted their undivided 1/4th share of the 'said landed property' in favour of Sankar Prasad Sarkar, Ashis Sarkar and Debashis Sarkar, the co-owners by virtue of three separate Deed of gifts registered in the office at ADSR Behala vide Deed Nos. 7288 of 2022, 8157 of 2022 and 11520 of 2022 respectively.

AND WHEREAS thus SANKAR PRASAD SARKAR, ASHIS SARKAR and DEBASISH SARKAR, became the joint owners of the 'said landed property' having equal share each.

AND WHEREAS physical measurement of the said land has been found more or less 03 Cottah 13 Chittck instead of parent lam measuring more or less 04 Cottah 02 Chittack 18 sq.ft.

*Keila Sarkar
Srija Sarkar
Paramita Sarkar (Daughter)*

For MAJUMDER ENTERPRISE

*Deban Majumder
Proprietor*

AND WHEREAS SANKAR PRASAD SARKAR, ASHIS SARKAR and DEBASISH SARKAR gifted **ALL THAT** the piece and parcel of land; measuring more or less 03 Cottah 13 Chittack along with two storied building measuring more or less 1200 sq. ft. i.e. (600 sq. ft. each on the ground floor and first floor) built up area be the same a little more or less lying in and situate at Mouza - Purba Barisha, J.L. No. 23, Touzi No. 1-6, 8-10, 12-16, Dag No.78, R.S. Khatian No. 2445, Kolkata Municipal Corporation Premises No. 49, Chandi Charan Ghosh Road, Kolkata- 700 008, within Ward No. 123, Assessee No. 411230500490 formerly under the South Suburban Municipality now under the Kolkata Municipal Corporation under Police Station Thakurpukur, District 24 Parganas (South) hereinafter referred to as the 'said property' to the present Owners 1. RINA SARKAR 2. SRIYA SARKAR 3. PARAMITA DAS alias PARAMITA SARKAR by virtue of a Deed of Gift dt. 02.09.2022 and registered in the office at ADSR Behala and recorded in Book No. 1, Volume No. 1607 - 2022 Pages from 374031 to 374060, Being No. 160712242 for the year 2022.

AND WHEREAS now the Owners herein have decided to dispose and /or to develop the 'said property' through a competent developer and accordingly came across with the developer herein and after prolonged discussions held amongst the parties herein since a long earlier the owners herein have decided that he will develop the said property through, the present developer herein with some certain terms and conditions which are explicitly described hereunder below :-

Keina Sarkar.
Srin Sarkar
Paramita Sarkar (Das)

For MAJUMDER ENTERPRISE

Debasish Majumder
Proprietor

WHEREAS

A) In this Agreement the following expressions will have the following meaning unless repugnant to the subject or context.

PREMISES :

The premises shall mean **ALL THAT** the piece and parcel of total land measuring more or less 03 Cottah 13 Chittack along with two storied building measuring more or less 1200 sq. ft. i.e. (600 sq. ft. each on the ground floor and first floor) built up area be the same a little more or less, lying in and situate at Mouza - Purba Barisha, J.L.No. 23, Touzi No. 1-6, 8-10, 12-16, Dag No.78, R.S. Khatian No. 2445, Kolkata Municipal Corporation Premises No. 49, Chandi Charan Ghosh Road, Kolkata- 700 008, within Ward No. 123, Assessee No. 411230500490 formerly under the South Suburban Municipality now under the Kolkala Municipal Corporation under Police Station Thakurpukur, District 24 Parganas (South) herein after referred to as the "Said Property", more fully described in the schedule 'A' hereunder.

*Riva Sarker.
for
Patamita Sarker (Doo)*

For MAJUMDER ENTERPRISE

Deep Majumder
Proprietor

ARCHITECT :

1. The Architect shall mean such Architect or Architects as may be appointed from time to time by the Developer for the building intended to be constructed hereunder. :

BUILDING

3. Building shall mean the building or buildings needed to be constructed on the said premises in accordance "with the plan

as may be sanctioned by the Kolkata Municipal Corporation and shall include other common areas spaces intended by the Developer for the enjoyment of the building or buildings and its occupants.

PLAN

4. Plan shall mean the plans drawings and specification of the building and/or buildings prepared by the Architects and sanctioned by the Owner from the Kolkata Municipal Corporation.

OWNER'S ALLOCATION :

5. That the Owner/One part will get 50% of the total FAR of the building consisting of three compact finished residential 2BHK flats provided in each floor, East-South-West side and 50% car parking spaces/ commercial spaces/ residential spaces on the North-East-West side of the ground floor and/or 50% tenanted portion if available as per sanctioned building plan on the ground floor of newly constructed G+III storied building of which **RINA SARKAR**, the Owner No. 1 will get the 1st floor flat, **SRIYA SARKAR** the Owner no. 2 will get the 3rd floor flat and **PARAMITA DAS alias PARAMITA SARKAR** the Owner no. 3 will get the 2nd floor flat to be constructed in accordance with the plan sanctioned by the Kolkata Municipal Corporation, with right to use and enjoy all common areas, paths passages and all other facilities, utilities and amenities as provided in the said building and premises.

*Reena Sarkar
Rina Sarkar
Paramita Sarkar (Das)*

*For MAJUMDER ENTERPRISE
Majumder
Proprietor*

DEVELOPERS ALLOCATION:

6. Developer's allocation shall mean the balance portion i.e. 50% of the total FAR of the building consisting of several residential flats , car parking spaces on the ground floor (except Owner's allocation) of the newly constructed G+III storied building to be constructed in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation , with right to use and enjoy all common areas, paths passages and all other facilities, utilities and amenities as provided in the said building and premises.

COMMON AREAS :

7. Common facilities, amenities and installations shall mean and include corridors, half ways, stair ways, passage-ways landings, drive-ways, all open and covered space in the ground floor, common lavatories, pump rooms, water reservoir, overhead tank, water pump with motor, electric or other installations required and intended to be created for the establishment, enjoyment, maintenance and management of the building to be constructed at the said premises and the same shall always remain as the exclusive joint property of the Owners of the flats.

TRANSFER

8. Transfer shall mean and include transfer by possession or by any other means for effectuating transfer of space or flat lawfully in accordance with the terms and conditions of this Agreement.

*Kiran Sankar
Sair Sankar
Paranika Sankar (Dad)*

*For MAJUMDER ENTERPRISE
Proprietor*

PURCHASER:

9. Transferee or purchaser shall mean a natural person or persons firm or Limited Company or Association of persons or body corporate to whom any space in the building may have been agreed to be transferred or has ultimately been transferred.

10. Proportionate share shall mean the proportion, which the super built-up area of any particular unit/flat may bear to the entire super built-up area excluding the common area. But for the purpose of determining the share of rates and taxes common expenses and service charges shall mean the proportion, which the super built-up area of any unit/flat may bear to the land on which the entire building is constructed.

UNITS:

11. Units shall mean the flats and/or other space' or spaces intended to be built and constructed by or under the supervision of the developer of being exclusively held or occupied by the purchaser.

12. **SINGULAR NUMBER:** shall include the plural number and vice versa.

13. **MASCULINE GENDER:** shall include the feminine gender and vice versa.

A. **ALL THAT** the piece and parcel of total land measuring more or less 03 Cottah 13 Chittack along with two storied

Reina Saldan
Unit for
D. Anand (Doo)

For MAJUMDER ENTERPRISE
D. Anand Majumder
Proprietor

building measuring more or less 1200 sq. ft. i.e. (600 sq. ft. each on the ground floor and first floor) built up area be the same a little more or less lying in and situate at Mouza - Purba Barisha, J.L. No.23, Touzi No. 1-6, 8-10, 12-16, Dag No.78, R.S. Khatian No. 2445, Kolkata Municipal Corporation Premises No.49, Chandi Charan Ghosh Road, Kolkata- 700 008, within Ward No.123, Assessee No. 411230500490 formerly under the South Suburban Municipality now under the Kolkata Municipal Corporation under Police Station Thakurpukur, District 24 Parganas (South).

B. The owners being desirous of developing the said premises approached the developer for making construction of building or buildings to the said premises and transfer dealing with the disposing of the units and other space for the construction and on the terms and conditions hereinafter appearing and the Developer has agreed as hereunder.

C. **SHARE:**

1. That the Owner/One part will get 50% of the total FAR of the building consisting of three compact finished residential 2BHK flats provided in each floor, East-South-West side and 50% car parking spaces/ commercial spaces/ residential spaces on the North-East-West side of the ground floor and/or 50% tenanted portion if available as per sanctioned building plan on the ground floor of newly constructed G+III storied building of which **RINA SARKAR**, the Owner No. 1 will get the 1st floor flat, **SRIYA SARKAR** the Owner no. 2 will get the 3rd floor flat and

*Reha Sarkar.
Owner
D. Sarkar (Mn)*

*For MAJUMDER ENTERPRISE
D. Sarkar (Mn)
Proprietor*

PARAMITA DAS alias PARAMITA SARKAR the Owner no. 3 will get the 2nd floor flat to be constructed in accordance with the plan sanctioned by the Kolkata Municipal Corporation, with right to use and enjoy all common areas, paths passages and all other facilities, utilities and amenities as provided in the said building and premises.

2. **Developer's allocation** shall mean the balance portion i.e. 50% of the total FAR of the building consisting of several residential flats, car parking spaces on the ground floor (except Owner's allocation) of the newly constructed G+III storied building to be constructed in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation, with right to use and enjoy all common areas, paths passages and all other facilities, utilities and amenities as provided in the said building and premises.

1. The Owners hereby declare that they have good and absolute title to the said property without any claim, right, title, interest and possession of any other person or persons claiming under or in trust for the owner and they have every right to enter into this agreement with the Developer.

2. The Owners hereby appoint the Developer to develop the said premises and the Developer accept such appointment the mutual benefit and consideration of the terms and conditions contained hereinafter.

Keira Sarkar.
 Keira Sarkar
 Paramita Sarkar (Dae)

For MAJUMDER ENTERPRISE
 Debendra Majumder
 Proprietor

3. The Developer shall construct or cause to be constructed at the said premises as per said sanctioned building plan to be obtained by the Developer from KMC.

4. Such construction will be completed within 36 (thirty six) months from the date of sanctioned building plan in favour of the Developer for construction of G+III storied building.

5. That the name of the building will be called as **"ICHHE DANA"**

6. That the Developer shall construct and complete in all respect the flats, and parking space of the Owners' allocation in accordance with the agreed Specification mentioned hereunder as per Schedule 'E' within a maximum period of 30 (thirty) months from the date of sanctioned building plan unless prevented by any law of the land or unforeseen circumstances beyond the control of the Developer, in which case the time limit may be extended for a further period of 6 (Six) months. If the Developer fails to complete the building within the stipulated extended period of 36 (thirty six) months as aforesaid and does not deliver possession of the Owners' allocation of flats etc described in the SCHEDULE below the Developer shall remain liable to pay damages of Rs.10,000/- (Rupees ten thousand) per month from the period from the date of stipulated extended period of 36 months to the date of delivery of possession.

Reena Sakkar.
Sunita Sakkar
Padamita Sakkar (Dn)

For MAJUMDER ENTERPRISE
Proprietor

The Owners will hand over peaceful and vacant possession of the Schedule-"A" property to the Developer for construction of the building within February, 2023.

7. The building will be constructed with new specified materials with good workmanship and in accordance with designs mentioned in the sanctioned building plan, specifications as are indicated in second schedule hereunder written.

8. The Developer will construct or cause to be constructed the entire new building at its expenses or at the expenses of the intending purchasers of flats or units of the Developer's allocation.

9. All costs of construction of the Owner's allocation shall be borne and paid by the Developer and such cost or costs shall be and be deemed to be the price/cost of the proportionate share of the land comprised in the said premises as be appurtenant to the developer's allocation and areas (i.e. save for such undivided proportionate share therein as be appurtenant to the owners allocation).

10. The owners shall at all times hereinafter actively render all cooperation and assistance to the developer during the period of the construction of the said project and for effecting this agreement.

Kisha Sautan.
Sini Sahu
Paramita Sathar (Dag)

For MAJUMDER ENTERPRISE
Debar Majumder
Proprietor

11. The Developer will provide two shifting for the Owners during the period of construction i.e. from the date of delivery of possession for construction work to the Developer till hand over the possession of Owners' allocation in the newly constructed building.

12. The owners shall convey the proportionate undivided share of land/flat at the said premises to the Developer and to its nominee or nominees and/or to the purchaser or purchasers selected and chosen by the Developer in respect of the Developer's allocation.

13. As consideration for such proportionate share of the land comprised in the said premises as be appurtenant to the developer's allocation and the developer shall construct completely and make habitual the owner's allocation as aforesaid with the aforesaid period.

14. The owners shall deliver to the Developer all original papers of title relating to the said premises whenever called upon to do so by the Developer.

15. Simultaneously to the execution of this present the owners will execute a power of attorney in favour of the Contractor/Developer authorizing the said Attorney to construct the building appoint architects, engineers, Contractor/Developer's agent, etc, and to represent the owner before Kolkata Municipal Corporation, Kolkata Metropolitan Development

Reva Sarkar.
Srin
Paramita Sarkar (Dro)

For MAJUMDER ENTERPRISE
Deben M. Majumder

Authority, Kolkata Police, Fire Brigade or any other appropriate authority or authorities concerned, in connection with the said Development and to sign any application, scheme maps drawing or any other writings in this behalf and to appear before the authority or authorities and to undertake the construction of the building along with Sale right of the flats and other portions of the Developer's allocation.

16. For the purpose of the construction of the building the developer shall be authorized to apply and to an all quotas according to entitlement and allocation of steel, cement, bricks and other materials and would also be authorized to apply for and obtained temporary and permanent connection of water electricity, drainage and sewerage and other inputs and facilities. And the owner shall be obliged to sign and execute all applications and documents and papers for the aforementioned purpose.

17. Actual physical possession of any part of the Developer's allocation cannot be given to any intending purchaser before the owner's allocation is made available to the owner.

18. The developer shall be absolutely entitled to enter into all agreements for transfer of the flats or units excepting the flats of the owner's allocation.

19. The developer shall be absolutely entitled to all amounts receivable under all agreements and transfer of flat or flats or

For MAJUMDER ENTERPRISE

Proprietor

Heera Sarkar.
Dipankar Sarkar (Dns)

units and/or proportionate share of land comprised in the said premises in respect of the developer's allocation and the owner will have no right, interest or concern in respect thereof.

20. It is clarified that upon delivery of possession of the owner's allocation to the owner it shall be deemed that the owner has received the price/costs of land comprised in the said premises in full.

21. The owners shall be bound to execute a Deed of conveyance or Deeds of conveyance in favour of the Developer or its nominee or nominees in such part or parts as shall be required by the Developer or its nominee or nominees or purchasers. All costs and expenses for execution of such conveyance shall be borne by the transferees.

22. All the documents of transfer shall be in such form as be drawn and/or approved by the owner and developer and the same shall be executed by both the parties without any objection whatsoever.

23. All rates and taxes and other outgoings including electricity charges in respect of the premises shall be paid by the owners till the date of signing of this Agreement after the commencement of construction the Developer shall pay the rates and taxes on behalf of the owners till the completion of construction.

For MAJUMDER ENTERPRISE
Debaraj Majumder
 Proprietor

Reha Sarkar.
Debaraj Majumder
 -1- (An)

24. The owners agree to grant and/or execute simultaneously with the execution thereof necessary powers and authorities to the developer for implementation of this agreement.

25. The owners shall not do any act whereby the Developer may be prejudicially affected from transferring the flats in the developer's allocation to the purchasers. The owner shall not let-out, grant, any lease mortgage or create any charge to the said premises or any portion thereof without obtaining prior consent in writing from the Developer until the construction is completed and all the flats or units in the developer's allocation are conveyed to the transferees.

26. The management, maintenance and providing service and amenities will be the responsibility of the developer from the commencement of work of construction till the completion thereof. After all the flats in the developer's allocation are transferred and conveyed to the transferees an Association will be formed. The owners will also be entitled to join the said Association and upon such Association being formed the responsibility of management maintenance and providing necessary service/services will be taken over by the said Association.

27. It is agreed that the roof right shall always remain vested with the co-owners of the building jointly. It is further agreed that the Owners and the Developer have no liberty to install any Mobile Tower on the roof.

Reena Sakkar
 for her
 Paramita Sakkar (Dad)

For MAJUMDER ENTERPRISE

Proprietor

28. As after the date of delivery of vacant possession of the entire premises to the developer the developer shall be at liberty to do all acts deeds and things required for construction of building or buildings on the said premises and/or relating thereto at the developers own costs and expense.

29. All losses and income accruing and arising out of this project shall be on the account of the Developer.

30. It is to be mentioned that if any short fall or excess FAR as per the sanctioned building plan is found from the 50% of the Owner's allocation, in that event the Developer will be liable to pay the Owners the cost of the short fall of floor area as per the then market value or the Owners will be liable to pay the Developer the cost of the excess floor area as per the then market value.

31. The Developer shall keep the owner indemnified in respect of all losses, liabilities and any disputes arising out of the work of construction. If in course of construction any untoward happening occurs in respect of the building the Developer shall be full responsible.

32. The Developer shall be solely responsible and liable for any deviation whatsoever and the Owners shall not be responsible and liable for the same.

Rishi Sarker.
for him
Palanika Sarker (Doo)

For MAJUMDER ENTERPRISE
Dipak Majumder
Proprietor

33. Unless otherwise expressly mentioned herein neither party is entitled to rescind this agreement. The remedy of the parties shall be only as provided hereunder or to claim damages.

34. CC from KMC will be applied and provided by the Developer.

35. The Developer has already expenses the necessary costs for execution and registration of 4 (four) Deed of Gifts on behalf of the Owners.

36. In case of construction of flat on the ground floor as per sanctioned building plan the Owners and Developer will get 50:50 ratio upon Sale value.

37. If any dispute or differences between the parties hereto arising out of or relating to or in any way connected with the said premises or any of the provision contained herein or implementation thereof, that will be settled by the Ld. Civil and Criminal Court of Original Jurisdiction and Forum.

THE SCHEDULE 'A' ABOVE REFERRED TO

(Total Property)

ALL THAT the piece and parcel of land measuring more or less 03 Cottah 13 Chittack along with two storied building measuring more or less 1200 sq. ft .i.e. (600 sq. ft. each on the ground floor and first floor) built up area be the same a little more or less

*Reena Sarkar.
Sunita Sarkar
Parvita Sarkar (Dag)*

FOR MAJUMDER ENTERPRISE

Debar Majumder
Proprietor

lying in and situate at Mouza - Purba Barisha, J.L. No. 23, Touzi No. 1-6, 8-10, 12-16, Dag No.78, R.S. Khatian No. 2445, Kolkata Municipal Corporation Premises No. 49, Chandi Charan Ghosh Road, Kolkata- 700008, within Ward No. 123, Assessee No. 41-123-05-0049-0 formerly under the South Suburban Municipality now under the Kolkata Municipal Corporation under Police Station Thakurpukur, District 24 Parganas (South) Sub-Registration Office at Behala and District Registration office at Alipore, Zone : 2 (D.H Road to J.L. Sarani) shown in the plan annexed hereto and therein bordered with RED ink, treated to be as part of this deed and butted and bounded as follows, that is to say :

- ON THE NORTH** : 20ft. wide KMC maintained Road and 2ft wide KMC drain;
- ON THE SOUTH** : Land of Mrs. Pushpa Mukherjee;
- ON THE EAST** : 14ft. wide common passage; (MNTD BY K.M.C)
- ON THE WEST** : Pond of Dulal Chandra Dey, Dag No. 75;

THE SCHEDULE 'B' ABOVE REFERRED TO

(Owner's allocation)

That the Owner/One part will get 50% of the total FAR of the building consisting of three compact finished residential 2BHK flats provided in each floor, East-South-West side and 50% car parking spaces/ commercial spaces/ residential spaces on the North-East-West side of the ground floor and/or 50% tenanted portion if available as per sanctioned building plan on the

Riva Saran.
Dulal Chandra Dey (Dag)

For MAJUMDER ENTERPRISE

Dipak Majumder
Proprietor

ground floor of newly constructed G+III storied building of which **RINA SARKAR**, the Owner No. 1 will get the 1st floor flat, **SRIYA SARKAR** the Owner no. 2 will get the 3rd floor flat and **PARAMITA DAS** alias **PARAMITA SARKAR** the Owner no. 3 will get the 2nd floor flat to be constructed in accordance with the plan sanctioned by the Kolkata Municipal Corporation, with right to use and enjoy all common areas, paths passages and all other facilities, utilities and' amenities as provided in the said building and premises.

Be it noted that the owners herein agreed and undertake that after getting the owners' allocation they will partition the owner's allocation by executing Deed of Partition.

THE SCHEDULE 'C ABOVE REFERRED TO
(Developer's allocation)

Developer's allocation shall mean the balance portion i.e. 50% of the total FAR of the building consisting of several residential flats , car parking spaces on the ground floor (except Owner's allocation) of the newly constructed G+III storied building to be constructed in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation , with right to use and enjoy all common areas, paths passages and all other facilities, utilities and amenities as provided in the said building and premises.

Rina Sarkar.
Sriya Sarkar
Paramita Sarkar (Das)

For MAJUMDER ENTERPRISE
Dipak Majumder
Proprietor

THE SCHEDULE 'D' ABOVE REFERRED TO
(Common portion)

- i) Land beneath the building and the side space.
- ii) Boundary walls.
- iii) Main entrance gate
- iv) Surface Drain
- v) Soak pit
- vi) Sewerage line
- vii) Underground water reservoir and overhead tank with water pipelines
- viii) Main entrance door of the buildings
- ix) Landing in the ground floor, stair cases
- x) Columns of the building and outer walls
- xi) Electric wiring on the common areas and passages
- xii) Common passages
- xiii) Electric meter room-cum-electric pump room
- xiv) Landing on all floors,
- xv) Roof of the building and shade if any.
- xvi) Lift

THE SCHEDULE 'E' ABOVE REFERRED TO
(Specification)

1. **BUILDING** : The building will be made of R.C.C. frame and R.C.C. floor with new building materials of such specifications as are generally approved by KMC interior walls and ceiling will

Riva Sarker
 Amin
 Palomka Sarker (Dor)

For MAJUMDER ENTERPRISE
 Dipti Majumder
 Proprietor

have cement plaster of requisite thickness and finished with Putti, all interior will have putty.

2. **FLOORING** : All rooms will have marble @ Rs. 75/- per sq. ft. , stair case will be marble finished.

3. **TOILET** : Toilets floor with white marble stone & wall fitted with white glazed tiles (Kajaria/Johnson) @ Rs.450/- per box max. mat finished upto 7'-0" high all round. Standard make vitreous sanitary ware ordinary white (Hindware/ Paryware) only E.W.C. with P.V.C. lowdown cistern in all toilets with mixer tap, fittings will be C.P. concealed PVC. Piping, one white wash basin with stand (Ordinary Hindware/Paryware), shower, health faucet (Commode shower) and Geyser point will be in three toilets., Sizes of fittings, bib cock, pillar cock, angular will provide MARK brand price 500/- to 600/- and one mixture @ Rs. 3000/- MARK brand and layout will be as per space available.

4. **KITCHEN** : Granite fitted cooking platform, white /colour glazed tiles @ Rs. 450/- per box upto 4'-0" high above cooking platform & one S.S sink with drain board and two nos. of normal S.S. Sink (Decance) ordinary with S.S. Sink cock Rs. 1100/- to 1200/- MARK brand.

5. **DOORS** : All inside and Main doors frame will have wooden good quality wood , Main door (entry) wooden paneled palla with varnish and all inside doors will have commercial flush door with laminate finish palla. Kitchen door will be wooden flush door

Riva Sarker.
Jin Jin
Palamita Sarker (Dag)

For MAJUMDER ENTERPRISE
Dipak Majumder
Proprietor

with laminate. Toilet door will have good quality PVC, one or two toilet door may be wooden flush door with laminate.

6. **WINDOWS** : Fully M.S galvanized grill with Aluminium sliding glass fitted locking system, Box type window as per KMC rules.

7. **ELECTRICALS** : All rooms will have concealed ISI marked copper wiring Elec. Fittings (viz. fans, lights and light fittings etc. not included) in all room will consist of two light points, one fan point, one plug point, two AC point for two bed rooms, Kitchen will have one light point, one plug point & one exhaust fan point, one fridge point, one micro oven point, one mixy point, one Dish washer point, one water purified point. Toilet will have one Geyser point along with light point and exhaust fan point. Washing machine point will be near toilet. Living room will have extra points i.e. TV, Lamps, Water purifier etc. with piano type ANCHOR made switches and plugs at suitable places. Bed side switch board with plug point, extra 2 nos. plug point.

8. **ELECTRIC METER** : A separate electric meter shall be provided for each flat at the cost/security/deposit to be paid reimbursed by the intending buyers. The developer shall be provided for the electric meter for common services.

9. **WATER ARRANGEMENT** : Underground reservoir with Municipal water connection and suitable overhead water tank (PVC) will be provided with pump and motor only for the Owner.

10. **LIFT** : Lift will be provided as per KMC guide line.

NB : Any addition and alteration of the flats and any dispute, if any, in respect of the Schedule 'A' property will be mutually settled by the Owners and Developer.

Keira Sarker
Anirudh
Paramita Sarker (Dag)

FOR MAJUMDER ENTERPRISE

Debar Majumder
Proprietor

IN WITNESSES WHEREOF the said Parties hereto have set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
at Kolkata In the presence of:

WITNESSES:

1. *Sankar Prasad Sarkar*
8/42, Bhattachajee Garden
Lane, Anandkarnan,
P.O.- Mallick Para.
P.S.- Serampore,
Dist.- Hooghly Pin-712203

Rina Sarkar.
Sunil Sarkar
Paramita Sarkar (Das)

SIGNATURE OF THE OWNERS

2. *Amisha Majumder*

46, Prasanta Roy Road,
P.O.- Barisha,
P.S.- Haridevpur,
Kolkata-700 008

For MAJUMDER ENTERPRISE

Deepak Majumder
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted & Prepared by
(as per instructions and document
supplied by the parties herein)

Pradip Chakraborty

Advocate

Regd. No. O-2439/01
Alipore Judges' Court,
Kolkata-700 027.

Computer print by :

S. Ghosh

Alipore Judges' Court,
Kolkata-700 027.



	Thumb	1 st Finger	Middle Finger	Ring finger	Small Finger
Left hand					
Right hand					

Name RINA SARKAR

Signature Rina Sarkar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name SRIYA SARKAR

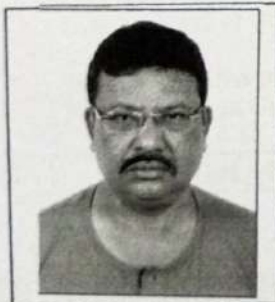
Signature Sriya Sarkar



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Left hand					
Right hand					

Name PARAMITADAS

Signature Paramita Sarkar (Das)



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Right hand					

Name DIPAK MAZUMDAR

Signature Dipak Mazumdar



**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	2002437128/2023	Office where deed will be registered
Query Date	25/09/2023 1:47:13 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PRADIP CHAKRABORTY ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8420461356, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 42,21,002/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chandi Charan Ghosh Road, Road Zone : (D H Road – J L Sarani (Ward 123,124)) , , Premises No: 49, , Ward No: 123, Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 13 Chatak	1/-	34,31,252/-	Width of Approach Road: 20 Ft.,
				6.2906Dec	1/-	34,31,252/-	
	Grand Total :						

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	7,89,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1200 sq ft	1/-	7,89,750/-	



Query No: 2002437128 of 2023, Printed On : Sep 25 2023 1:47PM, Generated from wbregistration.gov.in

AS- 1 of 4

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs RINA SARKAR Wife of Mr SANKAR PRASAD SARKAR,49, Chandi Charan Ghosh Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AKxxxxxx6A, Aadhaar No.: 85xxxxxxxx7516,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	SRIYA SARKAR Daughter of Mr A\$HIS SARKAR,49, Chandi Charan Ghosh Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. EXxxxxxx7M, Aadhaar No.: 96xxxxxxxx9585,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs PARAMITA DAS, (Alias: Mrs PARAMITA SARKAR) Wife of Mr DEBASISH SARKAR,49, Chandi Charan Ghosh Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. Alxxxxxx6A, Aadhaar No.: 25xxxxxxxx8679,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MAJUMDER ENTERPRISE (Sole Proprietorship) 46, Prasanta Roy Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 PAN No. Alxxxxxx8C, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr DIPAK MAJUMDAR, (Alias Name: Mr DIPAK MAJUMDER) Son of Late TARANI KUMAR MAJUMDER46, Prasanta Roy Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Alxxxxxx8C, Aadhaar No.: 47xxxxxxxx6356	MAJUMDER ENTERPRISE (as PROPRIETOR)

Identifier Details :

Name & address
Mr PRADIP CHAKRABORTY Son of Late AJIT CHAKRABORTY ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mrs RINA SARKAR, SRIYA SARKAR, Mrs PARAMITA DAS, Mr DIPAK MAJUMDAR



Query No: 2002437128 of 2023, Printed On : Sep 25 2023 1:47PM, Generated from wbregistration.gov.in

AS- 2 of 4

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs RINA SARKAR	MAJUMDER ENTERPRISE-2.09687 Dec
2	SRIYA SARKAR	MAJUMDER ENTERPRISE-2.09687 Dec
3	Mrs PARAMITA DAS	MAJUMDER ENTERPRISE-2.09687 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs RINA SARKAR	MAJUMDER ENTERPRISE-400 Sq Ft
2	SRIYA SARKAR	MAJUMDER ENTERPRISE-400 Sq Ft
3	Mrs PARAMITA DAS	MAJUMDER ENTERPRISE-400 Sq Ft

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411230500490 Premises No. : 49 Ward No. : 123 Street Name : CHANDI CHARAN GHOSH ROAD	Reference Deed No. : I-160712242 Date of Registration. : Sep 06, 2022 Office Where Registered : ADSRBEHALA	Owner Name : RINA SARKAR, SRIYA SARKAR , PARAMITA DAS @ PARAMITA SARKAR Owner Address : 49,CHANDI CHARAN GHOSH ROAD , P.O.: BARISHA, P.S.: THAKURPUKUR , KOLKATA Pin No. : 700008	Character of Premises: Constructed Building Total Area of Land: 3 Cottah, 13 Chatak,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 25-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 25-10-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



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11.

This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



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