

16489/25

I-16061/25



पश्चिम बंगाल WEST BENGAL

AT 965080

19/8/25
2/2331984/25

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

DEVELOPMENT AGREEMENT & POWER OF ATTORNEY

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

19-08-25

THIS INDENTURE (DEED of DEVELOPMENT AGREEMENT with POWER of ATTORNEY) made on this 12th. day of August '2025 (two thousand twenty-five)

BETWEEN

Sr No. 4966 Date 21 JUL 2025

Value Rs. 100/-

Name. Vign Construction

Address. 18, Balshrab Ghata Patali, High Road, Kd 89

Lata

TAMAL DUTTA
Stamp Vender
Alipore Police Court, Kd-27



Soumitra Bhattacharya
S/o Late Sambadnanth
Bhattacharya
Hinduian/Business
182, Banskowri Place
P.O + P.S - Banskowri
Kolkata - 700070

SRI ASHIM KUMAR MITRA (PAN – AKAPM8282E / AADHAAR – 4308 2953 0682) son of Late Baidyanath Mitra, by religion – Hinduism (Indian Nationality), by occupation – Business, residing at 23/2A, Satish Mukherjee Road, Post Office – Kalighat, Police Station – Kalighat, Kolkata – 700 026 in the District of South 24-Parganas (W.B) hereinafter called and referred to as the **OWNER** (which term or expression unless excluded by of repugnant to the subject or context be deemed to include his heirs, executors, legal representatives, administrators and assigns) of the **ONE PART.**

AND

M/S. VIRAT CONSTRUCTION a proprietorship firm having its regd. office at 18, Baishnabghata Patuli Main Road, Sector 'A', P.O – Garia, P.S – Patuli, Kolkata – 700 084 in the District of South 24-Parganas represented by its proprietor namely **SRI DASHU SAHA (PAN – ALUPS1185M / AADHAR – 9412 4449 1674)** son of Late Sambhu Pada Saha, by religion – Hinduism (Indian Nationality), by occupation - Business, residing at 18, Baishnabghata Patuli Main Road, Sector 'A', P.O – Garia, P.S – Patuli, Kolkata – 700 084 in the District of South 24-Parganas (W.B) hereinafter called and referred to as the **DEVELOPER** (which term or expression unless excluded by or repugnant to the subject or context be deemed to include his heirs,



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executors, legal representatives, administrators and assigns) of the **OTHER PART.**

W H E R E A S the executants /first party **SRI ASHIM KUMAR MITRA** herein only legal heirs as per Hindu Succession Act.1956 inherited absolute ownership by predecessor-in-title of Deed of Purchased in the name of Ashok Kumar Mitra from the then owner with valuable consideration mention therein duly regd. & entered in Book No.I, Volume No.9, Pages 229 to 232, Being No.2 for the year 1969 at Joint Sub-Registrar of Alipore all that piece & parcel of Land measuring an area a little bit more or less **03 Cottah 12 Chittak 00 Sft.** appertaining to Khatian No.C.S 29, 99 & 169 R.S 420 & 427 L.R 624 Comprised in Dag No.C.S 241 & 222 R.S & L.R 241/540 in Mouza – Raynagari, J.L No.47 Pargana – Magura, Touzi No.3, 4 & 5, R.S No.175, Police Station – Tollygunge then Jadavpur thereafter Regent Park now Bansdroni, District – 24-Parganas Now South 24-Parganas within limit of The Kolkata Municipal Corporation being known as Premises No.511, Raynagar (Assessee No.31-112-15-0843-0) and since in possession with boundary wall without any interference from others and free from all encumbrances along with ingress & egress right there to more fully described in the **SCHEDULE 'A'** hereunder written.





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AND WHEREAS in persuasion with verbal discussion on this 15th. day of **April '2025** with an intention to develop the said land/premises by raising building thereon the developer has approached the owner and both the parties have agreed to such proposal for their mutual benefit and now entering into this Deed of Agreement for Development with Power of attorney under the following terms and conditions. It has been agreed by the parties hereto that to achieve this project on joint venture basis each of the parties shall perform their part of the contract in the following manner:

OWNERS shall

- a) allow the Developer to develop the property being known as Premises No.511, Raynagar (Assessee No.31-112-15-0843-0) within The Kolkata Municipal Corporation in Ward No.112 of Borough No.XI, Kolkata – 700 070 more fully described in the schedule below.
- b) though have already delivered the original title deed along with photo copy all other documents to establish good and marketable title in respect of the said land to the developer and undertakes to provide all requisitions to be made by the developer.



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c) allow the developer to put his signature in all forms, applications, petition and appear before the office of The Kolkata Municipal Corporation(Assessment/Building/Water Supply/Tube Well/ Drainage/License dept. etc.), Kolkata Telephone, WBSEDCL and to execute and present for registration of all Deeds of Declaration which may be required by the developer for sanction/modification/regularization of the plan of the proposed building and appear or be personally present in the office of The Kolkata Municipal Corporation if required.

d) handover vacant possession of the premises immediately date of execution of this instrument or building permit sanction from K.M.C and allow the developer for raising such new construction at the said premises and also execute a General Power of Attorney by this instrument in favor of the Developer for sale of developer's allocation.

e) for the purpose of obtaining tax clearance certificate, amalgamation mutation and for clearing all impositions, taxes, levies etc. in respect of the said premises the developer shall be bound to pay a consolidated amount to the appropriate authority up to the time of completion certificate from the K.M.C consolidated amount to the developer once for all.



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- f) allow the developer to put his signature/consent in all agreements for sale to be entered into in between the developer and the intending purchaser/s in respect of undivided proportionate share of land together with developer's allocation without claiming any consideration for the same.
- g) execute development power of attorney by this instrument for appointing the developer to sell and execute deed of conveyance/s in favour of the intending purchaser/s in respect of the developer's allocation in the proposed building except owner's allocation.
- h) not obstruct or cause any disturbances in the matter of raising construction of the proposed building by the Developer at his cost and initiative subject to fulfillment of the other consideration & terms of this development agreement.

DEVELOPER shall

- a) after execution of this agreement obtain tax clearance certificate and sanctioned Building Plan/Permit, Water Supply & House Drainage from KMC and Electric Meter Connection from WBSEDCL at his cost and initiative & the expenses in regard to



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development of land by construction of wall, sewerage facilities etc. have to be borne by the developer.

b) Intimate the owner about sanction of the Building Plan/Permit from KMC immediately after getting the possession of the said property.

c) The developer should acknowledge the peaceful vacant possession of the premises as written in Schedule 'A' after execution of this Development Agreement with Power of Attorney registration of the same.

d) have right to enter into agreement for sale of the flats and spaces together with undivided proportionate share of the land from developer allocation of the constructed area of G+III storied building to the intending purchaser/s upon receipt of the entire consideration or part thereof.

d) remain liable for the quality of construction and payment to the suppliers and money to be received from the intending purchaser/s.

e) have to deliver the owner's allocation as mentioned in the **SCHEDULE (B)** below within 24 (twenty-four) months from the date of issuance of building plan sanctioned along with completion certificate.



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- f) not be entitled to sell the owner's allocation to others in any way.
- g) submit a work schedule plan showing the programmed of execution of the said work from time to time and also showing tentative date of completion stage by stage within the said period of 24 (twenty-four) months and copy of architectural plan of the proposed building to the landowner.
- h) remain liable to remove or settle all disputes with the suppliers or local problems or legal matters if any at his own initiative.
- i) shall use the same materials/fittings for developing and completing the owner's allocation as being used by the developer in the developer's allocation (except if any intending purchaser/s change at their own cost & expenses).

**IT IS HEREIN AGREED BY BOTH THE PARTIES
that :**

- i. the owner's allocation should be constructed as per specification (**SCHEDULE 'C'**) annexed hereto but the owner shall have to pay additional amount for every extra work beyond the said specification as



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per bill to be submitted by the developer. No additional work would be carried out without the written instruction of the owners. It is reciprocally understood and accepted that all the flats or independent residential unit/s to be sold or be handed over to the owner or be gifted or mortgaged to whosoever in future, shall have a neatly organized/ maintained common passage which must lead to direct exit to the road/street without any hindrance caused by anyone at the present or in the future or at all times. It is agreed that the roof right after the completion of the building will be under enjoyment of the flats owner exclusively.

ii. the owner shall have right to transfer his allocated portion by executing deed of conveyance and for that to enter into agreement for sale/transfer with any intending purchaser/transferee upon receipt of the entire consideration money or part thereof.

iii. the owner shall hand over the property to the developer immediately before/issuing sanctioned of building plan/permit from KMC and the developer shall be responsible & liable for all outstanding of tax dues at KMC & outstanding dues of electric connection at WBSEDCL etc till the completion certificate issued by the KMC and owner's allocation are handed over to him in a habitable condition to the satisfaction of the owner. Thereafter the said owner will be liable to pay the property tax & WBSEDCL towards his respective allocation.



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iv. construction of building which will be carried out under the supervision of LBS, ESE, GTE & ESR in accordance with sanctioned plan with general & details specifications including materials (type & grade).

The parties hereto along with their respective legal heirs shall remain bound by the terms of this agreement.

AND WHEREAS KNOW BY THESE PRESENT WITNESSETH THAT
I, THE PRINCIPAL herein do hereby nominate, constitute, empower and appoint **M/S. VIRAT CONSTRUCTION** a proprietorship firm having its regd. office at 18, Baishnabghata Patuli Main Road, Sector 'A', P.O – Garia, P.S – Patuli, Kolkata – 700 084 in the District of South 24-Parganas represented by its proprietor **SRI DASHU SAHA (PAN – ALUPS1185M / AADHAR – 9412 4449 1674)** son of Late Sambhu Pada Saha, by religion – Hinduism (Indian Nationality), by occupation - Business, residing at 18, Baishnabghata Patuli Main Road, Sector 'A', P.O – Garia, P.S – Patuli, Kolkata – 700 084 in the District of South 24-Parganas (W.B) for my true and Lawful Attorney for me in my name and on my behalf to do inter alia the acts deeds and things viz. to do and execute and perform or cause to be done executed or performed all or any of the acts, deeds and things :



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1.... To hold and defend possession of the said premises and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage maintaining and administrate the said premises and every part thereof.

2... To demand, recover and receive consideration premium and/or rents, means profits, license fees, damages, electricity charges, service charges, corporation rates and taxes and all other sums or moneys receivable in respect of the said premises or any part thereof any share or shares therein from the occupiers/licensees/purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover any sum of money in arrear in respect of the said premises from all or any one or more of the occupants /licensees/purchasers of the said premises or any portion or portion thereof and to raise bills and grant valid receipt and discharge therefore which shall fully exonerate the persons paying such money.

3... To pay all rents and taxes, charges, expenses and other outgoings whatsoever payable for or on account of the said premises or any portion thereof or any undivided share or shares therein and to insure buildings thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by our said attorney and to pay all premium for such insurance.



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4... To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupiers/ licensees/purchasers as a result of such view to remedy any want of repairable any nuisance.

5.... To appoint and terminate the appointments of L.B.S/Architect, ESE., GTE & ESR etc. and to get prepared plans for demolition, construction and/or reconstruction of and/or additions and/or alterations to any new or existing building or buildings or structures on the said premises or any portion or portions thereof.

6.... To appear before and execute all formalities by signing & to submit plan & application or notice for construction of building before The Kolkata Municipal Corporation viz. Assessment / Building / Water Supply/Tube-Well/Drainage/Survey/License/Law department and to pay fees etc.

7.... To sign & submit for obtaining sanction building permit/plan and/or modification/regularization of plans & completion certificate and to take delivery of the same and such other orders and permission from the necessary authorities like Kolkata Telephone, WEDCL including The Kolkata Municipal Corporation as to be expedient for sanctioning and/or modification and/or alterations and/or regularized of plans and to sign for submitting the notice/application for



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getting connection/ installation like electricity meter, water supply, house drainage, telephone, gas connection etc. and also to submit the title deeds concerning the said premises documents as be required by the necessary authorities.

8.... To build upon and development work at the said premises by making construction of building or buildings, thereon and for that to take down demolish structures of whatsoever nature existing thereon or as may be constructed in future.

9.... To appoint any Developer/Contractor/Sub-Contractor for construction work of building thereon and to cancel the same and engage new contractor to be done by his own discretion as if I do the same personally.

10.... To appear and represent me in any proceedings for fixation of fair rent and/or for any other purpose or purposes before any Court, Rent Controller or other Authority in connection with any matter relating to and/or arising out of the said premises or any part thereof.

11.... To apply for and obtain such certificate, permissions and clearance including certificates and/or permissions under the Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed, Lease Deed, Mortgage Deed or any other documents of



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transfer concerning the said premises and also to appear before sign and submit all papers and submit all papers and documents and make representations to necessary authorities for getting such certificates and/or permissions.

12.... To demolish the existing structure at the said premises or any part thereof and to do all other allied matters for construction of the said flat/flats upon the said premises as myself does if personally present.

13.... To negotiate on terms for and to agree and to sale of the developer's allocation flats space/spaces with infra-structures flats and/or proportionate land to be lying or situate with common spaces and car parking space/spaces/share etc. in the said premises except owner's allocation as mentioned in the Indenture (development agreement) to act the purchaser or purchasers either for space, proportionate share of land and/or space with infra-structures/super-structures and/or flat or flats as such price which the said attorney in his absolute discretion thinks proper.

14... To collect the maintenance charges, service charges or whatsoever charges from the Intending Purchaser or Purchasers as they may think fit.



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15.... To agree upon and to enter into any Agreement or Agreements for such sale or sales of space or spaces with infrastructures/superstructures or flats with proportionate share of land and/or cancel and repudiate the same except owner's allocation as mentioned in Indenture (development agreement)

16.... To receive from the intending purchaser or purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money and to give valid receipt and discharges for the developer's allocation this will protect the purchaser or purchasers without seeing the applications of the money.

17.... Upon such receipt as aforesaid in my name to sign and to execute and to deliver any conveyance or conveyances for the selling of developer's allocation including proportionate share of land and/or flat/flats and/or space with infrastructures/superstructures and/or flat/flats/ space proposed to be constructed and maintenance and easement rights of common areas of car parking space of the proposed selling of space/flat/proportionate share of land in favor of the purchaser or purchasers or their nominee or nominees by my said lawful attorney also join as vendors in the conveyance or conveyances of the proposed sale and if the said attorney receipt and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending purchaser/s in my name be treated as receipt of my personally and respectively



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from the intending purchaser or purchasers save and except my allocation as mentioned in the Indenture (development agreement) made between the parties.

18.... To sign and execute all other deeds, instruments and assurances which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the side proportionate share of land, flat/flats, flat/space together with the easement right of the common passage as myself could do if personally present.

19.... To prepare, sign, execute, submit, enter into modify, cancel, alter, draw, approve, present for registration and admit registration of all papers, documents, deeds, contractors agreement, conveyance, rectification deeds, declaration, affidavit, applications, consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale, mortgage, assignment, tenancies and/or leave and license permissions of the said premises and every or any part thereof and termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on my part to be observed fulfilled and performed under the said agreement.



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20.... To commence, prosecute, enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said premises in which I am now or may hereafter be interested or concerned and also if think fit to give evidence and enter into compromise refer to arbitration, abandon, submit to judgment or become non-suite in any such action or proceedings as aforesaid before any Court (civil or criminal or revenue including the rent controller, District Court and Lower Courts) with my interest.

21.... To sign, declare, verify and affirm plaint, written statements, petition, consent petition, affidavit and vokalatnama, warrant of attorney, memorandum of appeal or any other document or paper in respect of the said premises or connected with any of the matters aforesaid.

22.... To receive any payment and/or deposit all monies including the Court Fees, Stamp Duty and Registration Fees receive refunds and to receive and grant, valid, receipts and discharge in respect thereof.

23.... For the better and more effectually executing the power or authorities aforesaid to retain and employ Solicitors, Advocates and/or debt collecting or other agents.



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- 24... To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said premises or any part thereof and to receive compensation payable in respect thereof and also to grant valid receipts and discharge thereof.
- 25... To appear and represent us before all authorities to make commitments and to give undertakings as to be required for all or any of the purpose herein contained.
- 26... To appear before The Kolkata Municipal Corporation and/or other authorities regarding the tax assessment or in any other way relating to the said premises or any portion thereof or any undivided share or share thereof.
- 27... To register the building or buildings constructed on the said premises under the West Bengal Apartment Ownership Act 1972.
- 28.... To observe fulfill and perform all the terms, conditions and obligations on my part to be observed fulfilled and performed under the any Agreement for sale and to exercise all my right therein.
- 29.... To appoint and terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities' hereinabove contained.



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30... To receive loan either on behalf of himself and/or on behalf of his nominees or allow the nominee or nominees to receive loan from any financial institution and any Government or Bank or other authorities for the purpose of raising construction of building in the said premises except owner's allocation described in the schedule of development agreement on the terms and conditions and covenants or choice which deem fit and proper but for the said amount neither I nor my property or allocation will be liable for the same.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercising of the authorities herein contained which we could have lawfully done under my own hands and seal if I personally present.

AND I do hereby agree to ratify and confirm to all and whatsoever my said attorney have done or shall lawfully do or cause to be done in or about the premises and aforesaid hereinafter.

**SCHEDULE
(A)
description of the property**

ALL THAT all that piece & parcel of Land measuring an area a little bit more or less **03 Cottah 12 Chittak 00 Sft.** appertaining to Khatian



No.C.S 29, 99 & 169 R.S 420 & 427 L.R 624 Comprised in Dag No.C.S 241 & 222 R.S & L.R 241/540 in Mouza – Raynagari, J.L No.47 Pargana – Magura, Touzi No.3, 4 & 5, R.S No.175, Police Station – Tollygunge then Jadavpur thereafter Regent Park now Bansdroni, District – 24-Parganas Now South 24-Parganas within limit of The Kolkata Municipal Corporation being known as Premises No.511, Raynagar (Assessee No.31-112-15-0843-0) and since in possession with boundary wall & existing building without any interference from others and free from all encumbrances along with ingress & egress right there to and the entire property is butted & bounded by

ON THE NORTH : Part of R.S Dag No.241/540

ON THE SOUTH : R.S Dag No.241

ON THE EAST : Mouza – Btahmapur, J.L No.48

ON THE WEST : 12'-0" wide Black Top Road

SCHEDULE

(B)

description of the owner's allocation

Owner shall get out of **Sanctioned F.A.R** or **Constructed Building** as per Sanctioned **3 X 2BHK Flat** in all floor (1st, 2nd. & 3rd.) at rear side i.e **648 sft.** each along with **Parking Space** at rear portion at



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Ground floor of a G+III to be hand over peaceful vacant possession to the owner as owner's share/allocation with undivided proportionate share in the land and shall have right to use and enjoy the common area and facilities to be provided at the said premises and except owner allocation the remaining area of the constructed building is call as Developer's share/allocation.



SCHEDULE
(C)
description of the specification

BUILDING - R.C.C. frame structure building with Lift installation & t
Elevation treatment.

WALLS - Brick masonry walls both sides and cement plaster
outside surface cement base primer with weather coat paint and inside
plaster with Paris/putty.

WINDOWS - All the windows will be of aluminum frame with glass
fitted including steel grill.



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DOORS - Sal wood frame and all doors will be commercial flush type of reputed company with paints.

FLOORING - Marble/Vitrified flooring.

KITCHEN - Platform topped with Granite stone and sink with 2'-6" height dado in glaze tiles with Marble/floor tiles flooring.

TOILETS - Two toilets English type with 1 no. wash basin, shower and flooring and dado with Marble/Tiles up to door level.

ELECTRIC - Full concealed wiring with required number of points of light, fan, calling bell and plug.



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

SIGNED, SEALED & DELIVERED

by the parties at Kolkata In the presence of :-

1. Subra Mukherjee
23/2A Salt Lake Mukherjee
Road, KOL - 700026

Asst. - Kumar Mukherjee

SIGNATURE OF THE OWNER

2. Soumitra Bhattacharya
15A, Baishnabghata Lane,
Garia, KOLKATA - 700047

VIRAT CONSTRUCTION
Darshan Saha
Proprietor

SIGNATURE OF DEVELOPER

Drafted and Prepared
in my office :

Ananta Kumar Dutta
Advocate
DOB/277/83
Abipon Criminal Court
Kolkata - 27

✓



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

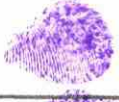
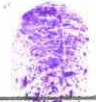
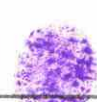
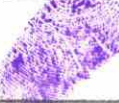
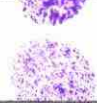
Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Aeli - Mr. Mito</i>	left hand					
	right hand					

Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Dashu Sahu</i>	left hand					
	right hand					

Name

Signature

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

Name

Signature



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Major Information of the Deed

Deed No :	I-1603-16061/2025	Date of Registration	19/08/2025
Query No / Year	1603-2002331984/2025	Office where deed is registered	
Query Date	13/08/2025 2:38:35 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SOUMITRA BHATTACHARYA 15A, BAISHNABGHATA LANE, GARIA, KOLKATA, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No. : 9883155092, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 42,74,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,070/- (Article:48(g))		Rs. 832/- (Article:E, 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:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Roynagar, Premises No: 511, , Ward No: 112 JI No: 47, Pin Code : 700070

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 12 Chatak	42,74,999/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :				6.1875Dec	0 /-	42,74,999 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ASHIM KUMAR MITRA Son of Late BAIDYANATH MITRA Executed by: Self, Date of Execution: 12/08/2025 , Admitted by: Self, Date of Admission: 19/08/2025 ,Place : Office		 Captured	
		19/08/2025	LTI 19/08/2025	19/08/2025

SATISH MUKHERJEE ROAD, 23/2A, City:- Kolkata, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: AKxxxxxx2E, Aadhaar No: 43xxxxxxxx0682, Status :Individual, Executed by: Self, Date of Execution: 12/08/2025 , Admitted by: Self, Date of Admission: 19/08/2025 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS VIRAT CONSTRUCTION 18 BAISHNABGHATA PATULI MAIN ROAD, City:- Kolkata, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-1XX6 , PAN No.:: ALxxxxxx5M, Aadhaar No: No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DASHU SAHA (Presentant) Son of Late SAMBHU PADA SAHA Date of Execution - 12/08/2025 , , Admitted by: Self, Date of Admission: 19/08/2025, Place of Admission of Execution: Office		 Captured	
		Aug 19 2025 12:45PM	LTI 19/08/2025	19/08/2025
18, BAISHNABGHATA PATULI MAIN ROADI, City:- Kolkata, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: ALxxxxxx5M, Aadhaar No: 94xxxxxxxx1674 Status : Representative, Representative of : MS VIRAT CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUMITRA BHATTACHARYA Son of Late SAMBHUNATH BHATTACHARYA 182, BANSDRONI PLACE, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070		 Captured	
19/08/2025	19/08/2025	19/08/2025	

Identifier Of Mr ASHIM KUMAR MITRA, Mr DASHU SAHA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr ASHIM KUMAR MITRA	MS VIRAT CONSTRUCTION-6.1875 Dec

Endorsement For Deed Number : I - 160316061 / 2025

On 19-08-2025

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 12:40 hrs on 19-08-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DASHU SAHA ..

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 42,74,999/-

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

Execution is admitted on 19/08/2025 by Mr ASHIM KUMAR MITRA, Son of Late BAIDYANATH MITRA, SATISH MUKHERJEE ROAD, 23/2A, P.O: KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person

Indetified by Mr SOUMITRA BHATTACHARYA, , , Son of Late SAMBHUNATH BHATTACHARYA, 182, BANSDRONI PLACE, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Professionals

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

Execution is admitted on 19-08-2025 by Mr DASHU SAHA, PROPRIETOR, MS VIRAT CONSTRUCTION (Sole Proprietorship), 18 BAISHNABGHATA PATULI MAIN ROAD, City:- Kolkata, P.O:- GARIA, P.S:-Patuli, District:-South 24 -Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SOUMITRA BHATTACHARYA, , , Son of Late SAMBHUNATH BHATTACHARYA, 182, BANSDRONI PLACE, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 832.00/- (E = Rs 800.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 800/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/08/2025 10:43PM with Govt. Ref. No: 192025260211475058 on 13-08-2025, Amount Rs: 800/-, Bank: SBI EPay (SBlePay), Ref. No. 4041689402046 on 13-08-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 6,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4966, Amount: Rs.100.00/-, Date of Purchase: 21/07/2025, Vendor name: T Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/08/2025 10:43PM with Govt. Ref. No: 192025260211475058 on 13-08-2025, Amount Rs: 6,970/-, Bank: SBI EPay (SBlePay), Ref. No. 4041689402046 on 13-08-2025, Head of Account 0030-02-103-003-02



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