

02473/22

8- 2344/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 951615

9/11/22
8-2343604

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

District Sub-Register-III
Alipore, South 24-parganas

11 FEB 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this // 11 day of February Two Thousand Twenty Two(2022)

BETWEEN

SRI SASWATA PRASAD SANYAL, PAN-DBLPS7226D, AADHAAR NO. 533549789807, son of Late Jyotiprasad Sanyal, by faith Hindu, residing at 2B, Thakur Ramkrishna Road, Ratna deep Apartment, Anandapur, Barrackpore, P.O. Nona Chandanpukur, Police Station-Titagarh, Dist : North 24Parganas, Kolkata-700122, hereinafter called and referred to as the, **LAND OWNER**(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective, legal heirs, successors, executors, administrators, legal representatives and assigns) of the parties of the **'FIRST PART'**.

AND

M/S. A.P. CONSTRUCTION (PAN-AFYPP8068G), a sole proprietorship firm having its registered office at 286, Santoshpur Avenue, Police Station- Purba Jadavpur, Kolkata-700075, represented by its sole proprietor, **SRI ASIT KUMAR PATWARI**, (PAN-AFYPP8068G, AADHAAR NO. 828941933525, son of Late Lakshman Chandra Patwari, by faith Hindu, by occupation-Business residing at 286 Santoshpur Avenue, Police Station- Purba Jadavpur, Kolkata-700075, hereinafter referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to

the subject or context be deemed to mean and include its successors-in-office, successors-in-interest, executors, administrator, legal representatives and /or assigns) of the "**SECOND PART**"

(1) **WHEREAS** one Smt. Juthika Koley was the absolute owner all that piece and parcel of bastu land measuring about 6 cottahs 9 chittaks more or less lying and situated at Mouza-Garfa, J.L. No.19, under C.S. Kh. No.769, R.S. Kh. No.838, under C.S. Dag No.2013, corresponding R.S. Dag No.2331, under P.S. Kasba and enjoyed the same by paying taxes and thereafter she sold more or less 3 cottah 2 chittaks to Sri Samir Kumar Paul and others on 27.01.1998 vide Deed No.300) and thereafter she enjoyed the remaining 3cottahs 7 chittaks land under C.S. Kh. No.769, R.S. Kh. No.838, under C.S. Dag No.2013, corresponding R.S. Dag No.2331.

(3) AND WHEREAS thereafter said Smt Juthika Koley sold and transferred her 01 cottah 08chittak 02 Sqft land out of the aforesaid 3cottahs 7 chittaks land under C.S. Kh. No.769, R.S. Kh. No.838, under C.S. Dag No.2013, corresponding R.S. Dag No.2331 at Mouza Garfa under the jurisdiction of CMC Jadavpur Unit, under Ward No.104, Assessee No.31-104-30-0649 and K.M.C Premises No.649, New Santoshpur to Smt Manisha Sanyal, wife of Sri Jyoti Prasad Sanyal by a registered Deed of Conveyance Dated 6th day of May, 1998 vide Deed No.2695 in the year 1998 in the office D.S.R-III, Alipore, South 24 Parganas) and (on the same date said Smt.

(4)

Juthika Koley sold and transferred her remaining 01 Cottah 14 Chittak 43 Sqft land to Smt. Mita Bhaduri, wife of Niroj Kumar Bhaduri in office D.S.R-III, at Alipore) and (thereafter said Mita Bhaduri transferred her 01 Cottah 14 Chittak 43 Sqft land to Sri Saswata Prasad Sanyal the Vendor herein by a registered deed of Gift. Vide Deed No.3022 for the year 2019 in the office D.S.R-V, Alipore.

(6) AND WHEREAS said Manisha Sanyal died intestate on 24.12.2014 leaving behind her only son Sri Saswata Prasad Sanyal as her legal heirs and successors and her husband Jyoti Prasad Sanyal predeceased her on 19.04.2014.

(7) AND WHEREAS thus the Vendor Sri Saswata Prasad Sanyal became the absolute owner of 03 cottahs 07 Chittaks 00 Sqft bastu land more or less at K.M.C. Premises No.649, New Santoshpur, under Ward No.104, Borough-XII, Kolkata-700075, at Mouza- Garfa, under C.S. Khatian No.769, R.S. Khatian No.838, comprised in C.S. Dag No.2013, corresponding R.S. Dag No.2331, under Police Station-Kasba now Survey Park, out of which he became the owner of more or less 01 cottah 08 chittak 02 Sqft bastu land at K.M.C. Premises No.649, New Santoshpur by law of inheritance after the demise of his parents as their only son which was purchased by my mother vide Deed No.2696 for the year 1998 and remaining 01 cottah 14 chittak 43 Sqft bastu land at K.M.C. Premises No.649, New Santoshpur by a deed of Gift vide Deed No.3022 for the year 2019 registered before the D.S.R-V, at Alipore, at Alipore dated 12.10.2012) and have been enjoying the said 03 cottahs 07 Chittaks 00 Sqft bastu land by paying taxes

regularly) and subsequently I have mutated and /or recorded his aforesaid 03 cottahs 07 Chittaks 00 Sqft bastu land in the Assessment record of the Kolkata Municipal Corporation, being known and numbered as the K.M.C. Premises No.649, New Santoshpur, under Ward No.104, Borough No. XII, Assessee No No.31-104-30-06490, under Police Station -formerly Kasba, now Surveypark, Kolkata-700075, Dist: South 24 Parganas.)

AND WHEREAS the Land Owner/First Part herein to raise a multi Storied/G+III(three) storied building upon the said two plots measuring about 1 cottah 8 chittak 2 Sft + 1Cottah 14 Chittak 43 Sqft =03 cottahs 07 Chittaks 0 Sqft. bastu land under C.S. Kh. No.769, R.S. Kh. No.838, under C.S. Dag No.2013, corresponding R.S. Dag No.2331 at Mouza Garfa, Premises No.649 New Santoshpur, under K.M.C ward No.104, BR-XII, Assessee No.31-104-3006490, P.S. Kasba, now Surveypark, Kolkata-700075.)

NOW THIS AGREEMENT WITNESSETH as follows:-

ARTICLE -I, DEFINITION: This development Agreement is effective and binding on the both parties together with their legal heirs, representatives of both the parties concerned. This Development agreement is entered by & between the Parties upon offer by the First Party and acceptance by the Second Party on the following terms & conditions:-

DEVELOPER/PROMOTER: shall mean the person who develop the land of, other by means of promoting of land

, to make construction on the land of others and all other allied jobs and the Developer herein is M/S. A.P. CONSTRUCTION a sole proprietorship firm having its registered office at 286, Santoshpur Avenue, Police Station- Purba Jadavpur, Kolkata-700075, represented by its sole proprietor, SRI ASIT KUMAR PATWARI son of Late Lakshman Chandra Patwari, by faith Hindu, by occupation-Business residing at 286 Santoshpur Avenue, Police Station- Purba Jadavpur, Kolkata-700075, shall mean and include his legal heirs, successors executors, administrators, representatives and assigns.

LAND OWNER: Shall mean SRI SASWATA PRASAD SANYAL, son of Late Jyoti Prasad Sanyal, by faith-Hindu, by Occupation- Business, residing at 2B, Thakur Ramkrishna Road, Ratna deep Apartment, Anandapur, Barrackpore, P.O. Nona Chandanpukur, Police Station- Titagarh, Kolkata-700122, shall mean and include his legal heirs, successors executors, administrators, representatives and assigns.

TITLE DEEDS: shall mean all the documents of title relating to the said Landed Property and Photo copies of

the same shall be handed over to the Developer at the time of execution of this Development Agreement.

PROPERTY : ALL THAT two plots measuring about 1 cottah 8 chittak 2 Sft + 1 Cottah 14 Chittak 43 Sqft = 03 cottahs 07 Chittaks 0 Sqft. bastu land under C.S. Kh. No.769, R.S. Kh. No.838, under C.S. Dag No.2013, corresponding R.S. Dag No.2331 at Mouza Garfa, K.M.C Premises No.649 New Santoshpur, under K.M.C ward No.104, BR-XII, Assessee No.31-104-3006490, P.S. Kasba, then Purba Jadavpur now Survey park, Kolkata-700075, District- South 24 Parganas.

BUILDING: shall mean the residential multistoried building/ buildings to be constructed upon the proposed Land Areas for Development Project after obtaining sanctioned building plan from issued from the Kolkata Municipal Corporation.

COMMON FACILITIES AND AMENITIES: shall mean and include corridors, stairways, passage ways, water pump, overhead water tank, motor room, and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions and/or management of the proposed Residential buildings and Land there under as per provisions of Apartments Ownership Act.

LAND OWNER'S ALLOCATION: The Land Owner/First Party will get entire First Floor and one 2BHK Flat on the Third Floor Back Portion measuring about 725 Sqft. Super Built up area of the proposed G+III(three) Storied building sanctioned by the Kolkata Municipal Corporation and will get total Rs.12,00,000/- (Twelve lakhs) only from the Developer in the following manner:

- i) at the time of signing this agreement Rs.50,000/-
- ii) within 7 days from the date of signing this Development Agreement Rs.5,50,000/-
- iii) after building sanctioned plan Rs.1,50,000/-
- iii) at the time of completion of the building Rs./- 4,50,000/-

DEVELOPER'S ALLOCATION :

The Developer/Second Party will get the remaining portion of

the aforesaid Owner's allocation of the proposed G+III(three) storied building which will be sanctioned in the names transfer, deed of sale and or deal with any manner in his allocation .

THE ARCHITECT / ENGINEER: shall mean such qualified Architect/ engineer /Engineers who shall be appointed by the Developer to make or prepare Proper

plans of the multi-storied buildings for construction upon the proposed Land Areas for Development Project and to obtain the appropriate sanction for construction of such buildings from the appropriate authorities.

BUILDING PLAN: would mean such Building plans that to be prepared by the Architect/Engineer for the construction of the buildings according to the plan and to be sanctioned by the Kolkata Municipal Corporation and/ or other competent authorities as the case may be.

SUPER BUILT UP AREA: mean plinth area of the unit in the building (which inter-alia includes the area under such wall or pillar in such unit) and shall includes proportionate share of the area of common areas and installations including service area.

MAINTENANCE: shall mean maintenance of the common facilities and shall be joint responsibilities of the flat owners as per their respective shares.

ARTICLE- II COMMENCEMENT

This Development Agreement shall be deemed to have commenced with effect from the 11th day of February, Two Thousand Twenty Two (2022).

**ARTICLE-III- LAND OWNER'S AND DEVELOPER'S
RIGHTS AND OBLIGATION:**

Development Agreement :- That the instant Document signed by the Parties is termed as "Development Agreement". Both the Parties to this Agreement regarding Developers' allocation and Land Owners' allocation all these mentioned in this Agreement.

3. **Legal Disputes** :- In case of any disputes or differences arising from any matter relating to the interpretation or execution of the terms and conditions mentioned in this agreement and regarding Owner's allocation and Developer's allocation and or Flats, Car parking spaces and Supper built-up Areas according to sanctioned building plan from Kolkata Municipal Corporation, between the Parties herein referred to. Then the disputes will be solved as per Specific Relief Act.

4. **The Time Period for the Completion of this Development Project:-**

The Developer/Second Party shall complete the construction of multistoried building or blocks over

the Land owner's proposed vacant Land areas for Development Project as per building plan within 24 months from the date of Sanction Building Plan to be sanctioned by the Kolkata Municipal Corporation and that expenses will be born by the Developer and the developer will hand over the possession of the owner's allocation within the stipulated time.

5. That the Developer/Second Party to this Agreement undertakes to pay taxes and outgoing taxes of Kolkata Municipal Corporation, water tax, electric charges and other necessary incidental charges in respect of the said Proposed Landed property for Development during the period of constructing and the prospective buyers shall mutate their names in respect of their respective portions or allocations in the proposed building or buildings or blocks and shall pay the municipality rate bills and taxes, water taxes, electricity charges, levis and other necessary impositions as would be imposed by the appropriate authority.

6. That the Developer/Second Party to this Agreement shall engage labours, engineer, supervisor, guard as would be required by the Developer for the

construction of the proposed buildings till completion and the Developer shall pay and bear all Costs and expenses, fees, salaries, compensations, bonus etc. including the responsibilities and liabilities in any accident or compensation on such account and shall keep the Landowners/First Party to this Agreement harmless and indemnified.

7. That the Land Owner/First Party hereby grant authority to the Developer and its men and agents to enter into the said landed property for Project and to take all necessary steps for the purpose to raise construction of the proposed buildings and/or to appoint and engage architect, L.B.S., contractor, plumber, electricians, mason, suppliers etc.

8. That the Land Owners/First Party shall sign on all necessary papers, U.L.C. letters, Documents, Affidavits, Building plans to sanction and other Official papers regarding B.L. & L.R.O. and Kolkata Municipal Corporation for the purpose of construction works of the proposed buildings.

9. The Second Party agrees that he will not sale or give the possession of any flat to any third party or

parties before hand over or delivery of physical possession to the Land owner/First Part herein as per owner's allocation and after hand over the possession of the aforesaid Flats to the Land owner/First Part, the Developer will be able to execute any agreement for sale or deed of conveyance of any flat or flats and car parking space or garage in favour any intending purchaser or purchasers of the proposed multistoried building only Developer's allocation and to that effect the land owner/first part herein will execute a Registered General Power of Attorney and registered development agreement in favour of the Developer.

10. Intending purchaser/purchasers of the flat or car parking space will be liable to pay the service taxes as per Government Rules of their respective portion only through the Developer.

11. The property under schedule below is free from all encumbrances and the Owner have a marketable title in respect of the said land property.

THE SCHEDULE "A" ABOVE REFERRED TO
PROPERTY : ALL That two plots measuring about 1
cottah 8 chittak 2 Sft + 1Cottah 14 Chittak 43 Sqft

=03 cottahs 07 Chittaks 0 Sqft. bastu land together with 100 Sqft tiles shed structure under C.S. Kh. No.769, R.S. Kh. No.838, under C.S. Dag No.2013, corresponding R.S. Dag No.2331 at Mouza Garfa, Premises No.649 New Santoshpur, Postal Address 18, Harisadhan Patwari Road, under K.M.C. ward No.104, BR-XII, Assessee No.31-104-3006490, P.S. Kasba, then Purba Jadavpur now Surveypark, Kolkata-700075, District- South 24 Parganas, which is butted and bounded as follows :

On the North: House of S. Naskar.

On the South: 15' wide K.M.C. Road,

On the East : House of Samir Kr. Pal,

On the West: 17, Harisadhan Patwari Road.

THE SCHEDULE "B" ABOVE REFERRED TO
(Land Owner's Allocation)

The Land Owner/First Party will get entire First Floor and one 2BHK Flat on the Third Floor Back Portion measuring about 725 Sqft. super built up area of the proposed multi storied building sanctioned by the Kolkata Municipal Corporation and will get total Rs.12,00,000/- (Twelve lakhs) only from the Developer in the following manner:

i) at the time of signing this agreement Rs.50,000/-

ii) within 7 days from the signing this development agreement Rs.5,50,000/-

Soumitra Basal Janyal.

iii) After Building Sanctioned Plan Rs.1,50,000/-

iv) at the time of completion of the building Rs./-
4,50,000/-

(DEVELOPER'S ALLOCATION)

The Developer/Second Party will get the remaining portion of the aforesaid Owner's allocation of the proposed multistoried the building which will be sanctioned in the names of land owner underneath her land together with proportionate share in the land and the developer shall have the right to enter into agreement for sale, lease, transfer, deed of sale and or deal with any manner in his allocation .

THE 'C' SCHEDULE ABOVE REFERRED TO

(Work Schedule/Specification)

(A) Number of Floors : G+III (three) storied Building with lift facility as per Building Sanctioned Plan.

(B) General : The building shall be R.C.C. framed structure as per design of the Consulting Architect.

(C) Brick Work : All exterior work shall be 8" thick with bricks or approve quality in C.M.(1:6). All partition shall be 3" thick with bricks of approved quality in C.M.(1:4).

(D) Flooring, Skirting & Dado : i) All rooms and Verandah are laid with Victimize Floor Tiles and to skirting of 6" height.

ii) Kitchen will have marble finish in floor .

iii) In toilets will have pink Kumari Marbel floor and dado of 5' high tiles.

(E) Plaster : The outside of the building will have plaster $\frac{3}{4}$ " thick (average) whereas the inside and the ceiling plaster will be $\frac{1}{2}$ " thick (average).

(F) Door: 1. Main Entrance Door: i) Flash Door, ii) Godrej Lock, iii) Telescopic Peep-Hole, iv) Electric Bell Point, v) Brass Handle frame outside.

2. Other Doors: i) Flash doors as per the design of the Architect, ii) Metric lock with handle for doors of bed rooms only,

3. Windows: i) All window frame and window sash would be of mild steel as per I.S. Code and suitable painted, All window shutters will be fully glazed with 3mm thick glass panels, ii) The windows of toilets shall have translucent glass, iii) All windows will be provided with M.S. Grill.

(G) White wash & Colour wash: The building shall be painted externally snowcem /colourcem. The inside of the building shall have 2 coats of putty on surface.

(H) Kitchen : Cooking top-black stone, one Steel sink, two taps, upper of black Granite- glazed tiles fittings height two feet.

(I) Two toilets i) Bath: a) one Western type W.C., b) One shower, c) Wash basin, d) Two taps.

ii) W.C. : a) one Western type W.C. b) One tap.

(J) Stair Case: Staircase will be provided M.S. Grill for light and ventilation as per design.

(K) Roof: i) 4" (average) thick lime terracing will be provided over roof slab.

ii) 3'-0" high parapet wall will be provided all around the roof slab

iii) Suitable P.V.C rain water pipe for proper drainage of water from roof.

(L) Electrical Installation :

i) Two light points, two fan points and two plug points in Drawing and Dining ,

ii) one fan point, two light points and two plug points and one A.C point in Bed room,

M) Water Supply: R.C.C. Overhead reservoir will be provided at top as per design, Suitable pump motor will be installed in the Ground Floor. ,

(N) Lift: 4 (four) passengers Lift.

IN WITNESS WHERE OF THE PARTIES hereto set and
subscribed their respective hands on day month and
year above written.

**SIGNED, SEALED & DELIVERED by the
PARTIES** at Kolkata in the Presence of :-

WITNESSES:-

1. Anjit Mondal

2. Mousurina Banerjee
2B, Thakur Ramkrishna
Sharma Road, Ratnadeshp
Apartment, Barrackpore,
Kol-700122

Signature of LAND OWNER/FIRST PART

A. P. CONSTRUCTIO

Asst. General Manager
Proprietor

Signature of the DEVELOPER/SECOND PART

Drafted by me:-

Deb Sankar Ray
Advocate WB-495/02

Alipore Judges' Court, Kolkata-700 027.

Computer Print by:-

Alipore Judges' Court, Kolkata-700 027.

PAYMENT SCHEDULE

The Vendor Received the Advance amount Rs. 50,000/-
from the Developer as following manners:-

On 24.02.2019 Cheque No.000834 issued by Standard
Charter Bank Rs.50,000/-
(fifty Thousand) only

Sankata Prasad Janyal .

Signature of **LAND OWNER/FIRST**
PART

Witnesses:

1. *Hijit Mondal*
2. *Mousurina Banerjee*

PHOTO	HAND	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
	RIGHT HAND					

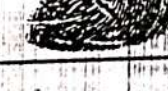
NAME.....

SIGNATURE.....

SL	PHOTO	HAND	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
2		LEFT HAND					
		RIGHT HAND					

NAME SASWATA PRASAD SANYAL

SIGNATURE Saswata Prasad Sanyal

	PHOTO	HAND	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
		LEFT HAND					
		RIGHT HAND					

NAME ASIT KUMAR PATNAIK

SIGNATURE Asit Kumar Pattnaik

SL	PHOTO	HAND	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
4		LEFT HAND					
		RIGHT HAND					

NAME.....

SIGNATURE.....

Major Information of the Deed

Deed No :	I-1603-02344/2022	Date of Registration :	16/09/2022
Query No / Year	1603-2000343604/2022	Office where deed is registered :	
Query Date	30/01/2022 1:06:35 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	BIPLAB BAIDYA ALIPORE JUDGES COURT, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9339237680, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 88,44,189/-		
Stamp duty Paid (SD)	Rs. 553/- (Article: E, E, B)		
Remarks	Received Rs. 50/- (FIFTY) from the applicant for issuing the assessment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Santoshpur Main Road, , Premises No: 649, , Ward No: 104 Pin Code : 700075

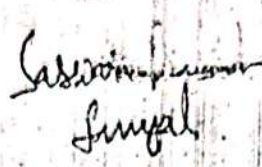
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (in Rs)	Market Value (in Rs)	Other Details
L1	(RS :-)		Bastu	3 Katha 7 Chatak		88,17,189/-	Width of Approach Road: 15 Ft. Adjacent to Main Road.
Grand Total :				5.01190 ac	0/-	88,17,189/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set Forth Value (in Rs)	Market Value (in Rs)	Structure Type
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0/-	27,000/-	

Lord Details :

Name, Address, Photo, Finger print and Signature

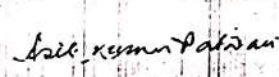
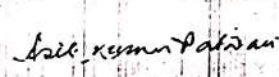
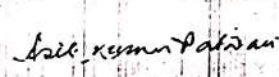
Name	Photo	Finger Print	Signature
Shri Saswata Prasad Sanyal Son of Late Jyotiprasad Sanyal Executed by: Self, Date of Execution: 11/02/2022 Admitted by: Self, Date of Admission: 11/02/2022, Place : Office			
11/02/2022	11/02/2022	11/02/2022	11/02/2022

2B, THAKUR RAMKRISHNA ROAD, RATNA DEEP APARTMENT, City:- , P.O:- NONA, CHANDANPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 Sex: Male, By, Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DBxxxxxx6D, Aadhaar No: 53xxxxxxxx9807, Status :Individual, Executed by: Self, Date of Execution: 11/02/2022, Admitted by: Self, Date of Admission: 11/02, 2022, Place : Office

Developer Details :

Sl No.	Name, Address, Photo, Finger print and Signature
1	MS A P CONSTRUCTION 286 SANTOSH PUR AVENUE, City:- , P.O:- GARFA, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.: AFxxxxxx8G, Aadhaar No Not Provided by UIDAI, Status :Organization Executed by: Representative

Representative Details :

Sl No.	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri ASIT KUMAR PATWARI (Presentant) Son of Late LAKSHMAN CHANDRA PATWARI Date of Execution - 11/02/2022, , Admitted by: Self, Date of Admission: 11/02/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Feb 11 2022 3:28PM</td> <td>11/02/2022</td> <td>11/02/2022</td> <td>11/02/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri ASIT KUMAR PATWARI (Presentant) Son of Late LAKSHMAN CHANDRA PATWARI Date of Execution - 11/02/2022, , Admitted by: Self, Date of Admission: 11/02/2022, Place of Admission of Execution: Office				Feb 11 2022 3:28PM	11/02/2022	11/02/2022	11/02/2022
Name	Photo	Finger Print	Signature										
Shri ASIT KUMAR PATWARI (Presentant) Son of Late LAKSHMAN CHANDRA PATWARI Date of Execution - 11/02/2022, , Admitted by: Self, Date of Admission: 11/02/2022, Place of Admission of Execution: Office													
Feb 11 2022 3:28PM	11/02/2022	11/02/2022	11/02/2022										

286 SANTOSH PUR AVENUE, City:- Not Specified, P.O:- GARFA, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx8G, Aadhaar No: 82xxxxxxxx3525 Status : Representative
 Representative of : MS A P CONSTRUCTION (as proprietor)

Owner Details :

AVIJIT MONDAL
 Son of Mr BHANU RAM MONDAL
 ALIPORE, City:-, P.O:- ALIPORE, P.S:-
 Alipore, District:-South 24-Parganas,
 West Bengal, India, PIN:- 700027

Photo



Finger Print



Signature

Avijit Mondal

11/02/2022

11/02/2022

11/02/2022

Identifier Of Shri Saswata Prasad Sanyal, Shri ASIT KUMAR PATWARI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Saswata Prasad Sanyal	MS A P CONSTRUCTION-5.67188 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Saswata Prasad Sanyal	MS A P CONSTRUCTION-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160302344 / 2022

11-02-2022

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 14:42 hrs on 11-02-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri ASIT KUMAR PATWARI.

Certificate of Market Value (WB PUV) rules of 2001
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 88,44,189/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 11/02/2022 by Shri Saswata Prasad Sanyal, Son of Late Jyotiprasad Sanyal, 2B, THAKUR RAMKRISHNA ROAD, RATNA DEEP APARTMENT, P.O: NONA CHANDANPUKUR, Thana: Titagarh, North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession Business

Indetified by Mr AVIJIT MONDAL, , Son of Mr BHANU RAM MONDAL, ALIPORE, P.O: ALIPORE, Thana: Alipora, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 11-02-2022 by Shri ASIT KUMAR PATWARI, proprietor, MS A P CONSTRUCTION (Sole Proprietorship), 286 SANTOSH PUR AVENUE, City:-, P.O:- GARFA, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr AVIJIT MONDAL, , Son of Mr BHANU RAM MONDAL, ALIPORE, P.O: ALIPORE, Thana: Alipora, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 553/- (B = Rs 500/-, E = Rs 21/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/02/2022 2:26PM with Govt. Ref. No: 192021220181189121 on 10-02-2022, Amount Rs: 521/-, Bank: State Bank of India (SBIN00000001), Ref. No. IK0BNIVSJ8 on 10-02-2022, Head of Account 0030-03-104-001-15

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 150/-, by online = Rs 9,971/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 951615, Amount: Rs.50/-, Date of Purchase: 03/02/2022, Vendor name: S Gaz
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/02/2022 2:26PM with Govt. Ref. No: 192021220181189121 on 10-02-2022, Amount Rs: 9,971/-, Bank: State Bank of India (SBIN00000001), Ref. No. IK0BNIVSJ8 on 10-02-2022, Head of A/c 0030-03-103-003-02

Md Iyaraftun Gazi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1603-2022, Page from 153982 to 154012
being No 160302344 for the year 2022.



Digitally signed by DEBASISH DHAR
Date: 2.03.24 11:15:31
Reason: Digital Signing of Document

Dhar

(Debasish Dhar) 2022/03/24 11:15:31 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)